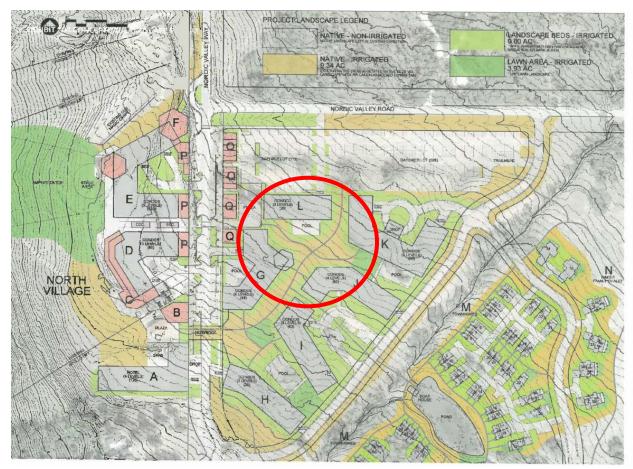
I have reviewed the proposal and have the following comments that will need to be addressed before moving the application forward to the planning commission for review.

- 1. Please address the engineering division concerns regarding grading of roads to slope toward the mountain.
- 2. Is there any outdoor lighting proposed at this time with this parking lot?
- 3. The Nordic Valley Village site plan shows this area as residential and commercial, not as a parking lot. The parking lot is planned to the north.



- 4. If the county decides to allow the parking lot temporarily in the proposed location, it will be recommended to only be for five years.
- 5. The submitted site plan shows yurts, are you asking for design review approval of yurts in addition to the parking lot?
- 6. Land use code section 108-8-7(d)(6) (parking lot design and maintenance) requires the following:

All private parking facilities must be improved with a hard surface such as concrete or asphalt and must be sloped and graded to prevent drainage of stormwater onto adjacent properties.

Please indicate which hard surface material will be used, please submit drawings or an explanation of the hard surface.

7. The following are required for parking areas having more than 15 spaces. (108-2-6 (e))

*Internal parking lot landscape standards.* Parking areas having more than 15 spaces shall be required to provide interior landscaping within the boundaries of the parking lot or area that meets the following criteria:

- 1. *Minimum parking lot landscape area.* A minimum of five percent of the interior area shall be landscaped. Landscaped areas located along the perimeter of the parking area beyond the curb or edge of pavement shall not be included as interior landscaping.
- 2. *Calculating parking lot area.* Interior parking area shall be calculated by adding the total area of all parking stalls and adjacent driveway aisles. Excluded are access entrances/driveways and drop-off or service zones and their accompanying driveway aisles.
- 3. *Parking lot landscape islands.* Each separate interior landscape island shall contain a minimum of 120 square feet and shall have a minimum dimension of five feet as measured from back of curb to back of curb, or from edge of pavement to edge of pavement. Landscape islands shall be dispersed throughout the parking area to effectively break up the expanse of paving.
- 4. Parking lot trees and shrubs. Landscape treatment shall consist of one tree per each 120 square feet of the minimum required interior landscape area. A minimum of 50 percent of the minimum required interior landscape area shall be planted with shrubs or groundcovers at the appropriate density to achieve complete coverage within two years. Mature shrub or groundcover height shall not exceed four feet as measured from the parking surface.
- 5. *Parking lot landscape island protection barriers.* Interior landscaped areas shall be protected by some type of permanent barriers.