



October 10, 2022

Landmark Job No. 2571-001

City of Steamboat Springs
Planning Department
PO Box 775088
Steamboat Springs, CO 80477

RE: Preliminary Plat Application Narrative
Lot 1, The Knoll Development Rights Withdrawal and Resubdivision Plat
Area Subject to Development Rights
Steamboat Grand Resort Hotel, Steamboat Springs, Colorado

Ladies and Gentlemen:

On behalf of Steamboat Resort Development Company (Applicant) and with careful coordination with the Applicant's representatives, we are submitting this Preliminary Plat application to divide an existing 4.35-acre parcel into 2 lots. The subject property is shown on the Second Supplement to the Condominium Map and Plat of the Steamboat Grand Resort Hotel Condominium (File No. 13510). This parcel is generally south of the Steamboat Grand Resort Hotel Condominium (the Grand), north of the West Condominiums and bounded by Mt. Werner Circle on the east and west sides.

Landmark Consultants, Inc. (Landmark) has coordinated and substantially prepared this Preliminary Plat package to demonstrate compliance with the City of Steamboat Springs (City) development criteria.

Background:

The original Steamboat Grand Resort Hotel Condominium Declaration and Plat located on Lot 1, The Knoll was recorded September 20, 2000. Of the original 19.96-acre Lot 1, about 13.99-acres were defined as a separate parcel that was subject to Future Development Rights, as shown on the plat approved by the City and recorded at file number 12907.

On July 1, 2005, the City approved "Second Supplement to the Condominium Map and Plat of the Steamboat Grand Resort Hotel Condominium" was recorded that showed areas that were released from Future Development Rights and defined the remaining 4.35-acre area subject to development rights. The development rights on the 4.35-acre parcel which shall be referred to as the "Development Parcel" are currently owned by the Applicant, which is an affiliate of Alterra Mountain Company.

This preliminary plat application is submitted for the purpose of withdrawing the Development Parcel from the Hotel Condominium and subdividing such parcel in to 2 lots, one referred to in the Application as Lot 1 and the other as the Tram Lot. A small portion of the Development Property on the southernmost portion of the Hotel building consisting of the area occupied by the mechanical room and a portion of the underground parking structure, adjusted to include eaves, veneers and other features, will not be





withdrawn from the Hotel condominium and is not part of this application. The Development Rights on this property (i.e. the Development Parcel area outside Lot 1 and the Tram Lot) will be released simultaneously with the recording of the Final plat for this subdivision and such area will remain Common Elements of the Hotel Condominium unencumbered by Development Rights.

Criteria for Approval:

We have organized this narrative to generally coincide with CDC Section 713.D – Criteria for Approval.

713.D.1: *The Preliminary Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district.*

Below is a brief summary of our analysis of the development standards described in CDC Article 6, specifically 602 (General Standards):

602.C Lot Shape: The underlying existing property is irregularly shaped based on the original configuration from previously City approved, and recorded, plats. These plats as recorded contemplated a subsequent phase for a South wing of the Steamboat Grand designated Phase 2 and an area for aerial tramway facilities and set aside the Development rights area for this purpose. The Applicant is not creating any irregularity but rather defining the proposed development parcels based on existing conditions. The development parcel lot configuration was created for internal project phasing purposes.

The proposed access drive crosses the Tram Lot to reach Lot 1 as well as improve the relocated emergency access to the rear of the Grand Summit Resort Condominium. It is the Applicant's position that this does not violate 602.C.1 (A street shall not divide a lot) since the Tram Lot is substantially encumbered by the Aerial Tramway Easement which is contiguous along the entire length of the parcel and effectively controls the land use. In addition, the applicant proposes to further restrict the Tram Lot to Aerial Tramway and appurtenant facilities and other uses not involving vertical development such as underground utilities, drives, landscaping, trails, etc. in a Development Agreement or other suitable instrument approved by the City. Please refer to note 7 on page 1 of the draft Final Plat.

602.D Useable Lot Area:

For Lot 1, the proposed contiguous useable lot area is: +/-1.15-ac (+/- 50,150 sf)

Definition: Maximum lot coverage x minimum lot area = 3,000 SF ✓

Where:

Lot Coverage = 50% max

Minimum Lot Area = 6,000 SF

Please note that there are portions of the parcel with existing slopes that exceed 30%, some within Lot 1 (development parcel) – as shown on the Existing Conditions Plan. The proposed





overlot grading plan corrects some and others are generally excluded from development based on proposed easement restrictions and building envelopes. Please note that the building envelopes are intended to restrict the location of the principal building on Lot 1, but not to interfere with other site improvements, including but not limited to, landscaping, pedestrian facilities and complementary functions with the adjacent Gondola Transit Center.

There are no jurisdictional wetlands on the site. Please refer to Western Bionomics, Inc.'s September 2, 2022 letter included with this application.

602.E Blocks – there are no blocks or street system proposed for this Preliminary Plat.

602.F Circulation: There will be a privately maintained access drive to the development parcel that also maintains connection to the rear of the Grand for emergency access. This road classification aligns with an Internal Private Access (IPA) and meets the 2022 City Engineering Standards for grade and width. It is the Applicant's position that the drive itself offers multimodal elements.

The proposed connection to the rear of the Grand Summit Resort Condominium is a vast improvement over the existing access and is intended to satisfy the requirements for the Fire Prevention Department.

The IPA classification is expected to satisfy the CDC requirements for this section.

The subject property has frontage along Mt. Werner Circle on the east and west sides of the property. An existing paved walkway is along the east side of the property as shown on the Existing Conditions Plan. On the west side, there are no existing pedestrian facilities along the right-of-way and rather than construct a short section of walk that could potentially interfere with or dictate alignment for portions of any future pedestrian plans, the Applicant proposes Alternative Compliance (cash in lieu). Please see the included Cost Opinion for the section shown on the drawings.

602.G Vegetation and Site Grading: There are no trees on the subject property that meet the preservation sizing criteria shown on Table 602-1. Site grading coincides with the developable portions of Lot 1.

602.H Drainage: Please refer to the included drainage report that identifies basins, anticipated land-use/site imperviousness, detention and water quality provisions.

602.I Easements and Dedications: There are existing easements in place from previous platting and other agreements. The proposed access road is authorized by a perpetual non-exclusive pedestrian and vehicular access easement per Reception No. 681998 and per Section 6.2 of the Original Declaration (Reception No. 5333317).

602.J Utilities: There are existing utilities on, and immediately adjacent to, the subject property. Water and Sewer service to Lot 1 is shown on the included Utility plan. The existing private





water line that supplies water to the fire hydrant located behind the Grand is proposed to be relocated. A new water main from the west side of the property is proposed to supply a proposed fire hydrant and water service. All water and sewer improvements are proposed to comply with Mount Werner Water's Standards and Specifications.

602.K Postal Facilities: Postal facilities are to be provided with future development applications and shall be coordinated with the Post Master.

602.L Open Space, Parks and Amenity Space: Not applicable per Section 602.L.C. The west side of the Steamboat Grand Resort Hotel Condominium (File No. 12907) identified 13.99 acres as the Parcel Subject to Future Development Rights. After the release of all but the remaining 4.35 acres, 9.64 acres remain as effective open space, far exceeding the actual land area of this application.

602.O Critical Improvements: The critical improvements for this project are expected to include the access road, water main (public), water and sewer services (private), and the detention and water quality facility.

602.P: Phasing: Phasing is not proposed with this Application.

602.Q Flood Damage Prevention: There are no FEMA designated special flood hazard areas and downstream drainage facilities are in place. Future Development Plans will need to demonstrate compliance with the City Engineering Standards.

604 Standards for Commercial and Industrial Subdivisions: There are no additional subdivision requirements necessary for this section.

713.D.2: Each lot of the subdivision that is proposed for development shall be developable. Elements reviewed for developability include demonstrated ability to meet the requirements of this CDC in terms of zone district standards, development standards, and subdivision standards.

Lot 1 meets these requirements. The Tram Lot is burdened by an existing Aerial Tramway Easement which effectively controls the land use. In addition, the applicant proposes to further restrict the Tram Lot to Aerial Tramway and appurtenant facilities and other uses not involving vertical development such as underground utilities, drives, landscaping, trails, etc. in a Development Agreement or other suitable instrument approved by the City. Please refer to note 7 on page 1 of the draft Final Plat.

713.D.3: The Preliminary Plat conforms to all other applicable regulations and requirements including, but not limited to state law, the Steamboat Springs Municipal Code, any capital improvement plan or program, or any Improvements Agreement or Development Agreement for the property.

The Preliminary Plat conforms to all applicable regulations and requirements to the best of our knowledge and belief.





713.D.4: The Preliminary Plat shall be compatible with the character of existing or planned land development pattern in the vicinity and shall not adversely affect the future development of the surrounding area.

The subject property is considered in-fill and occurs in a location carefully considered, and previously approved, for development (designated as subject to future development rights).

713.D.5: The land proposed for subdivision shall be physically suitable for development, considering its topography, the presence of steep or unstable slopes, existing natural resource features such as wetlands, floodplains, and sensitive wildlife habitat areas, and any environmental hazards such as avalanche or landslide paths, rockfall hazard areas, or wildlife hazard areas that may limit the property's development potential.

The property has been previously evaluated and designated as appropriate for development. Building Envelope restrictions are proposed for portions of Lot 1 based on slope criteria in the CDC. There are no additional restrictive, sensitive or hazardous areas on the subject property to the best of our knowledge.

We are happy to answer any questions you may have during your review. Thank you in advance for your time and careful considerations.

On behalf of the Applicant,

Sincerely,
Landmark Consultants, Inc.

A handwritten signature in blue ink, appearing to read "Erik Griepentrog", with a long horizontal flourish extending to the right.

Erik Griepentrog, P.E.
Vice-President

