

April 14, 2023

City of Steamboat Springs Planning Department

### **The Amble – Preliminary Plan Application**

*Thank you for the comments on our Preliminary Plat Application and the discussion with DRT on March 28<sup>th</sup>. Our responses are below and have considered the discussions with DRT and have modified our submittal. We have noted our responses to the questions in italics below:*

### **Planning Review (Reviewed By: Bob Keenan, AICP)**

10. What is going on with the trail the leads to the stairs along the southeast side of the Grand? Does there need to be an easement? Who does it benefit? Thanks for the response to this. You propose to incorporate this path with the proposed ped plan with the DP. However, the PP grading plan depicts the removal of this. Staff has concerns that if the DP never gets constructed or if there is a significant gap in timing then there is no connectivity. Let's discuss

***RESPONSE:** Per the DRT meeting, we believe you are now comfortable with the notes on the Plat for the sidewalk/path access*

14. The City will review and approve all plat coversheet notes, dedication language, etc. with the Final Plat application. However, we have provided some preliminary comments it items 16 and 17, below.

***RESPONSE:** Thank you and noted*

15. Regarding your response to 602.F - Multimode Facilities - Sidewalks are required along the entire length of the subdivision, Staff has the following comments:

- North property boundary sidewalk (Grand to Barn) - Staff does not support fee-in-lieu and finds that the sidewalk is needed at this time and should not be deferred.

- East Sidewalk (Grand to Knoll Lot) - Given the uncertainty with the Gondola Transit Center redevelopment and the need for a sidewalk that exists now, Staff cannot support fee-in-lieu for this portion. The sidewalk should be proposed with this subdivision. However, Staff is supportive of revisiting fee-in-lieu vs. construction of this sidewalk if prior to construction there is an approved Gondola Transit Center project.

South sidewalk (Knoll Lot to Barn) - Staff does not support an exemption to this sidewalk. There is a need for a sidewalk along this frontage to serve this development. The sidewalk across Mount Werner Rd is not readily accessible to this development as it would require pedestrian to cross the road without any controlled crossing. Furthermore, Staff finds that the future development of the base area will create additional need for this sidewalk. Also, a sidewalk in this location is supported by the following adopted plans:

- 2007 Base Area Mobility Charette
- 2008 Base Area Master Transportation Plan
- 2016 Sidewalk Master Plan

- 2017 Mt. Werner Road/Circle Streetscape Design
- 2021 Transportation Mobility Plan

**RESPONSE:** *We appreciate the consideration on our proposal and while we still believe in our proposal, we will agree to build the sidewalk on the North, South and East side of the property. We ask that these sidewalks not be a critical improvement of the plat. These sidewalks will be on the project list for the Mountain Area Metro District and can be built and maintained by the district. If at the time the sidewalks need to be constructed (prior to building permit or final plat approval) and there is not an approval the Mountain Area Metro District to build and maintain these sidewalks, these will be constructed.*

16. The subtitle of the plat should be revised to read, per the City's plat naming convention, "A RESUBDIVISION OF LOT 1, THE KNOLL"

**RESPONSE:** *Plat has been updated*

17. Both SRDC and the HOA are owners, so they should both be on the certificate of Ownership and Dedication.

**RESPONSE:** *Final Plat will include both*

18. Regarding the Draft DA restricting the Tram Lot from being a legally developable lot. Section 1 should be changed from "City Manager" to City Council and unless replatted in accordance to the CDC. Conversely, City Legal thinks this could be handled via a Plat Note.

**RESPONSE:** *We will revise the first part of Section 1 of the Tram Lot DA to read as follows: (1) Development Limitations. Unless otherwise approved in accordance with the Code, including any required replat approval, the Tram Lot shall not...*

#### **Engineering Review** (Reviewed By: Emrick Soltis, P.E.)

1. C.100: Soft Surface Trail is required to be paved and maintained year round.

2. C.100: A 8ft sidewalk that runs along the full length of the western property line is required with this subdivision.

3. C.100: Sidewalk is required to eliminate the "missing link" within the Base Area multi-modal network. Easement may also be required for sidewalks located outside of the public right of way.

**RESPONSE:** *All sidewalk comments have been responded to in the comment #15 in section above*

#### **Utilities-Mount Werner Review** (Reviewed By: Frank Alfone)

1. Miscellaneous Corrections

Dedication of Easements must be shown on the Plat.

20' Easement(s) dedications (legal description and maps) required for new 8" water main to be installed from Mt. Werner Circle from both the east and west lot lines.

Re-label PR Hydrant #1 to "PR Hydrant" Sheet C.200

**RESPONSE:** *All MWW items have been addressed and discussed with MWW. Plat has been updated*

**Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.**

1. Submit a signed affidavit no later than eight days prior to the required public hearing confirming the required notice has been completed in accordance with Section 703.C.4.

**RESPONSE: NOTED**

2. The following items are considered critical improvements and must be constructed and approved or provide collateral via Improvements Agreement prior to approval of a Final Plat or issuance of a building permit, whichever occurs first: • Water and Sewer infrastructure • Public and Private Street infrastructure • Access drive, driveway, and parking areas • Drainage improvements • Permanent stormwater quality treatment facilities • Sidewalk improvements • Trail improvements • Revegetation

[Emrick Soltis @ 12/13/2022 11:05 AM]; [Revised by Danny Paul @ 3/21/23]

**RESPONSE:** *Please see note on the sidewalks above and consideration that the sidewalks will not be a critical improvement*

3. Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be uploaded to the applicable building permit condition. [Emrick Soltis @ 11/30/2022 12:12 PM]

**RESPONSE: NOTED**

4. Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted. [Emrick Soltis @ 11/30/2022 12:13 PM]

**RESPONSE: NOTED**

5. The infrastructure shown on the Preliminary Plat shall be constructed and approved and/or accepted or surety provided prior to recording of a Final Plat. [Emrick Soltis @ 11/30/2022 12:13 PM]

**RESPONSE: NOTED**

6. Civil Construction Plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to DRT for review and approval prior to approval of any Improvements Agreement, Building Permit, Grading Permit, or Final Plat and prior to the start of any construction. [Emrick Soltis @ 11/30/2022 12:13 PM]

**RESPONSE: NOTED**

7. Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection. [Emrick Soltis @ 11/30/2022 12:14 PM]

**RESPONSE: NOTED**

8. Prior to approval of Civil Construction Plans, the owner shall provide approved final draft documents to the City for the following required easements: • Drainage and access easement from Public Street related to the storm water quality treatment

facility. • Public access easements for public sidewalks which are not completely within the right-of-way. [Emrick Soltis @ 11/30/2022 12:16 PM]

***RESPONSE: NOTED***

9. With the future development of lot 1, the applicant shall provide postal facilities in accordance with CDC Section 602.K.

***RESPONSE: NOTED***