



April 28, 2023

Matthew McLeod
PO Box 775966
Steamboat Springs, CO 80477

Re: Steamboat Airpark Preliminary Plat at 280600001

Dear Matthew McLeod,

This letter shall serve as the Development Review Team letter (DRT) for Submittal #2 of the above referenced project. This letter as well as marked up documents and conditions of approval are available on Portal.

Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made. A DRT Meeting with applicable agencies is required prior to Submittal #3.

Please address each comments and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

Please submit materials digitally through the Portal by uploading a **New Version** of each applicable document. Complete submittals shall be distributed within two business days of receipt. The resubmittal should include:

- The most recent revision date on applicable sheets
- A response to each individual comment
- Flattened PDFs of all materials

Also, please be aware that if DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4. Resubmittal Fees are half the cost of the original application fee.

Contact me at (970) 871-8260 or bkeenan@steamboatsprings.net to schedule your DRT meeting.

Planning Review (Reviewed By: Bob Keenan, AICP)

3. Subdivision Standards:

602.D - It appears that a portion of lot 1 does not meet useable lot area requirements. Areas that do not qualify shall be placed in open space or labeled as unbuildable.

602.F -

I. Propose a street name - Street naming will be coordinate with GIS department at time of Final Plat.

602.G Vegetation and Site Grading - Demonstrate compliance with tree preservation requirements, as applicable. Your response indicates that there are trees over 12" caliber. Please identify where they are located and how they will be preserved. This is only applicable for proposed lot 1.

602.D Critical Improvements - Staff has identified the following as critical improvements that must accepted or approved prior to any building permit approval: access drive, Gossard Extension, drainage infrastructure, and utilities

602. P - Phasing - Staff does not support phasing of the sidewalk along Gossard Parkway as proposed.

7. The DRT response indicates that you will submit a zoning map amendment with this application but I don't believe that has been done.

8. 1. PP2

a. Remove plat note 1

b. Note 2, remove outlot 1

c. Note 3, remove, unnecessary

d. Note 4, revise to include "secondary access in accordance with City of Steamboat Springs Fire Code"

e. Note 6, just state that it is undevelopable due to lack of secondary access in accordance with City of Steamboat Springs Fire Code.

f. Note 7, Remove, unnecessary

g. There are number of easements depicted on the plan that need to be labeled as proposed to be dedicated vs. already dedicated and whether they are to be public or private.

h. Label the easement depicted on the southern lot line of outlot 2.

9. What are the dashed lines that run parallel to the lot lines along the ROW on page PP11? Please denote.

10. It appears that the cul-de-sac is necessary for turnaround until the street is connected. It is currently labeled "construction". There should be a temporary public easement for this cul-de-sac.

11. Provide easement for waterline that is needed for the connection in the Sleepy Bear neighborhood.

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

22. PP6a: All sidewalks shall be constructed with Ph.1.

23. PP11: Include detectable warning plates.

24. PP11: All drainage shall be conveyed through the water quality facility prior to discharging offsite.

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

1. Sanitary sewer and water design shown on sheets PP16 and PP18 do not meet City Standards. The preliminary plat was not reviewed for compliance with design standards.
2. Prior to Permanent Stormwater Quality Treatment Facility Inspection, documentation of state registration of detention or infiltration facility shall be submitted.
3. The owner shall provide the following recorded easements prior to issuance of a construction permit (Grade and Fill, Building): • Drainage easements to accommodate offsite drainage through the project site. • 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.
4. Civil construction plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to the RCRBD with a Building Permit/Grading Permit application for review and approval prior to the start of any construction.
5. Prior to Final Acceptance of subdivision infrastructure, an Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.
6. Record Drawings/CAD Files shall be submitted prior to Permanent Stormwater Quality Treatment Facility Inspection
7. 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.
8. Prior to Permanent Stormwater Quality Treatment Facility Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.
9. The following items are considered critical improvements and must be constructed and accepted or receive approved Improvements Agreement prior to issuance of a Construction Permit or approval of Final Plat, whichever occurs first: • Water and Sewer infrastructure • Public and Private Street infrastructure • Drainage improvements • Permanent storm water quality treatment facilities • Sidewalk improvements
10. Prior to Engineering Final Acceptance Inspection, an Improvement Summary letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.
11. Prior to Preliminary Acceptance inspection, a Testing Summary letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.
12. Prior to Engineering Final Acceptance inspection, a Testing Summary letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.
13. Prior to approval of a Building Permit or Grade and Fill Permit for any development resulting in land disturbance activity of five acres or greater, the applicant shall enter into an Improvements Agreement with the City requiring the applicant to furnish the City with collateral in an amount equal to \$5,000 per acre of proposed disturbance plus costs for maintenance of sediment and erosion control best practices necessary for implementation of the revegetation and stormwater management plan. A cost estimate for maintenance of sediment and erosion control shall be provided by a professional



engineer.

14. Postal facilities shall be provided with any subsequent Development Plan for lot 1.

Sincerely,

A handwritten signature in blue ink that reads "Bob L Keenan".

Bob Keenan, AICP
Principal Planner