

MWW Village Drive Booster Station Development Plan Application



May 10, 2024

Landmark Job No. 1406-020

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

RE: Development Plan – Minor Modification Application Narrative
MWW Village Drive Booster Station

To Whom it May Concern:

On behalf of Mount Werner Water and Sanitation District (MWW) (Applicant), we are submitting a Development Plan application for the MWW Village Drive Booster Station Project.

Landmark Consultants, Inc. (Landmark) prepared this narrative to demonstrate compliance with the City of Steamboat Springs (City) development criteria.

Specific Design Introduction:

The Applicant is proposing to construct a new Booster Station in place of the one that currently exists on the site. The existing Booster Station is located within an easement on the Lodge at Steamboat Condos' property. The new building will be constructed within this same easement.

The current booster station was designed and built in 1973 and is nearing the end of its useful life. This facility is critical to the ability of MWW to deliver water throughout its system and to the City of Steamboat Springs Utility Department.

The existing building is 641-sf. The new building is approximately 545-sf feet. The facility will be completely built, plumbed and wired offsite. It will include three municipal pumps and pressure reducing valves. It will be delivered to the site on a steel beam frame and placed on a poured in place concrete foundation.

We have organized this narrative to generally coincide with CDC Section 709-C – Criteria for Approval.

Thank you in advance for your time and careful consideration of this application.

Development Plan Criteria for Approval:

709.C.1: The Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.

The proposed Booster Station building will replace the current building on the site and is consistent to the character and color palate of the other buildings on the site (The Lodge at Steamboat Condos). In addition



MWW Village Drive Booster Station Development Plan Application



to the new booster station, additional landscaping is proposed to improve the overall character and attractiveness of the site and to screen and buffer the Proposed Building.

709.C.2: *The Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.*

The proposed Development Plan will have minimal impact on the natural environment. The proposed features of the Development Plan are in areas that have already been impacted by the initial development of The Property. The footprint of the proposed building is smaller than the existing building and allows for the installation of additional landscaping.

709.C.3: *The Development Plan provides adequate vehicular access, considering grade, width, and capacity of adjacent streets and intersections; parking: loading, unloading, refuse management, and other service areas; pedestrian facilities; and public or private transportation facilities.*

The proposed application does not impact any of the existing access to the property.

709.C.4: *The Development Plan complies with all applicable requirements of this CDC.*

Below is a summary of our analysis of the development standards described in CDC Article 4:

401: Waterbody Setbacks: Does not apply. The Proposed Booster Station Building exists outside of the waterbody setback that is 12 feet offset from the ordinary high-water mark (OHM) of Burgess Creek as shown on the site plan.

402: Landscaping: All proposed landscaping complies with the standards outlined in section 402.D. All plantings are located outside the public right-of-way. Automatic irrigation will be provided for the establishment of all plants. Plantings are placed in groupings, are consistent with the characteristics of the existing landscaping surrounding the site and were selected for the specific requirements and restrictions of the site. All landscaping complies with clear vision setback standards in Section 415. All trees are located at least 10-ft away from water and sewer mains. There are no noxious weeds on the site. Landscaping incorporates all xeriscape principles outlined in Section 402.D – j.

403: Buffering, Screening, and Fencing: Buffering and screening on the site is to be achieved with intensive evergreen tree plantings. Proposed buffering and screening comply with clear vision setback standards (Section 415). The intensive plantings comply with the standards in Table 403-1 and achieves dense screening for the site using evergreen trees.

404: Revegetation: Does not apply.

405: Exterior Lighting: The project does not propose any permanent lighting.

406: Off-Street Parking: Does not apply.

407: Off-Street Loading: Does not apply.

408: Refuse Management: Does not apply.

MWW Village Drive Booster Station Development Plan Application



409: Snow Storage: Does not apply.

410: Performance and Operation: The additions to the property outlined in this Development Plan ensure that performance and operation of The MWW Village Drive Booster Station will prevent any offensive noise, smoke, vibration, dust, odors, heat, glare, or other objectionable impacts.

411: Technical Specifications: The proposed improvements shall conform with the City's Engineering Standards to protect the public health, safety, and welfare.

411.C.1: Drainage: Site will be graded to allow surface drainage away from the proposed Booster Station Building and is designed to deposit all runoff into Burgess Creek natural drainage. All drainage facilities will be constructed in conformance with City Engineering Standards (See sheet: C.300 – Grading & Drainage Plan)

411.C.2: Streets and Circulation: The proposed project is served by Village Drive.

411.C.3: Fire Prevention: The proposed project is served by access on Village Drive.

411.C.3: Geological Hazards: There are no known geological hazards associated with the project.

412: Critical Improvements: Does not apply.

413: Phasing: Does not apply.

414: Multi-Mode Facilities/Complete Streets: Does not apply.

415: Clear Vision Setbacks: There are no proposed intersections with this application.

416: Outdoor Storage: There is no outdoor storage proposed with this application.

417: Internal Sidewalks: Does not apply.

418: Retaining Walls: There are no new retaining walls associated with this application.

419: Flood Damage Prevention: Does not apply. The building is located outside of the floodplain and the finished floor elevation is 1-ft above the base flood elevation for Burgess Creek.

420: Accessory Building and Structures: The accessory building complies with all standards outlined in 420.C. The accessory structure will be constructed subsequent to the principal structure, complies with building height standards, and does not exceed 25 percent of the gross floor area of the principal building.

421: Open Space: Does not apply.

MWW Village Drive Booster Station Development Plan Application



422: Large Format Retail Development: Not applicable to this Development Plan application.

423: TND Frontage Type Standards: Not applicable to this Development Plan application.

424: TND Building Type Standards: Not applicable to this Development Plan application.

425: TND Hillside Strategies: Not applicable to this Development Plan application.

426: Access: The proposed project is served by Village Drive.

427: Postal Facilities: Does not apply.

441: Commercial Old Town Design Standards: Does not apply.

442: Commercial Yampa Design Standards: Does not apply.

709.C.5: *The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.*

There is not an approved or proposed Conceptual Development Plan – Not Applicable.

The applicant is requesting a variance for this project: side setback – accessory building at 15' min. The variance criteria addressed in a separate narrative.

The Applicant understands that the City's development standards apply to this project, and they have made every possible attempt to comply within their interpretation. As in any application review, there may be differing opinions that will warrant further discussion. The Applicant is open to discussing concerns and collaborating with Staff as appropriate.

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.

Ryan Spaustat, PE