

MWW Village Drive Booster Station Conditional Use



May 21, 2024

Landmark Job No. 1406-020

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

RE: Conditional Use Narrative
MWW Village Drive Booster Station

To Whom it May Concern:

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

The Lodge at Steamboat Condos owns the property in which an easement is located (Booster Station Building Easement - Rec. No. 8825) for the current Booster Station Building. The Property is a part of the Resort Residential - One (-1) Zone District, as defined within the Community Development Code for the City of Steamboat Springs ("CDC").

The intent of this Conditional Use application is to formally document and obtain approval by the City of the following:

- Accessory Use of the Property for Utilities – Infrastructure, Above Ground. This is a conditional use.

This use will allow MWW to construct a new Booster Station within the existing easement (Booster Station Building Easement - Rec. No. 8825).

Background:

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.



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

Conditional Use Criteria for Approval:

707.C: General Criteria for Approval

Per Section 707.C, the Criteria for Approval for a Conditional Use states that “Conditional Uses shall be approved upon a finding that the following criteria are met:

707-C.1: The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

The site has been used by the applicant for the existing booster station since 1994. This use will remain the same with the new Booster Station.

While the Community Plan does not specifically speak to utilities, the transmission of potable water is essential to almost every goal within the Plan.

707-C.2: The proposed use is consistent with the purpose of the zone district.

The proposed booster station is more consistent in character and visual appearance with the RR-1 Zone District than the existing structure. The minor modification also includes landscaping similar to the surrounding area’s landscape which serves to buffer the booster station from the adjacent properties and improve the visual appearance of the site to match the mountain resort character.

707-C.3: The proposed use will mitigate any negative impacts to surrounding properties and the community, considering factors such as hours of operation and the potential for off-site impacts such as odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts.

The proposed Booster Station includes a landscaping plan that serves to buffer any visual impacts from adjacent properties and the community as well as improve the character of the site to match the purpose of the RR-1 Zone District. There will be no adverse odors, noise, smoke, dust, glare, or vibrations resulting from the proposed use. All of the mechanical equipment is contained within the building.

707-C.4: The proposed use complies will all other applicable requirements of this CDC.

Based on the above information, the Applicant believes that the Property meets the Use Standard and Criteria for Approval of a Conditional Use at the Property.

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 consideration.

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On behalf of the Applicant,

Sincerely,
Landmark Consultants, Inc.

A handwritten signature in blue ink, appearing to read "Ryan Spaustat". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ryan Spaustat, PE