FOUR POINTS
SURVEYING ENGINEERING

Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

August 18, 2025

City of Steamboat Springs Engineering Department Development
151 10th Street
Steamboat Springs, CO 80477
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: Village Drive Townhomes
Parcel No. 328300001 / PL20220086
Engineering Variance

Dear City of Steamboat Springs Engineering Department,

Please accept this letter as an engineering variance for the Village Drive Townhomes project. The Village Drive Townhomes project was approved for seven townhomes in 2022 by application PL20220086. The project is located on the northeast corner of Village Drive and Walton Creek Road, and both buildings are nearing completion. The project is requesting an engineering variance to the City of Steamboat Springs Chapter 4 Engineering Standards Section 4.5.5. Width

1. Standards to Be Varied – Section 4.5.1.2 Internal Private Access
The applicable section of the City of Steamboat Springs Engineering Standards requires:
The minimum and maximum width for a multifamily residential internal private access from Table 4-3.B is 24 feet. The Village Drive Townhomes was granted a variance to the minimum access width to a 20-foot width in 2022 during approval of the development plan. The variance was granted without any design plans for the retaining wall on the east side of the access easement, which limited available room for the access driveway.

2. Summary of Requested Variance
This request seeks approval of a reduction to 19.1 feet along the north end of the property in front of the two northernmost units. This is a change of 4.5% from the approved 20-foot width.

3. Technical Justification
Practical Constraints
The approved construction drawings, prepared by Landmark Consultants and approved by the City of Steamboat Springs, included a general note indicating “wall by others.” However, no final design was approved for the retaining wall until August 2023. In August 2023, Geowall Designs provided a complete engineering plan set for a two-tier Redi-Rock retaining wall system, including construction drawings, a design report, and material quantity estimates. Four Points Surveying and Engineering (FPSE) incorporated the Geowall design into the civil construction plan set and completed wall staking in October 2024.
The final wall design is wider than the originally proposed layout in order to accommodate the required structural height, provide drainage behind the wall and tie into existing grades at the adjacent Pine Ridge Townhomes. Although a two-tier system, as initially illustrated in the Landmark plans, was considered, there was insufficient space on-site to safely complete the necessary excavation while maintaining stable cut slopes behind the wall. The constructed Redi-Rock wall includes a 2-foot, 4-inch wide tier between segments, which effectively reduces the visual mass of the structure. The width of the overall retaining wall reduced the space available for the access driveway.

4. Technical sources supporting the variance request
The relatively short length of the reduced access (40 feet) and the limited number of units, 2, minimizes the opportunities for two-way traffic encounters. Additionally, the driveway is not a required fire access road.

5. Site Constraints
The narrow lot area and steep vertical grades between the Pine Grove Condominiums on the east and the parking lot left very little room for construction of a 6 to 7-foot-tall retaining wall. The approval of the construction plans without a final wall design left the project with limited options to design a stable wall with drainage in a small area.

5. Alternatives Considered
The property owners explored the option of a vertical structural wall but this would have required additional excavation close to the property line and risk subsidence of the Pine Grove property.

6. Mitigation Measures
The private access is proposed to include snow-melted pavement to eliminate the need for snow plowing or shoveling which otherwise may reduce the effective width of the access during winter conditions. Additionally, the project was approved for roll out trash services so that trash trucks will not need to enter the site.

7. Conclusion
The requested variance aims to strike a balance between driveway width and a necessary retaining wall with drainage. The proposed driveway width variance maintains a functional access driveway, allows for winter maintenance and is a minor change to the previous variance approval.

Please let us know if additional information is required or if a meeting would be helpful to discuss the request in more detail.

We look forward to the review and approval of the requested engineering variance.

Sincerely;

Walter Magill, P.E.
Four Points Surveying and Engineering