



September 29, 2021

Landmark Consultants Inc - Ryan Spaustat
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477

Re: KFMU Redevelopment at 142500002

Dear Landmark Consultants Inc - Ryan Spaustat,

This letter shall serve as the Development Review Team letter (DRT) for Submittal #1 of the above referenced project.

Your proposal has generated comments that need resolution prior to scheduling for hearings.

Please address each comment 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

The resubmittal should include:

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

Please submit materials digitally through the Portal on our website. Complete submittals shall be distributed within two business days of receipt.

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- Required Meeting: If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- Resubmittal Fee: If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

Please contact me at tstauffer@steamboatsprings.net or at (970) 871-8280 with any questions or concerns.



Planning Review (Reviewed By: Toby Stauffer)

See markups on narratives and plan set under documents in portal.

1. Preliminary Plat:

- Remove existing site features from plat
- Update council president name
- Remove setback lines from plat

2. Narratives:

A. Because the plat is not developing housing, any reference to future development of housing is not applicable to this project. Housing cannot be used as a justification for the variance, unless a deed restriction is being placed on the plat that will restrict future development to residential development only or unless there is a deed restriction on the plat for workforce or affordable housing.

B. Without sidewalk connections I'm not sure this goal is met

C. This location is not in a "core area" and is not in an activity node

D. I'm not sure if all of these statements apply to this project.

E. see comments above, Housing development is not part of this subdivision project , this justification will need to be revised.

F. The project is removing some nonconformities (building setback, separation of parking) but increasing others (lot width and number of driveways), additional justification may be needed to meet criteria 3. If other nonconformities are removed, see comments on site plan, and the rest of the lot is generally prepared for redevelopment by providing infrastructure, acceptable alternative iii may work to justify the variance with some revisions to the language.

G. Future development plans for the property are not applicable to this subdivision project, and could be removed from the narratives as future development may or may not occur as stated.

H. As the housing is not proposed or included with this application a different justification may be needed for why the lot width needs to be wider than the maximum.

3. Site Plan:

A. private improvements in the ROW will need to be removed

B. 602.H: Utility easement required for existing utilities that serve adjacent property

C. utility easement needed for existing utilities

D. Sidewalk along one or both frontages may need to be included as a critical improvement.

E. 601.E.1: Sidewalk Master Plan shows sidewalks needed both frontages. Doesn't appear that this project meets the exemption for a replat since it's being processed as a preliminary plat with a variance. Sidewalks will need to be provided both frontages to comply with this section and CDC 414.

F. existing driveway will need to be removed, does not meet engineering standards with lot as proposed



G. 601.E.1 & 414: The application is a preliminary plat, not a replat and is not exempt from providing multi-mode facilities.

H. Existing driveway will need to be removed, does not meet engineering standards with lot as proposed

Informational

1. Will need enclosure with future development
2. Project across the street will be connecting a sewer main in this area, construction will need to be coordinated with future sidewalks in this area to avoid conflicts.

Building Department Review (Reviewed By: Todd Carr)

Engineering Review (Reviewed By: Stuart King, P.E.)

1. A sidewalk is required along Walton Creek Road and Village Drive.
2. North driveway does not meet City Engineering Standards for separation from Walton Creek Road. Driveway is required to be removed.
3. Additional Right of Way or sidewalk easement is required for Village Drive.

Utilities-Mount Werner Review (Reviewed By: Richard Buccino)

1. DEVELOPMENT REVIEW COMMENTS

TO: Toby Stauffer, Planner

FROM: Richard Buccino, District Engineer

THRU: Frank Alfone, District Manager

PROJECT: KFMU REdevelopment_PL20210008_2955 Village Drive

DATE: September 23, 2021 Due Date: September 23, 2021

The following are our comments for the above referenced project:

1. The applicant must propose the type of Ownership Structure for platting, development, and sales. This is the founding block on which our comments will be based as it significantly influences the water and sewer service/design for the project. For example, a condominium style platting will typically require one water and sewer service entry into the building with one water meter where billings will be billed to the HOA. A Townhome style platting structure will require separate water and sewer to each individual unit with separate water metering and separate billing to each owner. Revise and resubmit as required.
2. Water service curb stop must be located and or installed with development permit and



construction.

3. Water service may need to be upsized based on Fire Department requirements for internal fire suppression needs. Burden of proof is on the applicant. Conflict with any required sidewalk may need to be evaluated by applicant and civil engineer.
4. Adjacent property owner to the East currently in planning process with active development permit will need to replace the public sewer main in village Drive. this replacement may conflict with City requirements for sidewalks along Village Drive and Walton Creek Road intersection. Close coordination with adjacent property owner and their plans with these is recommended.
5. Dedicate by separate instrument Sewer Main Easement to MWW for future Sewer Main installation. See Doc's file for Marked up plan showing area of interest for easement. Add note to plat with Book and Page of Easement. Can be left blank for time being until docs area completed and filed with RC Clerk and Recorder.

General Requirements

1. Engineered construction plans and specifications are to be submitted to Mount Werner Water District for review and approval 3-weeks prior to scheduled construction for all water and sewer work associated with the development.
2. The owner will be required to sign and record the Mount Werner Water District "Request for Water and Sewer Services and Waiver and Acknowledgement Form" prior to approval of construction drawings.
3. Plant investment fees will be due in full at building permit, or foundation permit application. Plant Investment Fees are tap fees payable to the Mount Werner Water District and Sanitation District. These fees are based on building size, type, and number of water and sewer fixtures proposed within the building. See www.mwwater.com to download the standard self calculating form. There is no delaying these fees in the approval process.
4. Design and installation of all mains, service lines and other facilities shall be according to the Rules, Regulations and Specifications of Mount Werner Water District in effect at the time of construction.
5. All new water and sewer infrastructure must be issued written preliminary acceptance prior to the extension of service lines to buildings and prior to service being provided.
6. 20-foot wide (10 feet on each side of the main) easements will be required to be dedicated to Mount Werner Water District for any new water or sewer mains installed for the project as well as existing water or sewer mains that are not within specified easements. Private water and sewer lines and service lines may be excluded from this requirement.
7. No landscape materials including pavement heat systems, berms, boulders, walls or trees will be allowed within the new or existing easements.
8. A reduced pressure (RP) principal backflow prevention device is to be used for backflow prevention for all fire sprinkler systems and all buildings with 3 or more units. Prior to occupancy and annually thereafter, the RP devices are to be tested and approved by a certified backflow prevention technician. The test report is to be sent to the Mount Werner Water District for record keeping purposes.



9. If any restaurants are planned in the development, properly sized grease traps are to be designed, approved by Mount Werner Water District, and installed.
10. Proposed abandonment of water and sewer mains, manholes, and fire hydrants shall be abandoned according to Mount Werner Water District specifications and or project specific engineered plan approvals.
11. All surface drainage within underground parking facilities will be required to filter into an approved sand and oil interceptor. Building plans shall incorporate this as an element of design as required.
12. All Final Plats subdividing property into 2 or more lots shall be required to extend water and sewer (mains and or services) to the parcels and or enter into a subdivision Improvements Agreement with Mount Werner Water District, or the City, prior to recording the Final Plat. Exceptions can be made at the sole discretion of Mount Werner Water District, based on existing field conditions and or other conditions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer", is written over a faint circular official stamp.

Toby Stauffer, AICP
Senior Planner