



February 25, 2022

City of Steamboat  
Planning & Community Development  
124 10<sup>th</sup> Street  
PO Box 775088  
Steamboat Springs, CO 80477

**Project:** SSRC Christie Peak Express at 320200002  
**Address:** 2305 Mt. Werner Circle  
**Re:** Minor Modification – DRT Comment Response #1

Bob,

Please see the attached Development Plan DRT comment responses for the Christie Peak Express (CPX) Project. Original comments are in black and responses are in blue.

Thanks,

A handwritten signature in blue ink that reads 'K. Leggett'. The signature is written in a cursive, flowing style.

Kate Leggett  
ESA Architects

## **Planning Review** (Reviewed By: Bob Keenan, AICP)

1. How do you plan to address the encroachments into the Electric and Little P easements?

Response: We are currently working directly with YVEA on relocation of these electrical lines and their applicable easements. Please see item #2 below for intent regarding Little P Easement.

2. Depict how the Little P trail will continue to connect to the trails above the mid station.

Response: The trail and associated easement relocation/realignment is reflected on sheet C.120. Additionally, the proposed Little P Easement revision appears on sheet C.008. Unless the City has a different preference, it is the Applicant's presumption that 2 legal descriptions will be generated for this revision: 1 for the new easement section and the other for the unused portion that will thereby be vacated. The Applicant requests that the easement redescription reflect the final path relocation as constructed and any associated project conditions be tied to C.O..

3. In order for the change in lighting to be accommodated with this development plan vs. requiring a Conditional Use submittal. The lighting shall be calibrated so that it impacts adjacent properties in conformance with the previous approval, DPF-13-01. It appears, via the provided photometric plan, that some of the lighting changes proposed along the south property line depict and increase in brightness than what was originally approved.

Response: Please see attached updated Photometric Sheet for the proposed Night Ski Lighting. Also included is a report by the night ski lighting designer, Ultra Tech Lighting, which discusses the proposed project in relation to the original night ski lighting design from 2013, environmental impact and effective zero lighting levels.

4. Please review the draft conditions of approval in the CityView Portal.

Response: Conditions of Approval have been reviewed. Changes were made by Emrick Soltis to two items (He removed reference to Comprehensive Traffic Study for CPX Project and revised The Executed Easement prior to BP/GF to be prior to CO). The Conditions of Approval from the CityView Portal as of 2/10/22 are attached to this letter for reference. With the changes made by Emrick, the Conditions of Approval are acceptable.

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

1. A drainage easement is required to cover the water quality treatment facilities. The easement extents shall include maintenance access from a public street.

Response: An easement is now shown on Sheet C.007 as well as on sheet C.110. The drainage easement is intended to meet the City's intent for the private stormwater treatment facility as described in Section 5.3.1.1 of the City's Engineering Standards however the site is unusually confined with the lift terminal and ski apparatus. The proposed easement connects to the existing Storm Sewer & Access and Maintenance easement recorded at Reception No. 699296 which satisfies the access from a public street requirement. The Applicant's attorney will work with the City's attorney to develop a consistent easement to accommodate this project as well as the other on-mountain projects at the base area.

**CPX (PL20210153)**  
**Conditions of Approval**  
 2/10/22

Condition	Status	Department	Description	Category	Expiration Date	Due Date
Miscellaneous Condition	Open	Planning Department	The night skiing and riding lighting as proposed in this application shall be subject to the original conditions and limitations of the approved development plan, DPF-13-01.			
Critical Improvements	Open	Engineering	The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first: <ul style="list-style-type: none"> <li>• Drainage improvements</li> <li>• Permanent storm water quality treatment facilities</li> </ul>	Prior to Issuance of Certificate of Occupancy/Completion		

Detention/Infiltration Pond State Registration	Open	Engineering	Prior to Permanent Stormwater Quality Treatment Facility Inspection, documentation of state registration of detention or infiltration facility shall be submitted.	Prior to Permanent Stormwater Quality Treatment Facility Inspection
Completion Letter (PSWQTF)	Open	Engineering	Prior to Permanent Stormwater Quality Treatment Facility Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.	Prior to Permanent Stormwater Quality Treatment Facility Inspection
Completion Letter (Private Improv.)	Open	Engineering	Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.	Prior to Engineering Final Approval Inspection
Record Drawings/CAD Files	Open	Engineering	Record Drawings/CAD Files shall be submitted prior to Permanent Stormwater Quality Treatment Facility Inspection	Prior to Permanent Stormwater Quality Treatment Facility Inspection

Executed Easements Prior to BP/GF	Open	Engineering	The owner shall provide the following recorded easements prior to issuance of a construction permit (Grade and Fill, Building): • Drainage and access easement from Public Street related to the storm water quality treatment facility.	Prior to Certificate of Occupancy/Completion
PWQ O&M prior to CO/CAC	Open	Engineering	Prior to Certificate of Occupancy/Completion, an Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.	Prior to Issuance of CO/CC
PWQ O&M prior to final approval	Open	Engineering	Prior to Permanent Stormwater Quality Treatment Facility Inspection, a recorded Ownership & Maintenance Agreement shall be submitted.	Prior to Permanent Stormwater Quality Treatment Facility Inspection