



April 15, 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 fluid and cursive, with the first letter 'K' being particularly large and stylized.

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 Peasements?

Response:

Electrical – Per agreement with YVEA, existing electrical easement #32 (at the Lower Terminal of CPX) to be re-described based on final electrical realignment. No encroachments are proposed.

Little P Easement - There are no longer proposed to be encroachments into any easements at the Mid-Station of CPX.

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

Response: There are no longer proposed to be encroachments into any easements at the Mid-Station of CPX.

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 and 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 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.