

June 3, 2022

City of Steamboat Springs Planning Department
137 10th Street
Steamboat Springs, CO 80477
Phone: (970)-871-8207

RE: Lot 1 Indian Meadows Access Road Development Plan at 307800001
Four Points Surveying and Engineering Job No. 1448-005

Dear Planning Staff;

The letter will serve as the formal reply to the Design Review Team comments from May 24, 2022, for the Phase 1 Development Plan for Lot 1 Indian Meadows F3. The following replies in red are the design team modifications and changes per the DRT comments.

Planning Review (Reviewed By: Toby Stauffer, AICP)

4. CDC Section 421: The development is required to provide open space. Provide open space exhibit and calculations that show total proposed development area for this plan and open space provided for this plan. Open space that will be used for Phase 2/the other development plan cannot be used for open space for this plan.

Open space calculation provided on the civil cover sheet, C1. Open space areas called out on the site plan which includes area east of the access road and the trail extension portion located along the north side of Lot 1.

12. This development plan is not a phased development plan, remove all references and depictions to future submittals or projects. Revise plans to only show the work for this development plan, not the rest of the potential development of this property. Amend the scope of the current application to describe only the development that is being requested with this application. Show proposed improvements and demolition of existing improvements. If any aspects of the development with this application will be phased, make corrections, if not, remove all references to phasing. Consider phasing for elements of this DP only. If approved, this development would include only items listed in the narrative and shown on the plans, revise narrative, plans and criteria for approval accordingly.

All references, linework, and annotation was removed from the plans and narrative that is not associated with the Phase 1 Development Plan.

14. A development agreement will be required to coordinate access development timing, easement dedication and vacation timing, trail development, revegetation of old access, coordination of road development with future development, and coordination with changes to the Storm Peak Apartments project and development plan. See draft DA in documents and images.

Owner agrees to draft development agreement and conditions and will sign the final draft when provided by the planner.

17.L1: see comments site plan, this area may need to change or be moved

The landscaping island is no longer required and was removed from the plan along with the plantings associated with it.

18.C2: if this easement has not been dedicated, it should be dedicated with other easements for this project. If it has been dedicated, show the reception number on this plan

This is an existing easement. Plat # shown, see final plat for Indian Meadows F3.

19.C3.1: provide confirmation from Atmos that planting in this location is acceptable with the existing gas line. We are no longer proposing the parallel parking and corresponding landscape island and plantings for said landscape island for the Phase 1 Development plan. The landscape island and plantings were removed from this location.

20.C8: This plan is not representative of what is being considered with this DP, please remove all references and depictions of other phases or potential development. Snow storage plan was removed from the DP set.

21.C3.1: remove all proposed/potential features of site development from this plan and include only the features included with this DP. This DP stands alone from other DP or potential site development. Understood, the plan was revised accordingly to show only Phase 1 Development.

22.L.1: Remove all potential development features from this plan, include only aspects of this plan that will be approved with this plan. Understood, the plan was revised accordingly to show only Phase 1 Development.

23.Draft Development Agreement: Please review the draft development agreement in the documents and images panel. The development agreement will need to be recorded with approval of this DP. Please provide proposed construction scheduling and time frames for completion of improvements associated with this DP. If any phasing is required for elements of this DP, please indicate that in a narrative and provide phasing plans that can be reviewed and incorporated into this agreement. Draft development agreement reviewed. Uploaded a schedule and timing for the phase 1 development. Please let me know if you need more detailed information for that.

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

1. Revise Utility Plan to coincide with Hotel Site Development Plan Water and Sewer Revisions. Utility plan revised accordingly.
2. Revise Master Landscape Plan to remove trees within 10-feet of any proposed water and sewer lines. Trees were removed accordingly and are not proposed within 10' of the existing sewer main on Lot 1.