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June 14, 2022

City of Steamboat Springs Planning and Community Development  
137 10<sup>th</sup> Street  
Steamboat Springs, CO

RE: Final Plat Minor Subdivision – Detailed Narrative – Lots 1 and 2 Indian Meadows Filing No. 4

Dear Planning Department;

This letter presents a narrative for a minor subdivision final plat application for the creation of Lot 1 and Lot 2, Indian Meadows Filing No. 4. The legal description for the existing property is Lot 1 Indian Meadows Filing No. 3. Currently Lot 3 is vacant and undeveloped.

The owner is proposing to replat the existing Lot 1 Indian Meadows F3 into two lots in the east-west direction per the City of Steamboat Springs Community Development Code criteria. The subdivision will allow for the construction of two separate commercial services establishments; one on each lot. In order to meet CDC standards, the final plat and site plan proposes the following.

1. Dedication of new cross access and associated public access easement on the east side of the lot to Storm Peak Apartments. This is aligned with the Colorado Department of Transportation East Access Study.
2. Construction of permanent drainage infrastructure and storm water quality treatment facilities along the new access road.
3. Installation of 8-inch sanitary sewer main and 20-foot wide easement to serve development on the proposed Lots 1 & 2.
4. Dedication of new 30-foot wide private access easement for the benefit of Lots 1 & 2.
5. Construction of the Core Trail extension and dedication of the associated easement along the north property line that will connect to the existing concrete trail located on Lot 1 and connect to the to be constructed trail extension by the City to the east.
6. Vacation of the existing access and utility easements to Storm Peak Apartments once the new cross access is complete.

The final plat as proposed meets the criteria of Article 714 Final Plat, Section 714.A.2.b. Minor Subdivision. The final plat will split Lot 1, Filing No. 3 into two lots in the east-west direction. The community development code outlines Article 714 Final Plat, 2b Minor Subdivision. All of the following criteria need to be met.

*1. The final plat as presented complies with all applicable requirements of the CDC.*

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*2. The final plat as presented does not meet the applicability of a replat or condominium / townhome plat.*

*The final plat as proposed is not a replat since it does not meet any of the criteria of Article 714.A.2.c.*

*3. The Final Plat is to either adjust an easement; adjust lot lines that affect more than two lots; dedicate land to the public for vehicle, pedestrian, or utility rights-of-way; or create either three or fewer*

*nonresidential lots with each lot being less than one acre in area, six or fewer one-family residential lots, or three or fewer two-family residential lots.*

The final plat as presented adjusts two easements including a public utility easement and a public access, emergency access, and underground utility easement. Additionally the final plat dedicates land to the public for public access, emergency vehicle, and utility rights. The final plat as presented creates two non-residential lots.

#### 714.C Criteria of Approval

*1. General Criteria: A Final Plat shall be approved upon a finding that the following criteria are met:*

- a. The Final Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district, unless specifically varied through a variance process. The final plat substantially conforms to all applicable requirements of the CDC, including requirements of the application zone district. No CDC variances were identified for the proposed subdivision.*
- b. Each lot in the subdivision that is proposed for development shall be developable. Elements reviewed for developability include a demonstrated ability to meet the requirements of this CDC in terms of zone district standards, development standards, and subdivision standards. The proposed lots for the minor subdivision shall be developable and meet CDC requirements as shown on the attached site plan. The proposed site subdivision and site plan meets zone district requirements, development standards, and subdivision standards. Critical improvements are proposed which include:*
  - a. Vehicular and pedestrian access*
  - b. Sewer infrastructure (water already existing)*
  - c. Landscaping and wetlands restoration*
  - d. Drainage infrastructure and permanent water quality features*
- c. The Final Plat conforms to all other applicable regulations and requirements including but not limited to state law, the Steamboat Springs Municipal Code, any capital improvement plan or program, or any Improvements Agreement or Development Agreement for the property. The final plat conforms to all other applicable regulations and requirements.*
- d. The Final Plat shall be compatible with the character of existing or planned land development patterns in the vicinity and shall not adversely affect the future development of the surrounding area. The final plat is compatible with the character of the existing or planned development patterns in the vicinity. The surrounding properties include Homewood Suites Hotel to the south, Storm Peak Apartments (formerly Fairfield Inn Hotel) dormitory housing to the north, and a Holiday Inn just north of Storm Peak Apartments. The final plat will adversely affect future development of the surrounding area, it will only compliment it and improve both vehicular and pedestrian traffic and accessibility.*
- e. The land proposed for subdivision shall be physically suitable for development, considering its topography, the presence of steep or unstable slopes, existing natural resource features such as wetlands, floodplains, and sensitive wildlife habitat areas, and any environmental hazards such as avalanche or landslide paths, rockfall hazard areas, or wildfire hazard areas that may limit the property's development potential. The land proposed for the subdivision is suitable for development as evidenced by the generally flat and open vacant landscape. A FEMA special flood hazard area (SFHA) Zone AE floodplain with base flood elevation is present in the developable area. The necessary engineering measures and design precautions and consideration were taken into account for the proposed development. Please reference the Walton Creek Split Flow Final Report 4/22/2022 by Wohnrade Civil Engineers Inc. A detailed analysis of the proposed floodplain*

development was performed. Sensitive wetland areas and wildlife habitat is present along the east property line where the new access road and drainage improvements are proposed. Wetlands disturbed during construction for said improvements will be mitigated.

- f. The Final Plat shall be prepared in substantial conformance with state law governing subdivisions, plats, and surveying requirements. The proposed final plat is prepared in substantial conformance with state law governing subdivisions, plats, and surveying requirements
- g. The required infrastructure, including but not limited to streets, drainage, water, and sewer, are complete and have final acceptance, or an Improvements Agreement has been executed. The applicant will agree to and execute an Improvements Agreement prior to recording the proposed final plat. For the following infrastructure:
  - i. Dedication of new cross access and associated public access easement on the east side of the lot to Storm Peak Apartments. This is aligned with the Colorado Department of Transportation East Access Study.
  - ii. Construction of permanent drainage infrastructure and storm water quality treatment facilities along the new access road.
  - iii. Installation of a 8-inch sanitary sewer main and 20-foot wide easement to serve development on the proposed Lots 1 & 2.
  - iv. Dedication of new 30-foot wide private access easement for the benefit of Lots 1 & 2.
  - v. Construction of the Core Trail extension and dedication of the associated easement along the north property line that will connect to the existing concrete trail located on Lot 1 and connect to the to be constructed trail extension by the City to the east.
  - vi. Vacation of the existing access and utility easements to Storm Peak Apartments once the new cross access is complete.

Based on the above criteria being met, we look forward to working with the planning department for approval of the final plat. Please call Joe Wiedemeier at 515-451-5377 with any questions.

Sincerely; *Joseph Wiedemeier*

Joe Wiedemeier, PE  
Four Points Surveying and Engineering