

From: [Tim McGuire](#)
To: [Alan Goldich](#)
Subject: RE: Tailwaters application review
Date: Wednesday, January 17, 2024 5:38:44 PM
Attachments: [PS24-004 Tailwaters Prelim Sub.pdf](#)

Alan,

Attached is the signed and completed application form, let me know if you would like me to upload this on the site as well. Regarding the application fee, can we pay that online or should we drop a check off at the County offices?

With regards to your 1/17/24 Notice of Incomplete Application please see our comments below.

- Engineered Drawings for All Utilities
 - Fire hydrants were unable to be located. Please include them and resubmit or point out where they are on the submitted drawings.
 - *Fire Hydrants are located within the “Tailwaters Engineering Plans” document on the Site Plan sheets (SP 1-4) as well as on individual road profile sheets. Additionally, the hydrant locations are highlighted on the “Tailwaters Water and Sewer Demand Memo” at the end of the document. We did review and modify the location of all hydrants based on meetings and input from the Oak Creek Fire District.*
 - Drawings for the expansion of Morrison Creek’s water storage capacity must be submitted.
 - *The water district is planning to build a new tank themselves, the Tailwaters project will contribute to the cost of that tank, within the Project Narrative (see Appendix E) you will see preliminary plans that the water district completed as well as a bid for the final design and construction of a tank, I believe it will be a design / build project so not sure what other drawings could be submitted?*
- Wildlife Mitigation Plan – Approval from CPW is required. Please submit their approval.
 - *We have worked closely with CPW to prepare the Wildlife Mitigation Plan which was submitted but we cannot control when that agency will approve it, we ask the Planning Board to allow the review of the application to occur concurrently with CPW’s approval of the Wildlife Mitigation plan, understanding that final approval would be subject to CPW’s approval of the Wildlife Mitigation Plan.*
- Existing Conditions – The submitted plan lacks the required information. Make sure all elements listed on the submittal checklist are shown.
 - *The required material is included on several maps included with the submission, we will gather this material on a single map as requested and resubmit that map.*
- Wildfire Plan – Approval from OC Fire is required. Please submit their approval.
 - *We have worked closely with OC Fire to prepare the Wildfire Plan which was submitted but we cannot control when OC Fire will approve it, we ask the Planning Board to allow the review of the application to occur concurrently with OC Fire’s approval of the Wildfire plan, understanding that final approval would*

be subject to OC Fire's approval of the Plan.

- Weed Management Plan – Approval from the Weed Dpt is required. Please submit their approval.
 - *We have submitted and received minor comments from the Weed Dept regarding the Weed Management Plan, we ask the Planning Board to allow the review of the application to occur concurrently with our response to and update of the Weed Management Plan, understanding that final approval would be subject to the Weed Departments approval of the Plan.*
- Snow Storage Plan – Please include calculations used to determine the amount of space required for snow storage.
 - *We could not locate a written snow storage calculation within Steamboat Springs Regulations, therefore we used a requirement of 20% of any plowed area. For example if a street is 20' wide, each lane is 10' wide therefore we need at least 2' of snowstorage space on the side of each street (significantly more is provided in our plan). If a parking lot is 100 square feet we provided a minimum of 20 square feet of snow storage area for that lot.*
- Revegetation Plan – This plan was unable to be located. Please submit or point out where it is.
 - *The "TW_Overall_Landscape_Plan" correlates to the disturbed areas to be revegetated, the seed mix was omitted so we will resubmit the plan with the approved CPW seed mix. Additionally, the "TW Core Landscape Plan" as well as the "TW Typical Sheets 1 and 2" Plans show landscaping and revegetation within the core and typical lot areas using approved planting lists.*
- Submittal Checklist & Property Owner Statement of Approval – The checklist is attached. Please have Tim McGuire, Michael Jackson, or Zach Perdue sign it. *Complete and attached*
- Traffic Study – Approval from the Road & Bridge Dpt is required. Please submit their approval.
 - *We have worked closely with Road and Bridge regarding the road layouts, Road and Bridge has received the plans and indicated they only have minor comments that can be addressed before final plan submittal and do not need to be addressed before the preliminary plan is submitted. We ask the Planning Board to allow the review of the application to occur concurrently with Road and Bridges official submittal of comments, understanding that final approval would be subject to Road and Bridges approval of the Plan.*

Tim McGuire

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