



March 1, 2024

Routt County Planning  
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**Project: SSRC Control Pump House on parcels 936271005 and 936271004**  
**Re: Final and Conceptual PUD revision to existing PUD PZ2015-003 –**  
**Plan Review Comment Response**

Alan,

Please see the attached Routt County plan review comment responses for the SSRC Control Pump House (Final and Conceptual PUD). (Original plan review comments are in black and ESA responses are in blue.)

Thanks,

A handwritten signature in blue ink that reads 'K. Leggett'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized.

Kate Leggett  
ESA Architects

## Planning Review (Reviewed By: Alan Goldich)

1. What is the date of the most recently approved master development plan from the US Forest Service?  
SSRC Master Development Plan with US Forest Service was Amended in 2019.
2. Will there be water and wastewater facilities in the new structure?  
No. There is no water service to the building and no connection to a wastewater facility. There will be an underground storage tank that will be located west of the building to collect any water or melted snow that may get into the floor drain inside the building. The tank will be pumped out as needed.
3. Will the pumps in this structure be electric? If so, will additional upgrades to the electrical infrastructure be required?  
All pumps and the facility will be electric. The two power transformers to feed the building will be on the east side of the structure. The primary electric feed to these transformers will be underground cable in conduit from existing YVEA electrical infrastructure that is currently on the east side of the existing Control Building. A single trench from this electrical infrastructure to the new transformers will be required. No additional upgrades to the YVEA infrastructure shall be needed, however YVEA will be performing a cable replacement of some of their facilities during the project. This cost will be borne by YVEA.
4. When was the existing pump house constructed?  
There is no existing pump house in this location. The existing Control Building (located approximately 200 feet to the east of this proposed pump house) was built in 1981. That building is to remain.
5. What are the things labeled 'T' on the elevation that are to the east of the structure?  
The letter "T" on the plans and elevations is the label for the two new electric transformers. See more information on this in the response to item #3 above.
6. Will any outdoor storage be associated with this structure?  
No. There will be no outdoor storage associated with this pump house structure.
7. Staff is discussing whether to require parcels 936271005 and 936271004 to be merged into one to remedy the fact that the structure is proposed to straddle the lot line. Please provide comments on your willingness to do this.  
A legal document has been completed to provide for an easement between the two properties rather than merging them. It has been developed by the Steamboat Ski & Resort Corporation and Alterra legal team that allows the building to be located on both properties and outlines fire separation requirements. This easement was requested and has also been reviewed with Todd Carr at the Routt County Building Department. The preference is to leave the two properties as separate entities and use the easement to allow the building to be in the proposed location.