David Torgler, Administrator/Clerk

COMMUNICATION FORM

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SUMMARY AND ALTERNATIVES: Lot 15, Sierra View Subdivision, is platted for multi-family residential development. The proposed development meets the plat requirement but not the requirements of the Town's adopted Comprehensive Land Use Plan and Land Use Codes. Approval of the proposed development, subject to meeting Town requirements, was recommended by the Planning Commission at its August 23, 2023 meeting.

The recommended conditions of approval by the Planning Commission and staff are as follows:

1. The approval is subject to the development being constructed per the submitted plans and subject to the conditions listed below.
2. All electric lines appurtenant to the project shall be installed underground.
3. Any disturbed areas of vegetation shall be addressed in a landscaping plan.
4. Any soils studies required by the Routt County Regional Building Department shall be provided by the developer.
5. An annual review of the snow storage area(s) by the Public Works Director to determine what areas require erosion control repair, revegetation and/or drainage restoration/improvement by the owners will be completed. Repairs must be completed within 90-days or the Town may make repairs at the property owner's expense. The property owner's shall be assessed for these repairs if the Town provides them.
6. The private driveways will be paved and maintenance shall be provided through a homeowners association of all owners.
7. A condition is suggested below that a snow storage plan be provided by the developer to be reviewed and approved by the Public Works Director with necessary modifications agreed to that address responsibility to administer, snow storage, driver visibility, stormwater impacts and slope stabilization.
8. The developer shall provide conveyance of snowmelt drainage to Open Space 'B' in accordance with the Sierra View subdivision drainage plan.
9. The developer shall receive development approval pursuant to the Sierra View Subdivision Declarations.
10. The Oak Creek Fire Chief and Public Works Director shall review and approve the private driveway to address its location, conflicts with off driveway parking on residential unit parking areas, public safety vehicle accessibility and construction standards. Owners to advise future residents that there is no winter parking on Oak Ridge Circle as posted.
11. Areas identified on the Site Plan, aka C2, as "Guest Spaces" shall be paved and maintained.
12. The developer shall coordinate and complete a maintenance agreement with the Sierra View Condominiums Homeowners Association for use of the shared driveway.
13. Water infrastructure and meters will be installed according to Town standards and as approved by the Public Works Director; and that the water infrastructure beyond the master meter is owned and maintained by the developer or a condominium association.
14. Sanitary sewer facilities will be installed according to Town standards and as approved by the Public Works Director; and that the sanitary sewer facilities beyond the public sanitary sewer main is owned and maintained by the developer or a condominium association.
15. The developer shall re-vegetate disturbed areas as soon as possible.
16. Electrical service lines shall be placed underground.
17. Drainage and runoff is addressed in the Sierra View subdivision design and was constructed as part of the subdivision infrastructure development. Site drainage and runoff shall be in accordance with the subdivision drainage plan and as approved by the Public Works Director. The design will be maintained by the property owner or condominium association to ensure the collection system works properly.
18. The site plan must include a minimum fifteen-foot bufferyard, inclusive of the sideyard setback; and, that a six-foot decorative fence, with the finished side facing the property to the west shall be approved subject to approval by the Fire Chief and Town Public Works Director.

19. The developer shall provide an exterior lighting plan for each lot that meets the provisions of Section 17.10.010.
20. Any future subdivision of any duplex building(s) into condominium or townhouse units will require a condominium or townhouse plat after the units are constructed so the units can be separately sold and any operation and maintenance obligations to shared infrastructure, examples including but not limited to: private driveway, water infrastructure, sanitary sewer collection, pumping and forcemain system, drainage, exteriors of each building, snow storage and water and sanitary sewer fees; are defined on the plat.
21. The building height shall not exceed 35-feet from what is determined to be the lowest point of the structures footprint to the top of the highest point of the structure's roof.