



February 03, 2026

KRUSE BUILDERS, LLC  
996 Captain Jack Drive  
Steamboat Springs, CO 80487

**Re: Eddyline Townhomes at 1930 BRIDGE LN**

**Dear KRUSE BUILDERS, LLC,**

This letter shall serve as the Development Review Team letter (DRT) for PL20250300 Submittal #3. This letter as well as marked up documents and conditions of approval are available on Portal.

Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made.

Please address each comment and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

Please submit materials digitally through the Portal by uploading a **New Version** of each applicable document. Complete submittals shall be distributed within two business days of receipt. The resubmittal should include:

- The most recent revision date on applicable sheets
- A response to each individual comment
- Flattened PDFs of all materials

Please feel free to contact me at (970) 871-8244 or by email at [jbrown@steamboatsprings.net](mailto:jbrown@steamboatsprings.net) with any questions or concerns.

**Planning Review** (Reviewed By: Jeremy Brown)

2. CDC 402.D.1.b Automatic Irrigation required.

Addendum 11/20/25: The irrigation general note does not make it clear if the applicant is seeking confirmation of "low maintenance landscaping" or intends to irrigate all plantings. This determination must be made in the development plan.

Addendum 1/27/25: CDC 402.D.1.b "Automatic irrigation of all required landscaping is required

unless low maintenance landscaping is approved". Staff do not approve the proposed landscape as "low maintenance" at this time and if this is the desired direction, staff can work with the applicant to achieve those goals. For instance, Autumn Blaze Maples would likely require winter watering. "evergreen Shrubs" is too vague to review and must be further specified. Colorado Blue Spruces also require medium to high amounts of water and are probably a poor choice unless appropriately located on site considering topography and soil drainage.

3. CDC 437.D.1 Buildings shall prioritize orientation or primary pedestrian entries to... pedestrian circulation. Connections should be shown from units to the trail.

Update 11/20/25: Staff do not believe the standard has been met. With the fence physically and visually blocking a connection, and only a secondary soft path, the building does not appear to "prioritize orientation or entries" to the core trail. Staff believe this would better meet the standard with a front door/ stoop style relationship.

Update 1/26/26: Staff do not believe the applicant has met the Design Standard. Staff acknowledge the applicant does not agree with the interpretation of CDC 437.D.1 or 347.C.1 as it applies to this project, or as provided in Written Interpretation WI-25-03 and choose to move forward to public hearing without staff support.

6. Light Cream not an approved Primary Color. This would be closer to "Light tan" which is only an approved accent color (appendix B)

Update 11/20/25: Staff disagree with the labeling of the "Light Greige" areas as accent colors as they carry the primary volume of their units. As "tans" are approved as primary colors, but "light tans" are not, staff suggest submitting a product color or paint manufacturer sample for approval with this Development Plan. Any negligible future change at Building Permit may then be reviewed against this approved sample without any additional process.

Update 1/25/26: While staff did acknowledge there are no exact percentages for "Primary" and "Accent", staff also did not approve the percentages as implied by the applicant. Staff explicitly stated that the path to compliance would be through the approval of the color sample. If staff were accepting of this as an accent color, we would not have requested a sample as it would clearly fit the accent definition. After review of the provided Sample Sherwin William 7043, development review planners, principle planner, and planning director determined that it was not an acceptable primary building color. It was considered gray, which is only allowed through the natural weather of a material.

7. Staff disagree with the applicants assessment of the CDC intent regarding the Conditional Use for Workforce Units in the Pedestrian active building frontage. The applicant's narrative

proposes to buffer the pedestrian use from the residential use implying the visual impact is the negative component the CDC is trying to avoid. Staff's interpretation is that this relationship is acceptable (encouraged), but the negative impact relates more to the loss of pedestrian active retail frontage in our commercial zones.

Update 1/25/26: Under the context of failing to meet the design standards for Multiple Family, staff will not be able to support the conditional use of Workforce Units on the ground level or the conditional use of Multiple Family.

9. The landscape note says "A 1:1 number of proposed plantings has been maintained from the previously approved development". Staff do not find this to be true. For starters, the proposed plan has 8 trees, where the previous development plan had 12. Staff will also not approve the linear parking at the end of parking spaces as an approved "interior parking lot landscape form". Lastly, staff do not find it desirable to remove all tree plantings away from the approved southernmost location as this location better aids in the mitigation of urban heat island. Stretching the northern planting area further north is not in line with interior parking lot landscape forms.

Update 1/25/26: Applicant states 4 trees were added to the parking lot landscaping for a total of 12. Staff only count 3 additional trees for a total of 11. Staff also do not support the expansion of the northern planting area as an "interior landscape form". The applicant makes reference to a "corner projection" which this item is not. This area is in fact not an interior landscape form, but was taken into consideration from it's previous approval.

12. Fencing on the landscape plan does not meet fencing on the site plan behind building 2

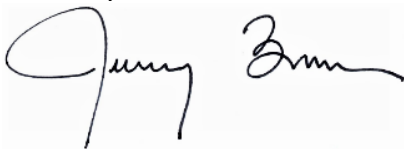
#### **Final Project Manager Review** (Reviewed By: Jeremy Brown)

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

- The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first: • Access drive, driveway, and parking areas • Drainage improvements • Permanent storm water quality treatment facilities • Revegetation
- Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
- Prior to Certificate of Occupancy/Completion, an executed Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.

- Civil construction plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to the RCRBD with a Building Permit/Grading Permit application for review and approval prior to the start of any construction.
- Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be uploaded to the applicable building permit condition.
- The 18 "tiny homes" have been reviewed and approved for use as either workforce housing OR multiple-family housing and therefore do not carry any agreement or deed restriction requirement by this approval. Should the applicant voluntarily decide to identify any of these 18 units as workforce housing, they may do so without additional review and under the following condition: The applicant shall enter into an agreement, acceptable to the City, restricting the occupancy of the Workforce Units to qualified residents as defined by the Community Development Code. The agreement shall be recorded at the Routt County Clerk and Recorder prior to Certificate of Occupancy/Completion.
- Should the owner identify any of the 18 "tiny home" units into workforce housing, the owner or rental agency for the property shall provide an annual report to the Planning Director outlining compliance with the deed restricted workforce units. The report shall, at a minimum, list all workforce units and how the occupants for each unit met the definition of Qualified Resident as defined in Community Development Code Section 802.
- This Resolution approves the number of units, size and bedroom. Floorplans subject to review and approval at building permit to confirm compliance with unit sizes and inability to create additional units through lockoffs.
- Prior to Phase 1 TCO, the newly constructed water quality pond shall be finalized, & an improvements agreement is required for the conversion from a temporary construction facility to a final facility at the end of construction.

Sincerely,



Jeremy Brown, PLA, LEED AP  
Planner