



May 18, 2024

May Riegler Properties, LLC (Gaby & Kevin Riegler)
<NO STREET ADDRESS>

Re: 2075 Walton Creek Townhomes at 155100009

Dear May Riegler Properties, LLC (Gaby & Kevin Riegler),

This letter shall serve as the Development Review Team letter (DRT) for PL20240106 Submittal #1. 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- Required Meeting: If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- Resubmittal Fee: If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

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

Planning Review (Reviewed By: Jeremy Brown)

1. Principally we allow units to double park garages, however there is concern of whether or not the turning movements will actually work as shown.
2. While the letter of serviceability from the refuse management company addresses access and turning movements of the waste collection vehicles, staff have concerns around the actual waste management plan. Will rolling cans be stores inside garages? Is there room to accommodate them WITH vehicles as well? Where will trash be located on pickup days to ensure unobstructed ingress/egress of all units? How will "A" units in particular (with double parked cars) locate bins for collection?
3. Informational Comment: multifamily must include recycling service
4. The CDC defines "Right-of-way" as "A tract or strip of land owned by or dedicated to the City, County, or State and intended for or used by the public for circulation, service, or other public uses." By definition, and for the purposes of review against the standards of this CDC, the 25' Ingress/Egress Easement is considered Right-of-way. Per 801.B.1.a of the CDC "Front Lot Line" is "Any property line that separates a lot from an abutting public street right-of-way" meaning building setbacks and landscaping setbacks should be adjusted accordingly to be taken from the 25' easement line. Understandably this will significantly change that plan but ultimately make better sense of setback standards as they relate to retaining walls, landscaping, building setbacks etc.
5. The requested landscape variance will need reassessment after revisions to comply to comment #4. Following site plan revisions, please recalculate plantings within the 10' setback of the ROW established by the ingress/egress easement.
6. snow storage along the Southeastern retaining wall is too insignificant to contribute to overall calculations and should be removed. The strip is only about 1' wide and will likely retain no more than the snow that falls on it. Also, please separate snow storage calculations into areas served (I would suggest one zone for each parking area, and maybe a zone for each sidewalk area). The concern is that, for example, there is more snow storage along the southeastern sidewalk than is needed to serve that adjacent sidewalk (meaning that some of that "stored snow" is coming from the driveway which is impractical). The greater concern example is that the smaller Western parking area appears to have the greater snow storage and there is no way to push snow from the Eastern drive to the Western section.
7. Need street trees conforming to engineering standards.
8. when the ROW sidewalk is designed per engineering comments, internal sidewalks must connect to this public sidewalk.
9. Identify, designate, and calculate open space (15%).
10. Staff do not believe the requested variances to garages (setbacks and building entry interruption) meet the acceptable alternative criteria. Based on the CDC, the garages are oriented on an angle to, and facing Walton Creek, therefore technically making them "front facades" (see figure 801-10). Staff also disagree with their characterization as "back of house". The rendering perfectly demonstrates how prominent the garage façade will be.
11. staff find the wall height variance supportable.
12. "Development shall be placed to define the edges of and orient access to ... public streets"

(CDC 437.C). While the most desirable orientation would likely be front facade alignment with Walton Creek Rd, Building 1 is acceptable, however building 2 is not an acceptable orientation to Walton Creek.

13. staff find the glazing variance request supportable.
14. mechanical location and screening is unclear. Please identify locations and any necessary screening from public view.
15. Informational note: Asphalt shingles must be architectural grade.
16. Provide bicycle parking in accordance with 406.C.7
17. Informational Note: "retaining walls by others" must meet material standards

Engineering Review (Reviewed By: Emrick Soltis, P.E., CFM)

1. Sh. 1: Stamp?
2. C1: 8ft Sidewalk Required.

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 Building Department only has informational comments at this time, this project will need to be designed under the 2021 ICC Codes currently adopted by the City of Steamboat Springs, please keep in mind the 2021 IRC Section R320.1 Scope. Where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the International Building Code for Group R-3 shall apply.
- 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.
- 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 • Sidewalk improvements
- Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.

Sincerely,



Jeremy Brown
Planner