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January 19, 2026

City of Steamboat Springs  
Planning and Community Development

RE: Traffic Study Waiver Request  
Lot 1, Copper Ridge Business Park Filing No. 4  
Development Application

Dear Planning Staff,

Four Points respectfully requests a waiver for the traffic study requirement included as part of the development plan application for Lot 1, Copper Ridge Business Park Filing No. 4.

The project is not anticipated to increase existing traffic by more than 50 daily trips and thus does not qualify for a formal traffic study per Chapter 6 of the City of Steamboat Springs Engineering Standards. The Copper Ridge Business Park Filing No. 4 roadway entries with Elk River Road were designed to accommodate industrial development and expected traffic from planned commercial activities.

Please let us know if you require any further information or if a discussion is needed.

Please call or email to [walterm@fourpointsse.com](mailto:walterm@fourpointsse.com) with any questions.

Sincerely,

Walter Magill, PE & PLS  
Four Points Surveying and Engineering  
970-819-1161

