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Planning Review:

Revisions Required:

1. Pay fees for variances, see payable fess in portal for the project. Please pay as soon as possible.
[Response: SAA has contacted the owner to pay the \\$500 fees for the Major Variance.](#)
2. Sec. 402.D.2: it does not look like there are enough frontage plantings along village drive, 7 total plantings are required. Plantings are allowed in easements, standards only limit distance of trees from water/sewer mains. Demonstrate compliance with standards or request a variance.
[Response: One ornamental tree that was located just outside of the Landscape Frontage Area has been moved to a different location with the Landscape Frontage Area.](#)
3. Please revise the project narrative to include a response to each individual Criterion for Approval in the applicable section of Article 7.
[Response: SAA has updated the project narrative to include a response to the Criterion for Approval.](#)
4. Ex. conditions plan: Remove/update setbacks for current zone district
[Response: Landmark removed the setbacks from the Existing Conditions Plan.](#)
5. Section 408: Indicate a location and screening for refuse containers that meets the standards of the section so that refuse pick up can function as proposed in the narrative. Refuse containers cannot impair vehicular access and shall be screened if they will be visible for more than 14 hours in a day.
[Response: An alternative to screening is proposed with all of the following criteria being met:](#)
 - i. [The property does not use or have access to a dumpster; and](#)
 - ii. [Moveable refuse containers are used to serve all uses on the property; and](#)
 - iii. [The containers shall be stored in an area where they are not easily visible form streets or alleys; and](#)
 - iv. [The containers will only be visible from streets or alleys for a maximum of 14 hours on a scheduled collection day.](#)

6. Section 409: Indicate if driveways and all other paved/concrete surfaces including sidewalks will also be snowmelted or show areas where driveway and sidewalk snow will be stored. Consider providing some snow storage locations on site or providing a snow hauling plan to ensure that driveways and sidewalks are maintained.

Response: All sidewalks, driveways, and drive isles within the site will be snow melted. The exterior sidewalks along Village Drive and Walton Creek Road will not be snow melted. Snow storage for these sidewalks is available on both sides of the walks.

7. Section 421: Show required open space that complies with the standards of the section or request a variance.

Response: We have provided a drawings to show the open space requirement- please see L1.2.

8. Section 214, MF-3 third story height variance: Provide an exhibit showing which portions of the north building require the variance. It looks like both end units on the north building need the variance, but it looks like the southernmost unit on the north building is about 15' from the property line instead of 16' feet.

Response: SAA has provided an exhibit to show the third floor setbacks.

Utilities- MW Review:

1. Revise Utility Plan per MWW Redlines. See Redline Markup in Doc Folder.

Response: Landmark revised the cleanout and curb stop locations and revised the note about the sewer abandonment at Sewer Manhole 26.7 per the redlines on Sheet C.311.

Regarding the sewer main realignment, the City has terminated the Planning Application for Lot A Mountain Office Park Subdivision and the easement shown on the redlines does not exist. The application is willing to work with MWW on the sewer realignment, but the project can't be responsible for obtaining easements on private property that it does not own or be obligated to perform work on property that it does not have the right to work on.

Sincerely,

Sharlene Bhyun
Project Manager
Steamboat Architectural Associates