



April 21, 2022

Steamboat Architectural Associates
345 Lincoln Ave
Steamboat Springs, CO 80487

Re: 1805 Walton Creek TH Development Plan- Public Hearing at 936273003

Dear Steamboat Architectural Associates,

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

The resubmittal should include:

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

Please submit materials digitally through the Portal on our website. Complete submittals shall be distributed within two business days of receipt.

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 contact me by email at tstauffer@steamboatsprings.net or at (970) 871-8280 with questions or concerns.

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. Pay fees for variances, see payable fees in portal for the project. Please pay as soon as possible.
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.

3. Please revise the project narrative to include a response to each individual Criterion for Approval in the applicable section of Article 7.

4. Ex. conditions plan: Remove/update setbacks for current zone district

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.

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.

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

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.

Utilities-Mount Werner Review (Reviewed By: Richard Buccino)

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer", is written over a faint, light blue circular background.

Toby Stauffer, AICP
Senior Planner