



July 28, 2022

Matthew McLeod  
PO Box 775966  
Steamboat Springs, CO 80477

**Re: Copper Ridge Business Park, Lot 3, Filling 4, Work/Live development at 1716 Copper Ridge Spur, PL20220235**

**Dear Matthew McLeod,**

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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.

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](mailto:tstauffer@steamboatsprings.net) or at (970) 871-8280 with questions or concerns.

**Planning Review** (Reviewed By: Toby Stauffer, AICP)

1. C5: lighting proposed on architectural plans does not seem consistent with light fixtures proposed on lighting plan, please clarify, revise.
2. Narrative: amend plans or narrative to indicate that trash containers will not be stored outside. if so, an enclosure is required.
3. C3: revise narrative to indicate how snow will be managed for two areas that are greater

than 20' from pavement. Driving across the grass buffer may impact the function of the buffer and driving into the snow storage areas may limit available storage area.

4. See Comments C1, variances or revisions required
5. A4: lighting proposed on architectural plans does not seem consistent with light fixtures proposed on lighting plan, please clarify, revise.
6. C1: heights are incorrect, 32' OH and 28' APH, current plans require revision or variance request
7. C1: provide residential and nonresidential Gross floor area calculations, proposed building does not meet use standards for work/live, CDC 303.I.b
8. C3: Indicate on plans how parking spaces will be physically identified on the site, painting, signs, etc.
9. CDC Section 414: Sidewalk improvements are required.
10. See Document Mark-ups, each should be labeled with the page they reference.
11. See informational comments in documents.
12. See proposed conditions in the conditions panel in the applicant portal for PL20220235.
13. CDC Section 417: Revise to include sidewalks on street frontages and internal sidewalks that connect to sidewalks on street frontages.
14. CDC 427: Indicate how the project will comply with this section and provide confirmation of approved plan from USPS.
15. C3: evergreen trees are permitted, please revise
16. C3: incorrect area to planting ratio- please revise
17. A4: Provide actual elevation and height measurements
18. A5: proposed height requires revision or variance request
19. A5: proposed APH requires revision or variance request
20. C5: this illumination does not appear to be compliant with dark sky guidelines and is inconsistent with statements on the architectural plans, please revise

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

1. C3: All snow storage is required to drain to a water quality treatment facility.
2. C3: Sidewalk is required on both Copper Ridge Cir and Copper Ridge Spur.
3. Drainage Study: need a calculation for each facility.
4. Drainage Study: n shall be 1 when utilized in these calculations.

**Utilities-City Review** (Reviewed By: Amber Gregory)

1. Are the units to be platted as condos or townhome style? If they are condos, the joint sewer line is okay. If not, then separate sewer lines will need to be ran from each unit.

Sincerely,



Toby Stauffer, AICP      Senior Planner