

Minor Use Permit

Permit No. PL20230105

Project Name: D&D Flood Plain Development Permit

Permittee: DUKSA FAMILY, LLC

Property Owner: DUKSA FAMILY, LLC

Type of Use: Storage of material in the floodplain

Property Address: 40025 BAKER WAY, ROUTT, CO 80487

Legal Description: TR IN SE4SE4 SEC 4-6-85 TR IN NE4NE4
SEC 9-6-85 TOTAL 3A

Finding of Fact:

1. The proposal, with the following conditions, meets the applicable guidelines of the Routt County Master Plan and is in compliance with Sections 5.13 of the Routt County Zoning Regulations.
2. The use of the site as a recycling storage facility and the storage of items waiting to be shipped to recycle facilities had been approved through Special Use Permit PL20230082.
3. The analysis, findings, and conclusions of the certified engineer report dated December 11, 2023 and the supplement dated December 19, 2023 are hereby incorporated into these finding by reference.
4. Based on the mapping provided, water from a 1% chance storm event will not enter the site.
5. The 1% chance flood flow was determined using values found in the Flood Insurance Study (FIS), with the closest locations to the project site with flow data being at the confluence of the Yampa and Elk Rivers (downstream of the site) and the downstream limits of the City of Steamboat Springs (upstream of the site). To get a flow for this stretch of river, interpolation was used and a value of 12,500 cubic feet per second was determined. This estimate is high because the project site is located closer to the downstream limits of the City of Steamboat Springs than the confluence of the Yampa and Elk Rivers.

6. In 2021, the flow amounts for the Yampa River contained within the FIS dated February 4, 2005 were revised downwards so the flow used in the model is higher than the regulatory flow rate.
7. Some time between 2006 and 2009, the neighboring parcel to the east, owned by Steamboat II Metropolitan District, installed a perimeter berm directly adjacent to the western property line of the subject property and extends along the southern portion of the subject property. This berm was not incorporated into the FIS dated February 4, 2005. Due to the installation of the berms, portions of the Zone AE floodplain that are shown on the FIRM Panel are no longer present on the property due to the raised elevation of the berm.
8. The upstream adjacent property is open space and is predominantly made up of wetlands. The downstream property contains an active gravel pit with appropriate measures to keep floodwaters from entering the pit. Storage of material in the floodplain on the subject property does not pose a risk to upstream or downstream properties.

Conditions of Approval:

1. The permit is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 5.13.
2. The permit is limited to uses and facilities presented in the approved project plan approved through this permit and through PL20230082. Any additional uses or facilities must be applied for in a new or amended application.
3. Any complaints or concerns which may arise from this operation may be cause for review of the permit, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
4. This approval is contingent upon any required federal, state and local permits being obtained and complied with; the operation shall comply with all federal, state and local laws.
5. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be stored in accordance with state and local environmental requirements.

Permit Issued By:

Alan Goldich, Floodplain Administrator

Date

Joe Duksa, Permittee

Date