

100 Huckleberry Lane

Steamboat Springs, Co 80487

Account: R6797679

Parcel ID: 146200001

Legal Description: Lot 1 Pielstick-Friesell Exmpt Subd

Date: January 24, 2024

To Whom it may Concern,

This is the written narrative for the sub-division application of 100 Huckleberry Lane, Steamboat Springs, Co 80487 by Todd J. Pedersen, and Kathryn J. Pedersen. The intent of this application is to subdivide our property into two separate lots. Our home at 100 Huckleberry Lane is our primary residence and it sits on a .70-acre lot. This property is located just outside Steamboat Springs City Limits and within the UGB. We re-zoned this lot in 2022 from AF to MDR with the intent to do what we are applying for in this application.

As was mentioned in our re-zoning application in 2022 we are planning for our family's future. We are attempting to prepare for the possibility of Mothers, Fathers, or children that need a place to live. As you are aware, the cost of living in Steamboat has skyrocketed in the last several years, and there is no way our family members could afford to reside in Steamboat, if it were their need or desire.

Our current proposal is to subdivide our existing .70-acre lot into two separate lots. The main lot, which encompasses our current home, would be .53 acres (23.088 S.F.) and the new lot would be located on the north side of the property and be .17 acres (7,225 S.F.). Both lots would meet the MDR zoning criteria requiring a minimum of 6,000 s.f. and meet all criteria for minimum setbacks, CSCS, water requirements from the city, and have adequate driveway options. Our intent is to build a small single-family home with an attached secondary, if plans and space allow, on this additional .17-acre lot. The new home would consist of a 2-bed, 2-bath home, and the secondary would be an, attached studio apartment. Total square footage of both the main and the secondary is anticipated to be 2,000 – 2,500 S.F. If it does not make sense from a design and space perspective to build a main with a secondary, we will build a 2 bed, 2 bath home, about 1600-1800 S.F.

We believe this plan is supportive of the current Routt County Master Plan which has this area designated as and amongst the Steamboat Springs Sub-Area Plan and Urban Growth Center. Our neighborhood currently has a combination of single-family and multi-family residences, with two duplex lots adjacent to our property to the north. The addition of this new lot would be consistent with the original plans for our sub-division and the area. These changes would have a minimal local impact with a small population density addition relative to a nearly complete built-out neighborhood. Our neighborhood is served by Huckleberry Lane and is a dead-end within a half mile of our property. We have approximately 45 single family homes and duplexes with an additional 2-4 undeveloped lots remaining to be developed. This additional lot will have an ultimately increase in density of about 2% (1/50).

Our contribution to Parks, Schools, and Open space will be accommodated with a Fee in Lieu. After conversation with Planning Staff, we have come to a verbal agreement of a FIL in the amount of \$5,000, which is comparable to the fee charged at the Fox Creek Park development close to our current lot and proposed sub-division. Our justification for our valuation, and a fee in lieu, is the following:

- The regulation states that Parks and Schools dedication is .03 acres per person added (2.3 additions), or .069 acres. The Public Space dedication is 10% of the project area, which would be an additional .017 acres (.17 * 10%). This would place the total dedication for Open Space, Parks, and Schools at .086 acres, or 50.5% of our total project size. This is, for obvious reasons, not feasible for our small subdivision.
- We found three comparable undeveloped lots in our immediate vicinity on the assessor's site. They are Lots 4 and 5 grouse run subd2, and Lot 1 spring creek hills rd. All three lots, regardless of size difference, reflect a value of \$120,000. These lot sizes are .24ac, .24ac, and .76ac. Although we believe there should be a valuation difference between the .24's and the .76, our new lot at .17 acres, undeveloped, should be less than any of these three, and we would like to propose a max undeveloped value of \$100,000. As we evaluate a fee in lieu of dedication, using the formulas in the regulations, this fee in lieu would be 50.5% of the estimated value of the property. If we accept the value of \$100,000, this fee would be \$50,500 which is not feasible for our project, nor does it seem reasonable for this project size.
- Section 3.5.4 (3), from the Routt County Subdivision Regulations, The County has the discretion to adjust this fee as it is considered a maximum fee in lieu.
 - In comparison, the fee in lieu calculated for Fox Grove, directly behind our home, was calculated at \$23,935 in 2018, for 5 new lots. Prior to subdivision, this singular lot had an estimated value of \$582,000 (valuation from assessors' site at time of replat and prior to re-assessment). If we simply calculate the fee on the estimated value of the additional lots (5/6ths) of this total, it means that they paid 4.9% of the THEN property value as a Fee in Lieu, ($\$582,000 / 6 * 5 = \$485,000$; $\$23,935 / \$485,000 = 4.9\%$). This would place our fee at \$4,900, ($4.9\% * \$100,000$ value). We do not believe this calculation needs to be inflation adjusted, as changes in property value directly affect this calculation.
- Section 3.5.4.B (a) allows for the consideration of the size of the proposed development.
 - At .17 acres, when compared to the Fox Grove Subd additions 4.17ac ($5ac / 6 * 5 = 4.17$), our subdivision is 4.07% of the size of the compared development. If a \$23,935 fee were proportionally assessed, that would be a fee of \$975. We understand that property valuations have substantially increased, and this should be considered in this calculation. We evaluated the value of lots in the vicinity, and they seem to have increased approximately 2.5x from 2018 to 2023, which seems realistic. This same application would provide for this proportional size comparison fee to be approximately \$2,438, ($\$975 * 2.5 = \$2,438$).
- To back test this calculation for relevance, a \$5,000 fee, inflation adjusted and applied to Fox Grove on a comparable density, would have been \$48,000 in 2018. Taking the proposed \$5,000 fee and dividing it by 2.5x equals a \$2,000 per lot fee. At a higher density they would have added 24 lots ($4.17ac / .17ac = 24$). This would have equated to a \$48,000 fee in 2018.

In Summary, the above calculations provide for a comparable fee of \$4,900 and \$2,400. After discussion with Planning Staff regarding our discussion points above, while considering valuation increases,

subdivision size, and other points, we came to a verbal agreement of a \$5,000 fee in lieu to cover Schools, Parks and Open Space dedications.

The new lot currently has about 2 dozen full growth aspen trees, about half will need to be removed to build the new home. We intend on fully landscaping the property in a natural state that includes many mature tree additions, gardens, and shrubs. The new building will have limited impact on neighbor view corridors as we will be limited in height and size that is consistent with our current home, and all adjacent and neighboring properties, by maintaining a maximum building height of 40 feet. Approval of this subdivision application will have limited to no impact on area quality of life as no construction is required to satisfy this application. When we build on this lot, we will follow all building code requirements for site maintenance, as a minimum standard. Our property is located within City Water, Sewer and YVEA electricity infrastructure, resulting in all homes, current and future, having access to the Central Water and Central Sewer Systems that service our neighborhood. I have received additional confirmation by email from Amber Gregory, Steamboat Springs Utilities Engineer, that the new lot can be serviced by City Water (see included email documentation from Amber). It is our intent to satisfy the public sites requirement with a fee in lieu payment, as proposed above, as we do not have sufficient land to satisfy requirements through a land contribution.

With approval of this application, our next step would be to start conversations with a local architect to design a home with attached secondary for this new property. With viable plans, we will move ahead with that project. If plans with a secondary do not make sense, we will design and build a dwelling that could be occupied by our parents, children, or ourselves. We would long-term rent, as needed, if not used for those intended purposes. This provides options for our family to move to Steamboat with reasonable affordability, we get to stay in the community we have lived in since 2001, our daughters have the option to return to their hometown later in life and this all fits within the guidance of the Routt County Community Plan.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kathryn J. Pedersen', written over a horizontal line.

Kathryn J. Pedersen

A handwritten signature in blue ink, appearing to read 'Todd J. Pedersen', written over a horizontal line.

Todd J. Pedersen