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Routt County Planning
136 6th Street, 2nd Floor
Steamboat Springs, Co. 80487

RE: SOUTHERN SHORE ESTATES

**NARRATIVE TO SUBDIVIDE
MARCH 19, 2024**

TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC, and James "Bear" Ackerman (acting representative) are requesting your approval for the creation of SOUTHERN SHORE ESTATES.

TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC (TRI-STATE) purchased NORTHERLY PART OF COMMON AREA 6, SOUTH SHORE AT STAGECOACH and (10 AC) = TRACT OF LAND LOCATED IN THE NE 1/4 NW 1/4 SECTION 32, TOWNSHIP 4 NORTH, RANGE 84 WEST, 6TH, P.M., June 30, 1978, per deed at Reception #275933. TRI-STATE desires to create FIVE, 5+ acre lots. These lots will allow for five (5) single-family homes, each with their own individual well and septic systems.

Description of the Lots to be Subdivided

The lot area is mostly sagebrush, with an aspen grove over the NORTHERLY PART OF COMMON AREA 6, SOUTH SHORE AT STAGECOACH and (10.09 AC) = TRACT OF LAND LOCATED IN THE NE 1/4 NW 1/4 SECTION 32, TOWNSHIP 4 NORTH, RANGE 84 WEST, 6TH, P.M. The Slope Analysis map has the areas with over 30% slope mapped out and are the NON-BUILT AREAS illustrated on the plat.

ACCESS

The plan for access is building a road from Shoshone Way, going through Lot 60 - please see the Plan and Profile sheets. The access through Lot 60 is a more viable option than from Arapahoe Road for several reasons including: access from

intersection of Arapahoe Road and Uncompahgre Road is steep and would require a deep cut, Arapahoe/Uncompahgre access is over 2 times longer than the proposed access through Lot 60. Uncompahgre Road also encounters a large drainage area in that vicinity. Further benefits of access through Lot 60 would include the elimination of a building lot from the South Shore Subdivision as well as the demand for a septic vault system. The access to the five new lots would be maintained by the five property owners of Southern Shore Estates.

UTILITY INFORMATION

The area is historically serviced by solar power, although in recent years electricity has been introduced into the South Shore Subdivision on a very limited basis. While electricity is now available, this development will support the solar initiative and not supply electric to the lot lines. Water would be via private wells and sewage disposal via septic/leach field systems to owners having building permits as further explained below.

WATER INFORMATION

There are no water rights for the properties.

4.5.2 WATER SUPPLY

4.5.2.B.3 The Colorado Division Water Resources confirms that water is available for use.” Geovanny D. Romero, General Manager, Morrison Creek Water and Sanitation District (email submitted) would not oppose each lot obtaining their own well.

Information on Sewage Disposal System

The five lots created with this replat would each have their own on-site septic & leach field systems as it meets Routt County Environmental Health Departments criteria of five or more acres each. Routt County Planning Department on 8/4/2023 confirmed that a replat of the CA6/10.09 AC parcels would not reduce the number of vaults allocated to South Shore and the attorney for Morrison Creek Water & Sanitation District (Tom Sharp) has also provided a letter to the Planning Department stating the same. However, by making access through Lot 60 and eliminating a building lot, it also eliminates one potential vault system for a subdivision that already does not have enough vault permits for the number of platted lots.

Zoning

COMMON AREA 6 (PIN 158502006) is zoned High Density Residential (HDR). Described as a common area, the property is private, and it is not available for access by Stagecoach Property Owners nor open space for the public at large. A replat of this property into MRE zoning of 5+ acre parcels would result in zoning that is a reduction of residential density.

The 10.09 AC parcel (PIN 950322001) is zoned Agriculture Forestry (AF). Technically, there is no access to this property; the northeastern most tip of

undeveloped Uncompahgre does not provide enough roadway access and even if it did, that area is unbuildable due to its slope. Most of this parcel has a slope of over 30%. It resides outside of Stagecoach Property Owners Association (SPOA) and is currently not subject to its covenants. An in-person meeting with an employee of the Routt County Assessor in February 2023 determined that this parcel is not buildable, yet the Actual Value established at \$500,000. Ted Gavin of the Routt County Treasurer's Office confirmed on 12/28/2023 that this non-buildable property has and is being taxed at a high commercial real estate mill levy.

Besides the 10.09 AC parcel, the adjacent properties to Common Area 6 are the South Shore at Stagecoach subdivision - all of those parcels are all zoned HDR. For the parcels adjacent to the 10.09 AC parcel, it is South Shore properties and BLM to its east.

STAGECOACH COMMUNITY PLAN

PER 5.4 Infill and Replats (Lot Consolidations)

This proposal of platting infill is the goal of the plan.

Rural character, reduction of sewer vaults.

This proposed subdivision would be subject to Stagecoach Covenants; SPOA has conditionally agreed to accept the addition of the new subdivision and its five new lots to its jurisdiction.

STAGECOACH COMMUNITY PLAN-MASTER PLAN

Section 3 mentions the Metro District and Routt County which are not likely to be funding sources for infrastructures; this proposed replat will not put a burden on the infrastructures.

OPEN SPACE

The plat of SOUTH SHORE at STAGECOACH has the Common Areas as 25% of the total platted area. We are adding 10.09 acres of non-platted property and the 21.75 acres of the northerly portion of COMMON AREA 6 in this proposed plat of SOUTHERN SHORE ESTATES. The replat will have a NO BUILD AREA of 45% (most of this is the 10.09 acre parcel), LOT AREA of 51%, and ROADWAY AREA of 4%.

ROUTT COUNTY ZONING REGULATIONS

The proposed lot replat meets the regulations based upon the following:

PER 8.2.1.B - We have mapped the slopes on the sites, showing areas over 30% slope as NO-BUILD AREAS.

In preparation for this application for a subdivision replat within the SOUTH SHORE AT STAGECOACH, the applicant is including the following documentation/information for review and consideration:

1. AGREEMENT CONCERNING THE PROPOSED SUBDIVISION OF

COMMON AREA SIX, executed February 6, 2024, between Tri-State Generation & Transmission Association, Inc. and Stagecoach Property Owners Association.

- 2. Letter dated May 18, 2023, authorized by the Board of the Morrison Creek District, and signed by its president, Tony Borean and their legal opinion on impact or lack thereof on vaults with the proposed subdivision. Note this letter references six lots, for the proposed subdivision but the applicant has since reduced this to five lots, which does not affect the position of their letter.**

If the applicant is successful in this subdivision replat, there are many beneficiaries besides the applicant per the agreements with SPOA and Morrison Creek Water & Sanitation District:

- 1. Creation of publicly accessible Common Areas instead of the current private property Common areas that are not legally accessible by the public.**
- 2. Creation of new property taxes for Routt County with the 5 residential lots.**
- 3. Conveyance of Applicant's property known as Common Area 13, PT of Common Area 19 to SPOA where it then truly becomes Common Area to be used and managed by that owner's association.**
- 4. Conveyance of Multi-Family Lot 1 to SPOA and Morrison Creek Water & Sanitation District as Tenants in Common for them to utilize as they agree.**
- 5. Conveyance of PT of Common Area 9 to Morrison Creek Water & Sanitation District with an agreed upon easement to SPOA for a 20' rear and side trail easement.**
- 6. Conveyance of Lots 135 & 136 to Morrison Creek Water & Sanitation District for them to benefit as they may.**

Please let me know if you have any questions on this and how I can be of assistance. I look forward to working with the County on this application.

Sincerely,

**James "Bear" Ackerman, Colorado RLS#16394
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