

Memorandum

To: Cody Holly
From: Michael Fitz, Planner II
Date: 1/22/2025
Subject: Overlook Ranchettes PL20250002; Administrative Review Team comments
Attachments: • Colorado Division of Water Resources referral letter

PETITION: 9 manufactured homes placed on an approximately 1200 acre parcel
LEGAL: LOTS 3,4, S2NW4, SW4 SEC 2-6-86 321.72A LOTS 1,2, S2NE4, NW4, SE4, NE4SW4 SEC 3-6-86 520.86A E2NE4 SEC 10-6-86 80A NW4, NW4SW4, S2SW4 LESS THAT PART LYING S OF S ROW US HWY 40 SEC 11-6-86 279.50A. TOTAL: 1202.43 A AND PART OF NW4NW4 14-6-86 TOTAL 36.35A
PINs 938031001, 938142001
LOCATION: Southwest of the intersection of US 40 and Holly Ln
ZONE DISTRICT: Agriculture/Forestry (AF)

Disclaimer:

- All comments are based off the material provided. Added or altered material may be needed for future submittals.
- Comments provided are subject to change based off code updates or any additions/subtractions to the material presented.
- Comments provided are intended to help guide the applicant in making the best application to be reviewed. A full review has not been completed and no decisions made based off this review.

Staff Comments:

- The use proposed is single-family residential. These would be considered 9 additional single-family dwelling units on one parcel, which is allowed up to 1 dwelling per 35 acres. All but one dwelling would be restricted to 2,000 sq ft, with the primary dwelling limited to 7,500 sq ft.
- Based on the Division of Water Resources comments regarding well permitting and the Environmental Health comments regarding septic permitting, as well as the visual impacts and character of the development, Planning would suggest putting no more than 3 homes in a single cluster, rather than all 9 homes in 1 cluster. This would also alleviate some of the concerns listed below.

Concerns:

- Location/Visibility – the location is extremely visible and will have the appearance of a trailer park. Routt County is very supportive of affordable housing, including in trailer parks, but these are typically found in higher-density growth centers. If the choice is made to cluster all 9 homes together, rather than clusters of 3 or less homes, we would suggest modeling the development on the Manufactured Home Community use standards contained in the UDC and employing significant visual mitigation in the form of trees, shrubs, and other vegetation to soften its appearance and provide a more livable environment.
- Utilities – While not the direct purview of Routt County Planning, experience has shown that running utilities directly under the homes, while efficient to construct, results in extremely difficult maintenance over time. We would suggest no utilities be ran under any homes unless it is the final connection to serve that particular home.
- Future subdivision – These homes will not be able to be subdivided due to how close they are. At no point can a cluster of 9 homes be situated on any parcel less than 315 acres. If future subdivision is contemplated, a minimum of 100' separation is needed to run a property line with 50' setbacks on either side.
- Compatibility with existing development patterns – The curvilinear design of the development is suburban in character. The Master Plan supports rural development and traditional gridded urban development. While not a basis for denial, it may make the development less attractive and more noticeable/impactful to neighbors.
- Cul-de-sacs – The County's subdivision standards strongly discourage cul-de-sacs. While this is not a subdivision and is not subject to subdivision standards, we suggest
- Loss of ag land – the County Master Plan strongly supports the continued viability of agriculture. While not a basis for denial, we would suggest locating these homes in and around the existing ranch compound on Holly Ln, or other locations on the property where agriculture is not viable due to site conditions.

Review Processes:

- Planning - Administrative – a Large Lot Agreement is the only required process, and is processed via a \$75 agreement (UDC Section 2.41.C)
- Environmental Health – A septic permit is required from the County or the state (CDPHE) depending on the rated capacity of the system
- Water – a well permit or permits shall be obtained from the Colorado DOWR
- Building – Building permits, including sub-permits (mechanical, electrical, plumbing, etc) to place each structure and connect it to utilities will be required
- Public Works – CDOT access permitting (handled by CDOT, not the County).

Referrals:

- Building Department- Todd Carr- tcarr@co.routt.co.us
The Building Department adopted codes will require a building permit application to be submitted for each perspective Mobile Home you wish to set on this lot in the future if this application is approved. The Routt County Building Department is a participating Jurisdiction with DOLA and the Division of Housing, and we handle all permitting in Routt County for HUD Manufactured Mobile Homes. Mobile Homes can be set on a concrete slab, but in certain locations on the slab you may need thickened pier pads to be installed depending how thick the slab is. All mobile homes and the manufactures installation instructions typically will provide you the exact placement of all piers and supports that get built on top the piers to sit directly under load bearing locations on the chassis frame of the home. In addition all mobile homes have anchor rods that get installed into the ground on both ends of the home, this holds the home to the ground but can be removed at any given time in the future, so the home is still mobile in essence. You mention you will have a large distance

between each home about 30 feet you mentioned, this works fine with our adopted building codes, just so you know they could be as close as 10 feet apart per building code and that would be allowed. Please feel free to contact me directly at 970-870-5330 with any questions, Todd Carr.

- Environmental Health Review- Christopher Peters - scowman@co.routt.co.us
Based on 9 two-bedroom homes, the generated waste water will be 2,700 gallons per day (9*300). RCDEH permits and regulates OWTS up to 2000 gpd, anything over this threshold is permitted and regulated by CDPHE. Due to the calculated waste water generating features of this proposal, a CDPHE OWTS permit will be required. RCDEH can only permit systems up to 2,000 gallons per day.
- Public Works- Zach Schaffner- zscaffner@co.routt.co.us
CDOT access. With no connection to any county roads, only applicable permitting is for potential G&E for the dirt work associated. 24' wide and a 45' cul-de-sac should meet fire access code, but verify with applicable fire district.
- GIS Department- Lauren Wade- lwade@co.routt.co.us
GIS will assign primary address and subaddresses for each HUD once approved.
- Yampa Valley Electric Association – inspections@yvha.com
You will need to go to www.yvea.com and fill out the following applications and pay the application fee.
 - Step 1: Complete the New Meter Electric Billing Information Form
 - Step 2: Complete the New Construction/Change of Service Form
 - Step 3: \$250 Pay Here (nonrefundable application fee)

Any questions you can reach our Engineering Services Specialist 970-871-2242

Other Agencies that maybe needed to be contacted:

- Colorado Department of Transportation
- Colorado Division of Water Resources
- Colorado Department of Public Health and Environment



January 13, 2025

Michael Fitz, Planner II

Routt County Planning

Transmission via email: mfitz@co.routt.co.us

Re: Overlook Ranchettes Site Plan

Application No. PL20250002

Part of the NW ¼ NW ¼ of Section 14, Township 6 North, Range 86 West, 6th P.M.

Water Division 6, Water District 57

CDWR Assigned Referral File No. 32628

Dear Michael Fitz:

We have reviewed the referral to construct nine (9) manufactured HUD homes intended to house the local workforce on an approximately 36.25-acre parcel, which will be combined with the 1,200-acre parcel to the north owned by Holly Limited Partnership.

This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's [March 4, 2005](#) and [March 11, 2011](#) memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The proposed water supply is a shared well to serve all nine (9) homes. The estimated water demand was not provided.



If one shared well will serve 9 homes, the applicant should be aware that the proposed well must be permitted with a **non-exempt** permit and must be included in a court-approved [augmentation plan](#). In order to apply for a non-exempt well permit, the applicant must submit form [GWS-45](#), a copy of their property deed, and evidence of inclusion in a court-approved augmentation plan to DWRpermitsonline@state.co.us. Upon submission, the applicant will be invoiced the \$100 filing fee. Evaluation of complete well permit applications requires 4-6 weeks.

If multiple **exempt** wells will serve the 9 homes, the applicant should be aware that **each exempt well permit** would be limited to use in up to 3 single-family dwellings, the irrigation of up to 1 acre of home gardens and lawns, and domestic animal and livestock watering of the user's own animals on a farm or ranch. Each exempt well must be located on a **separate** 35+ acre portion of the property. In order to apply for an exempt well permit, the applicant must submit form [GWS-44](#), a copy of their property deed, and a description or map of the 35+ acre portion for which the well be permitted to DWRpermitsonline@state.co.us. Upon submission, the applicant will be invoiced the \$100 filing fee. Evaluation of complete well permit applications requires 4-6 weeks.

The ability to obtain a well permit and the allowed uses will be determined at the time this office reviews a complete well permit application.

Please contact me at Wenli.Dickinson@state.co.us or (303) 866-3581 x8206 with questions.

Sincerely,

A handwritten signature in blue ink that reads "Wenli Dickinson". The signature is fluid and cursive, with the first name "Wenli" and last name "Dickinson" clearly distinguishable.

Wenli Dickinson, P.E.

Water Resources Engineer