
Vista Verde Guest Ranch

Special Use Permit Amendment

ACTIVITY #: PL-20-184

HEARING DATES: Planning Commission (PC): 2/4/21 at 6:00 p.m.
Board of County Commissioners (BCC): 3/9/21 at 11:00 a.m.

PETITIONER: Vista Verde Guest Ranch, Inc.

PETITION: Special Use Permit Amendment to change permit boundary

LOCATION: 38000 Cowboy Way

ZONE DISTRICT: Agriculture and Forestry (AF)

AREA: 496 Acres

Addition of 35 acres

STAFF CONTACT: Chris Brookshire cbrookshire@co.routt.co.us

ATTACHMENTS:

- Narrative
- Permit PP2013-045
- Maps
- 12-10-20 Routt County Building Department letter
- Environmental Health Department referral comments

History: The Vista Verde Guest Ranch has been in operation since the 1950s. There have been several amendments to Special Use Permits over the years to allow for the expansion of recreational uses and lodging on the site.

Site Description: The Vista Verde Guest Ranch is a 496 acre property located five miles northeast of Clark, CO. The site borders residential properties to the south and Routt National Forest on the remaining three sides.

There are currently 25 structures on the property, including a number of guest cabins and employee housing, as well as buildings designated for recreational and agricultural uses. Existing improvements are clustered in the north-central portion of the property, and are not visible from the public road.

Project Description: Approved structures on the site can currently accommodate up to 54 guests and house up 48 employees.

The permittee is requesting to add an adjoining 35 acre parcel with an existing dwelling unit to the permit boundary. The parcel is located to the south of the existing ranch. Any amendment to the permit boundary requires review by Planning Commission and Board of Commissioners.

The change was initiated due to COVID-19 restrictions and safe distance requirements. The existing dwelling can accommodate 10-12 people so families or a larger group can stay in one structure. The unit would be reserved for single groups, meeting the current required COVID restrictions.

There will be no increase in the number of guests if the structure is occupied. Total occupancy of the guest ranch will be kept at 54 guests. Guests staying in the unit on the 35-acre parcel would have use of all guest ranch services and recreational uses at the ranch. The only exception would be that they can request food to be delivered to the structure if they do not want to use the dining hall.

Staff Comments:

There are no outstanding compliance issues with the existing permit or changes to the Routt County Zoning Regulations or Routt County Master Plan pertaining to this operation. The previously approved permit and its conditions are not under review. Rather, the consideration is for the amendment to the existing permit boundary and the use of the owner's residence for guests of Vista Verde Ranch. There are no other changes proposed to operations. If this application is approved a new permit will be issued with the change of boundary and use of the existing unit.

No changes to the building are proposed, so there will be no impacts to the area's overall character, agricultural or other land uses, lighting and skylining regulations. No new access is proposed or required and no additional traffic will be generated from this amendment.

A letter from the Routt County Building Department has been submitted explaining requirements to meet current building codes. The Environmental Health Department has also submitted comments (attached). The manager of Vista Verde Ranch has stated that they will work with the Building and Environmental Health to meet requirements and COA #7 covers this type of requirement.

Note: this application was not eligible for Administrative Review due to the inclusion of Specific Condition #15 in the previous permit. This condition states: "The Planning Director may approve the owners' home site plan or minor improvements and/or additions to the SUP that do not cause an increase in guest or employee numbers, traffic, and other off-site impacts. Requests for such approval shall be in detailed written form accompanied by a site plan and any other applicable information as requested by planning staff."

There are no changes to the operations of the ranch, but due to the expansion of the permit boundary an amendment to the permit is required.

The Routt County Master Plan and Sub Area plans contain dozens of policies regarding land use. The following checklist was developed by Planning Staff to highlight the policies most directly applicable to this petition. Interested parties are encouraged to review the Master Plan and Sub Area plans to determine if there are other policies that may be applicable to the review of this petition.

Compliance with the Routt County Master Plan

Chapter 4 – Rural Development

Section Policies (staff comments in bold)

- 4.3 B Use Permits that significantly alter the historical use, intensity of use, or character of an area may be deemed incompatible with this plan. **The 35 acres has an existing dwelling unit. The guest ranch permit has been previously approved and there are no changes proposed to the existing building or surrounding property. There will be no increase in the number of guests with this proposal.**
- 4.3 D Rural developments and uses should be limited to areas that have adequate access to accommodate the projected traffic. **Access to the site is via County Road 129 to Seed House Road (CR 64). The guest ranch has been previously reviewed for traffic impacts.**

Chapter 5 – Environmental Impacts

Section Policies (staff comments in bold)

- 5.3 B While respecting private property rights, the County will not approve development applications or special use permits that would lead to the degeneration of the environment without proper mitigation that would bring the proposal into compliance with the Master Plan, appropriate Sub-area Plans, Zoning Resolution, and Subdivision Regulations. **Use of the existing unit should not cause any environmental degeneration and/or non-conformance with the Master Plan, Sub-Area Plans, Zoning Resolution, or Subdivision Regulations.**
- 5.3 E Routt County requires that all new developments do not contribute to light pollution. **There is no new development proposed.**

Chapter 6 – Recreation and Tourism

Section Policies (staff comments in bold)

- 6.3 A Recreation and Tourist-based development and use intensity should be comparable to traditional agricultural use intensity. Intensity of permitted use should be proportional to permitted acreage. **There will be no increase in the number of guests using the facility and recreational operations will not change.**
- 6.3 E When appropriate, commercial recreational businesses should be immediately accessed by U.S. 40, Colorado State Highways 131 and 134, and County Roads with Primary and Rural classifications. Discourage commercial recreational development that creates traffic on County roads other than Primary and Rural. **Access to the site is via County Road 129 to Seed House Road (CR 64), both of which are maintained by Routt County.**

Chapter 10 – Agricultural Lands

Section Policies (staff comments in bold)

- 10.3 I Discourage development that changes the rural character or historical agricultural uses and/or practices. **There is an existing unit on the property and no new construction or development is proposed.**

Compliance with the Upper Elk River Valley Community Plan

Chapter 2 – Goals, Policies and Implementation

Section Policies (staff comments in bold)

- 2.4.4.1c Create minimal impacts. **There will be no additional impacts to the property.**
- 2.4.4 Expansion of existing businesses is supported as owners determine a need, so long as such expansion is visually compatible with the rural mountain community. Size, shape and form, massing and height, materials and scale should be compatible with what is built today. The building is currently used by the owners and their guests. **There will be no changes to the building or any construction unless required to meet current requirements.**

Compliance with Routt County Zoning Regulations

The following checklist was developed by Planning Staff to highlight the sections of the Routt County Zoning Regulations most directly applicable to this petition. The following section contains a list of the applicable sections of the Routt County Zoning Regulations. Staff Comments are included in italics where the public, referral agencies, or planning staff have questions/comments regarding the proposal.

Section 5- General Performance and Development Standards

These standards are designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties. These standards shall apply in all Zone Districts and to all land uses unless otherwise noted:

Section Regulations (staff comments in bold)

- 5.1.1 Every use shall be operated so that it does not pose a danger to public health, safety or welfare. **Guest Ranch operations will not change and the request is not expected to create significant new impacts to public health, safety or welfare.**
- 5.1.2 A Every use shall be operated in conformance with all applicable federal, state and local regulations and standards. Failure to comply with any and all applicable federal, state and local regulations and standards may be cause for review and/or revocation of any Land Use Approval granted pursuant to these Regulations. **No applicable changes proposed.**

- 5.1.4 Outdoor storage of materials which might cause fumes, odors, dust, fire hazard, or health hazards is prohibited unless such storage is within enclosed containers or unless a determination is made that such use will not have a detrimental impact on the environment. **No applicable changes proposed.**
- 5.2 Dimensional Standards: **No changes to the building are proposed.**
- 5.4 Parking Standards: **Existing parking is adequate and includes a garage and an outdoor area.**

Section 6 - General Standards & Mitigation Techniques for Land Use Approvals

The following standards shall apply to all Minor, Administrative, Conditional or Special uses allowed by permit only, PUD plans, Site plans, and Subdivisions:

Section Regulations (staff comments in bold)

- 6.1.2 The proposal shall be consistent with applicable Master Plans and sub-area plans. **No applicable changes are proposed.**
- 6.1.4 Public Road Use Performance Standards: The proposal shall comply with the Public Road Use Performance Standards in Section 6.2 of these Regulations. There will be no changes to the amount of guests and no additional traffic created.
- 6.1.6 Outdoor Lighting: The proposal shall comply with the Outdoor Lighting Standards in Section 6.3 of these Regulations. There will be not additional lighting. **No new lighting is proposed.**

Section 6.1.7 – Significant Negative Impacts

The proposal shall not create any significant negative impact in surrounding areas. Significant negative impacts are generally considered to be impacts that do not meet regulatory and/or generally accepted performance and environmental standards. If the Planning Director, Planning Commission or County Commissioners determine a proposed Land Use Change has the potential to create a significant negative impact in the surrounding area mitigation may be required, any such mitigation shall meet the Standards of Sections 6.4 through 6.13. If adequate mitigation cannot be accomplished, the use shall not be permitted.

Issues that may be reviewed for potentially significant negative impacts include, but are not limited to:

Section Issue (staff comments in bold)

- 6.1.7 A Public Roads, Services and Infrastructure: **There should be no changes to impacts to public roads, services or infrastructure.**
- 6.1.7 B Road Capacity, traffic, and traffic safety: **The expanded area is not expected to create significant new impacts to road capacity, traffic, or traffic safety. Access will be from an existing private road.**
- 6.1.7 E Water Quality and Quantity: **Conversion of an existing dwelling unit to guest services is not expected to create significant new impacts on the area's water quality or quantity.**

Section Issue (staff comments in bold)

- 6.1.7 G Visual Amenities and Scenic Qualities: **No changes to the building or surrounding property is proposed.**
- 6.1.7 I Noise: **Conversion to use the existing unit is not expected to create significant new noise impacts.**
- 6.1.7 K Land Use Compatibility: **No changes are proposed.**

The application does not change any of the existing conditions of Special Use Permit PP-2013-045. The application is for the change to expand the permit boundary which includes the use of the existing owners home for guests of the Vista Verde Ranch.

PLANNING COMMISSION OPTIONS:

1. **Approve the Amendment to Special Use Permit request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Zoning Regulations and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Amendment to Special Use Permit request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Zoning Regulations and/or the Routt County Master Plan.
3. **Table the Amendment to Special Use Permit request** if additional information is required to fully evaluate the petition.
4. **Approve the Amendment to Special Use Permit request with conditions and/or performance standards** if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Zoning Regulations and Routt County Master Plan.

FINDINGS OF FACT that may be appropriate if the Special Use Permit is approved:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and the Upper Elk River Valley Community Plan and is in compliance with Sections 4, 5, 6 of the Routt County Zoning Regulations.

CONDITIONS that may be appropriate may include the following:

Note: All of the existing COA's from PP2013-045 are listed below. If approved, the new permit will reflect the change of permit boundary.

General Conditions:

1. The Special Use Permit (SUP) is valid for the life of the use. The SUP shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year.
2. The SUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 4, 5 and 6.

3. The SUP is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application.
4. Any complaints or concerns which may arise from this operation may be cause for review of the SUP, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
5. In the event that Routt County commences an action to enforce or interpret this SUP, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
6. No junk, trash, or inoperative vehicles shall be stored on the property.
7. 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.
8. 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.
9. All exterior lighting shall be downcast and opaquely shielded.
10. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in the amount of no less than \$1,000,000 per occurrence with either unlimited aggregate or a policy endorsement requiring notice to Routt County of all claims made. Routt County shall be named as an additional insured on the policy.

Specific Conditions:

11. A transportation plan that includes provisions for shuttle service for guests and employees shall be submitted to and approved by the Planning Director prior to the issuance of any building permits for new facilities approved herein.
12. An onsite wastewater system permit shall be obtained from the Routt County Environmental Health Department or the State of Colorado, as applicable, prior to the issuance of a building permit for the expansion of the lodge/restaurant building. In the event that flows exceed 2000 gpd and such system requires a permit from the State of Colorado, a SUP shall be obtained from Routt County prior to the systems installation.
13. The SUP does not grant permission for use of the Routt National Forest lands. Such permission and appropriate permits shall be obtained from the Forest Supervisor prior to any guest ranch activities on or uses of forest lands.
14. Written confirmation from The Nature Conservancy that the new structures meet the terms and conditions of their conservation easement shall be obtained and provided to the Planning Department prior to the issuance of building permits for these facilities.
15. The Planning Director may approve the owners' home site plan or minor improvements and/or additions to the SUP that do not cause an increase in guest or employee numbers, traffic and other off-site impacts. Requests for such approval shall be in detailed written form accompanied by a site plan and any other applicable information as requested by Planning staff.
16. The arena and hay storage barn architecture shall be typical of other agricultural structures located on the site and surrounding area.
17. All livestock feed shall be protected from wildlife.
18. Any new fencing shall be constructed in compliance with Colorado Division of Wildlife (DOW) recommendations.

19. The owner shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and Routt County noxious weed management plan.
20. Domestic predators shall be kept under their owner's control at all times and shall not be allowed to run at large.
21. Trash receptacles be bear and rodent-resistant.
22. Revegetation of disturbed areas with a seed mix that avoids the use of aggressive non-native grass seed mixes and shall occur within one growing season.
23. A maximum of 54 guests may be housed at the ranch under its current configuration. Accommodations for additional guests would be subject to Specific Condition 15, above.

C.J.J. Family Holdings, Inc., doing business as Vista Verde Guest Ranch, would like to request that our Special Use Permit be amended to include the owner's home as part of our pool of lodging units available to our guests, as part of our all-inclusive offering. With the advent of the Covid-19 pandemic, the need to proactively space our guests appropriately has changed, and the owner's home would provide another option for guests who are concerned about staying in close proximity to other guests in adjacent units. A few items of note:

1) We are not requesting an increase in capacity. Our complimentary facilities will not allow for an increase in capacity, so adding this unit will inherently need to be for social distancing purposes only.

2) We will offer our full package in conjunction with the use of the unit.

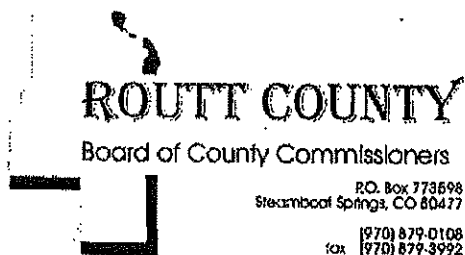
3) From an infrastructure standpoint, this unit is already self-sustained. It has its own septic and water, power, and parking. So, it will potentially decrease the use of other ranch systems.

As part of the all-inclusive package already in place, guests will be provided with meals, activities, housekeeping, and any concierge services offered to all guests on the ranch. Guests may also choose a package that allows them to remain isolated from the other guests and staff. Again, the impetus for adding the unit is to accommodate the "new normal" in terms of social distancing and the expectations and concerns of our guests.

The owner's house is 8,732 square ft. and has a large garage with 4 spaces. There are also 2 spaces outside for more vehicles, and multiple spaces by the barn. It has 6 bedrooms, 5 ½ baths, a full kitchen and living spaces. The house can comfortably accommodate 10-12 people.

We currently maintain the unit for the owners use, though their use has been limited in the past few years, and our current situation requires us to think differently and utilize our current assets more creatively. Therefore, we respectfully request permission to graft this unit into our current menu of lodging offerings at the ranch. Thank you for your consideration.

Ben Martin
General Manager
Vista Verde Guest Ranch



SPECIAL USE PERMIT

Routt County, Colorado

PERMIT NO.: PP2013-045

PROJECT NAME: Vista Verde Guest Ranch

PERMITTEE: CJJ Family Holdings, Inc.

ADDRESS: 58000 Cowboy Way
Clark, CO 80428

TYPE OF USE: Special Use Permit for guest ranch operations in accordance with the 2007 Vista Verde Master Plan and recreational uses including fishing, hunting, backpacking, horseback riding, pack trips, river boating, mountain biking, ballooning, rock climbing, ski touring, traditional western social activities, dog sledding, children's activities and other similar uses.

LOCATION/LEGAL DESCRIPTION: Tracts In Sections 4, 5, 7 & 8, Township 9 North, Range 84 West

DATE OF BOARD APPROVAL: December 10, 2013

PERIOD OF APPROVAL: Life of Use

CONDITIONS OF APPROVAL:

General Conditions:

1. The Special Use Permit (SUP) is valid for the life of the use. The SUP shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year.
2. The SUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 4, 5, and 6.
3. The SUP is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application.

4. Any complaints or concerns which may arise from this operation may be cause for review of the SUP, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
5. In the event that Routt County commences an action to enforce or interpret this SUP, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
6. No junk, trash, or inoperative vehicles shall be stored on the property.
7. 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.
8. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be store in accordance with state and local environmental requirements.
9. All exterior lighting shall be downcast and opaquely shielded.
10. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in the amount of no less than \$1,000,000 per occurrence with either unlimited aggregate or a policy endorsement requiring notice to Routt County of all claims made. Routt County shall be named as an additional insured on the policy.

Specific Conditions:

11. A transportation plan that includes provisions for shuttle service for guests and employees shall be submitted to and approved by the Planning Director prior to the issuance of any building permits for new facilities approved herein.
12. An onsite wastewater system permit shall be obtained from the Routt County Environmental Health Department or the State of Colorado, as applicable, prior to the issuance of a building permit for the expansion of the lodge/restaurant building. In the event that flows exceed 2000 gpd and such system requires a permit from the State of Colorado, a SUP shall be obtained from Routt County prior to the systems installation.
13. The SUP does not grant permission for use of the Routt National Forest lands. Such permission and appropriate permits shall be obtained and provided to the Planning Department prior to the issuance of building permits for these facilities.
14. Written confirmation from The Nature Conservatory that the new structures meet the terms and conditions of their conservation easement shall be obtained and provided to the Planning Department prior to the issuance of building permits for these facilities.
15. The Planning Director may approve the owners' home site plan or minor improvements and/or additions to the SUP that do not cause an increase in guest or employee numbers, traffic and other off-site impacts. Requests for such approval shall be in detailed written form accompanied by a site plan and any other applicable information as requested by Planning staff.
16. The permittee shall comply with the requirements and guidelines of the Colorado State Forest Service and other applicable agencies in regard to wildland fire mitigation measures.

17. All livestock feed shall be protected from wildlife.
18. Any new fencing shall be constructed in compliance with Colorado Division of Wildlife (DOW) recommendations.
19. The owner shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and Routt County noxious weed management plan.
20. Domestic predators shall be kept under their owner's control at all times and shall not be allowed to run at large.
21. Trash receptacles shall be bear and rodent-resistant.
22. Revegetation of disturbed areas with a seed mix that avoids the use of aggressive non-native grass seed mixes and shall occur within one growing season.
23. A maximum of 54 guests may be housed at the ranch under its current configuration. Accommodations for additional guests would be subject to Specific Condition 15, above.

PERMIT ISSUED BY THE ROUTT COUNTY BOARD OF COMMISSIONERS:

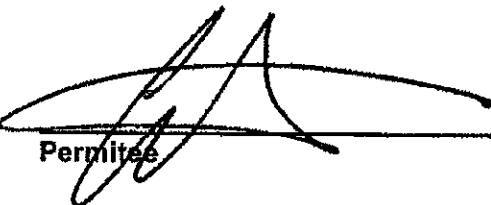


Timothy V. Corrigan, Chair

1/30/17

Date

ACCEPTED:

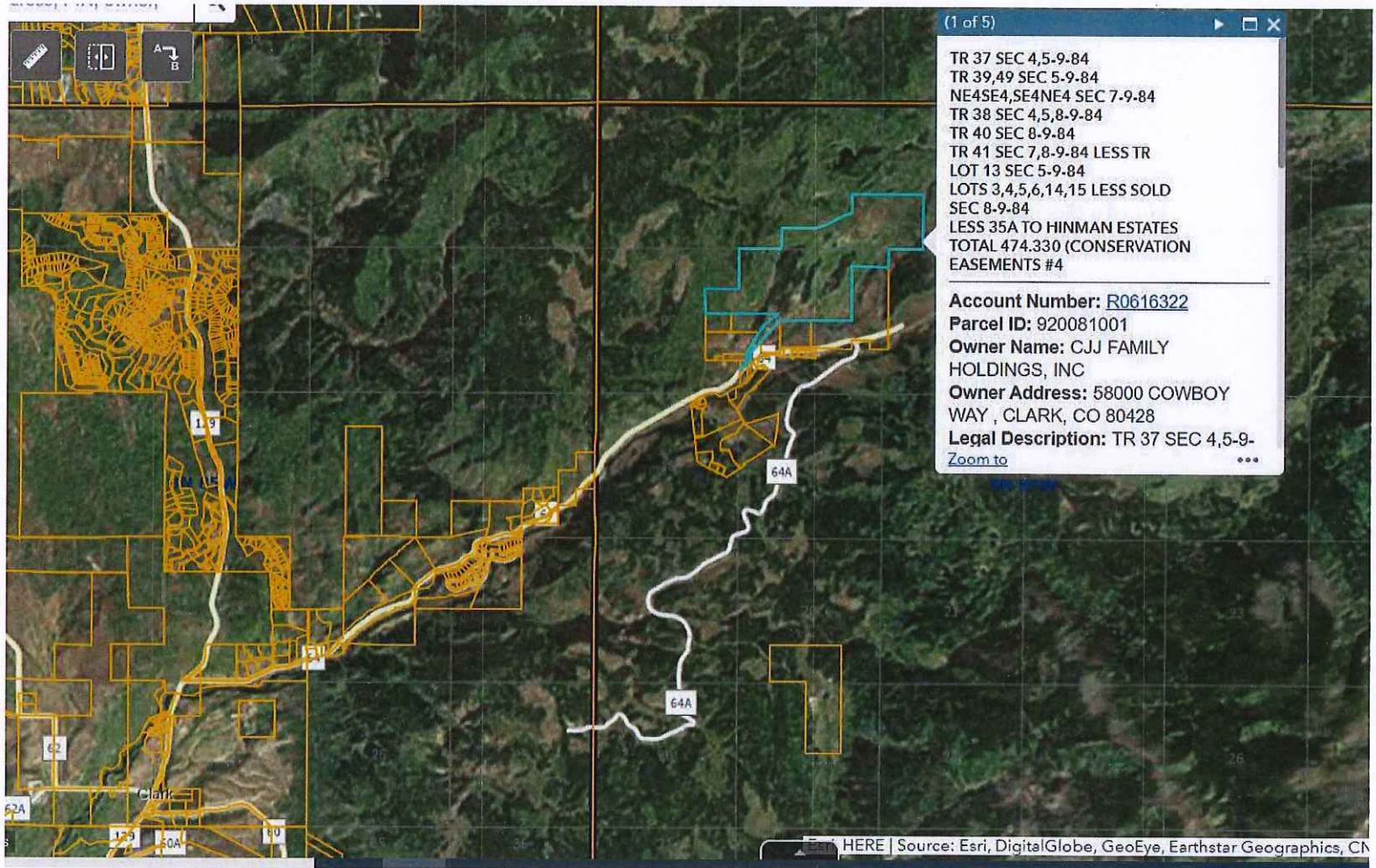


Permittee

1/26/17

Date

This permit may be subject to an Annual Fee: The permits/approval shall not be issued until all fees have been paid in full. Failure to pay fees may result in revocation of this permit. Permits/Approvals that require an ongoing review will be assessed an Annual Fee. Additional fees for mitigation monitoring will be charged on an hourly basis for staff time required to review and/or implement conditions of approval.

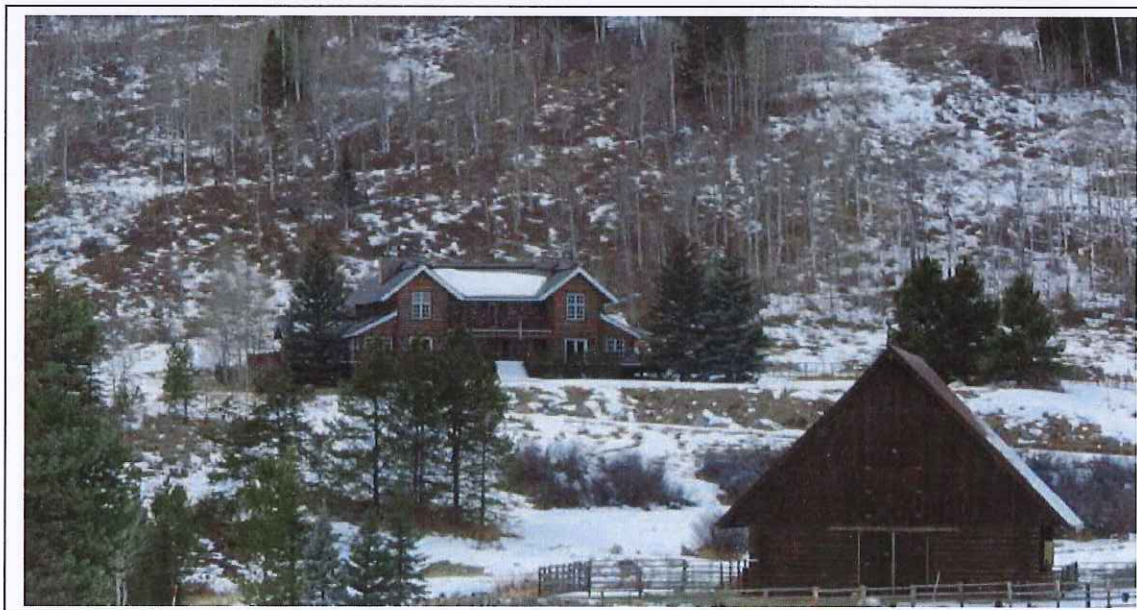
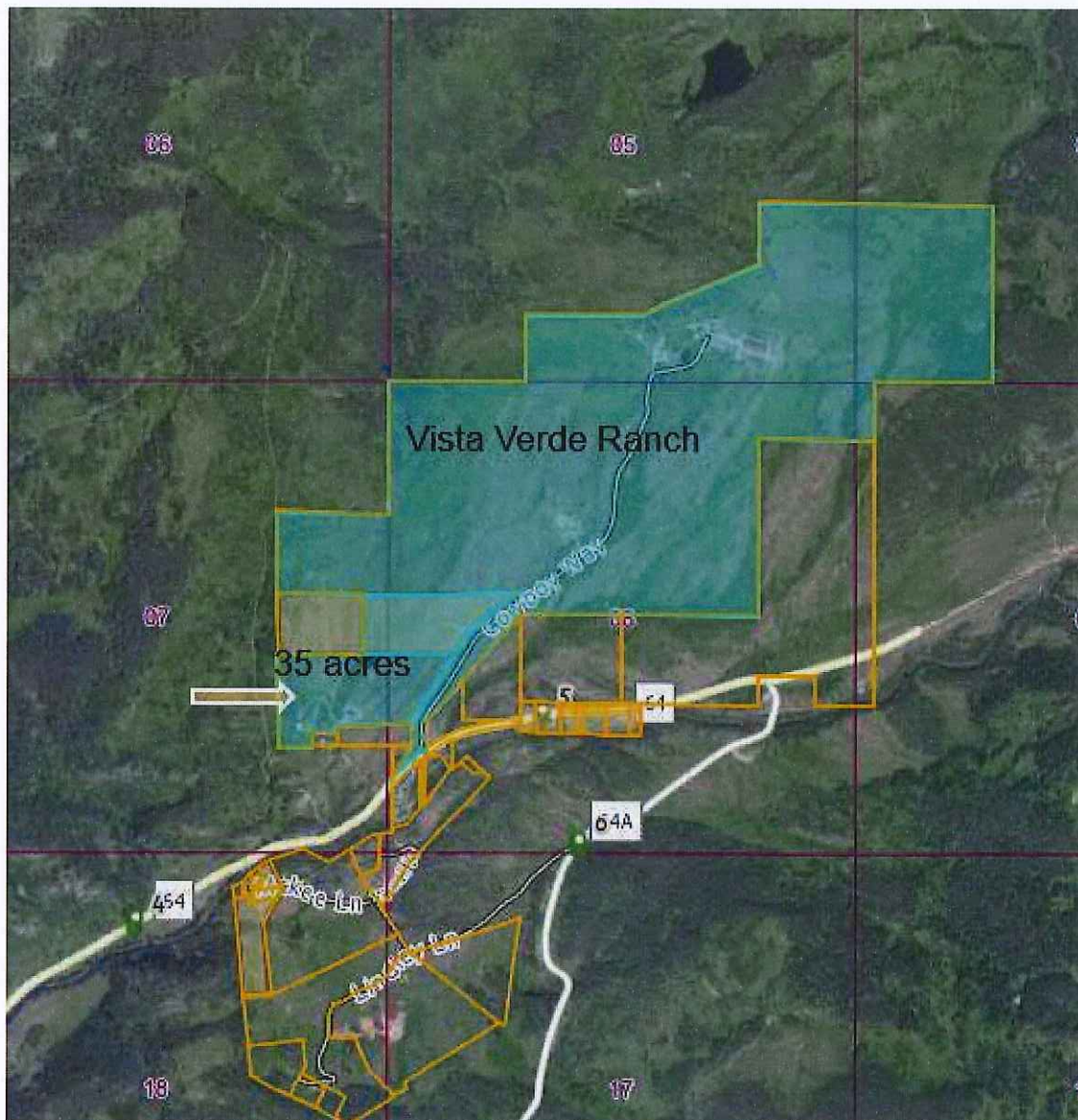


Vista Verde

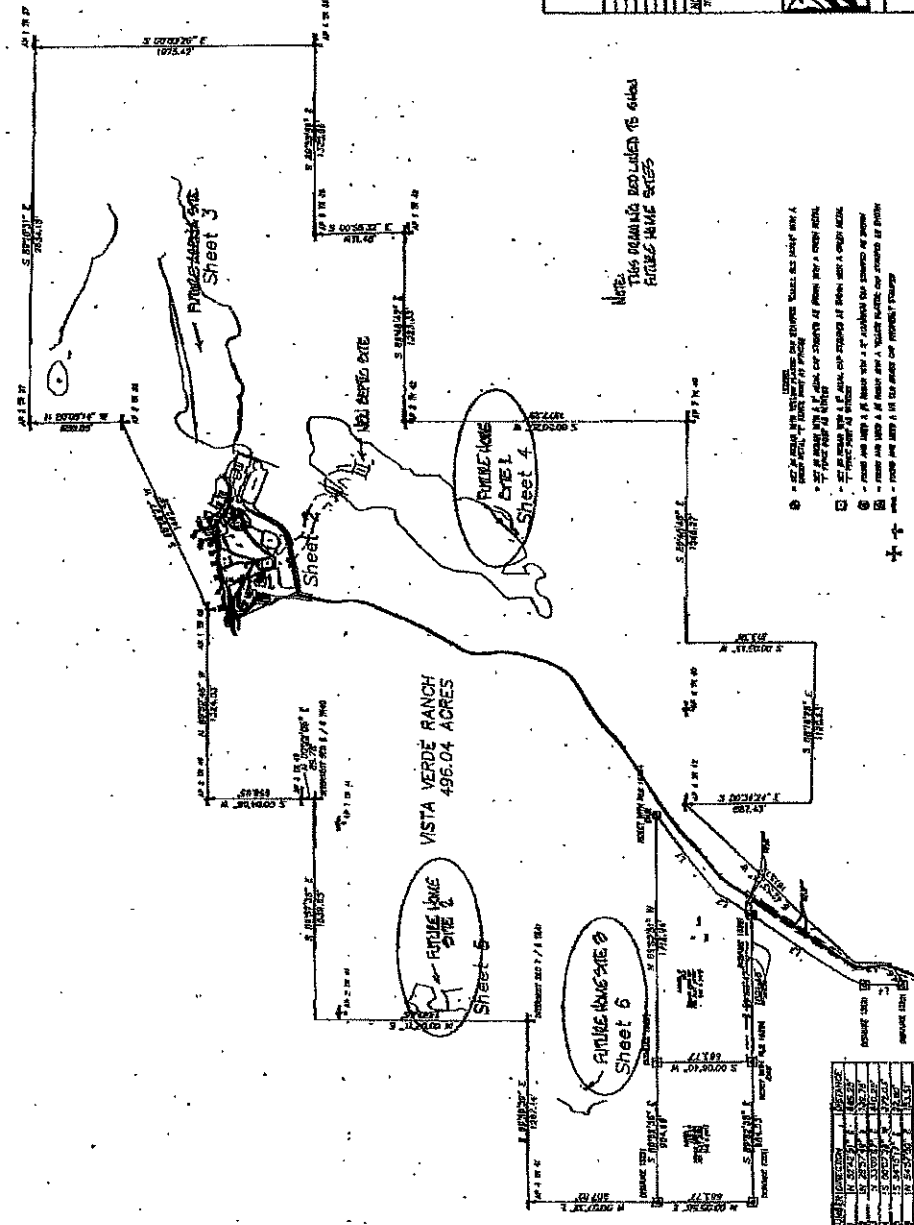
Guest Ranch

PL-20-184

Amendment to
SUP – permit
boundary



Vista Verde Ranch





Proudly Serving Rural Routt County * City of Steamboat Springs * Town of Hayden * Town of Oak Creek * Town of Yampa * Routt County School

Plan Review Comments for Application TPL-20-184

Date: 12/10/2020

Subject Property Address: 5800-A Cowboy Way, Clark Colorado

Project Name: Vista Verde Guest Ranch

Applicant: Vista Verde Ranch

Dear Applicant,

The Routt County Regional Building Department has provided the following Plan Review Comments for your application with the Routt County Planning Department.

1. This application is being reviewed under the 2018 ICC Building Codes and the 2020 NEC State Adopted Electrical Code.
2. The Building Department currently has this building as a Single Family Dwelling on our records and it was constructed on the Single Family Residential Code. The Occupancy Change your requesting based on your application does not fit into the exceptions in our Building Codes to maintain this as a Single Family Dwelling. Please review the below code sections for consideration in planning for a permit application submittal to change the occupancy of this building, or change your business plan approach to meet the code sections.

*Definition of Lodging House: **LODGING HOUSE.** A one-family dwelling where one or more occupants are primarily permanent in nature and rent is paid for guest rooms.*

*Definition: **TRANSIENT.** Occupancy of a dwelling unit or sleeping unit for not more than 30 days*

***Lodging houses.** Owner-occupied lodging houses with five or fewer guest rooms and 10 or fewer total occupants shall be permitted to be constructed in accordance with the International Residential Code*

Based upon the information contained in your application we have a couple Building Code regulations that would not allow this to be considered a Single Family Home anymore. First, you are stating it would accommodate a total of 12 occupants, which is great than 10 per the code section above, and second you don't meet the definition of Lodging House because you are not stating or proving at least one person would live there on a permanent basis, such as a caretaker.

ROUTT County Regional Building Department

136 Sixth Street, PO Box 773840 Steamboat Springs, CO 80477 PH: 970-870-5566 Fax 970-870-5489 Email:

Due to the fact your not meeting the above code sections, the Building Department would have to request you submit a Building Permit Application to Change the Occupancy of this building to be permitted under the IBC which is the commercial building code. The Occupancy classification it would fall under is an R-3 Occupancy, see below code sections.

Definition Boarding House: *A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.*

R-3 Group transient boarding houses with 10 or fewer occupants

In your permit application submittal, you would need to have an Architect or Code professional review the 2018 IBC, and create a building permit application to change the Occupancy to an R-3 Boarding House. This building would be subject to all applicable sections of the 2018 IBC in combination with the 2018 IEBC, which is the Existing Building Code book, and utilize chapter 10 specifically which covers the Change of Occupancy of existing buildings.

The Building Department cannot provide any direct information as to what changes may need to be done to the existing home to meet the combination of the 2018 IEBC/IBC at this time, we would need you to submit further information from a professional to answer these questions. However, the commercial building code may apply different fire resistant rating, egressing, and ADA compliance as well.

The Building Department is willing to meet in advance of the Permit Application submittal to discuss any design questions or concerns to help the professional and owner save time on the design. We look forward to working with you on this project and appreciate your time in reading this letter.

Sincerely,



Todd Carr, Building Official

Routt County Regional Building Department

ROUTT County Regional Building Department

136 Sixth Street, PO Box 773840 Steamboat Springs, CO 80477 PH: 970-870-5566 Fax 970-870-5489



ROUTT COUNTY PLANNING DEPARTMENT
136 6th St., Suite 200 * Steamboat Springs, CO 80477 * (970) 879-2704

REFERRAL AGENCY NOTICE OF APPLICATION

Date : 12/9/2020

This office has received a request for the following activity and seeks your input as a referral agency.

ACTIVITY#: TPL-20-184

PETITIONER: CJJ FAMILY HOLDINGS, INC

PROJECT: Vista Verde Guest Ranch

PETITION: Amendment to Special Use Permit PP2013-045 to Expand the Permit Boundary.

ADDRESS: 58000-A COWBOY WAY, CLARK

LOCATION/LEGAL:

Located approximately 7 mi east of Clark, CO on the N side of CR 64

Tr of Land in Secs 7 & 8-9-84 35 acres

The matter will be reviewed on:

Scheduled Review:

Date

Planning Commission

1/21/2021 at 6:00 pm

Board of Commissioners

2/9/2021 at 11:00 am

Please submit comments by **January 4,** to **Chris Brookshire**
2021

Referral Agency Response:

☐ No Comment

☐ Will Send a memo by the comment due date.

☐ Will attend hearing because there is technical complexity associated with this petition.

☒ Comment:

The applicant will need to ensure the OWTS for the owners residence is sized adequately according to the number of bedrooms, use, and associated flows. According to our records the existing system is only sized for a maximum of four bedrooms. The application states the dwelling contains six bedrooms, so we're assuming the system will need to be expanded. Flow calculations may also differ depending on use (hotels, boarding houses, and luxury resorts). We would require an updated design from a Colorado Professional Engineer for how the existing system could be modified or a new system installed to accommodate the requested use.

Reviewed by: _____

Date: _____

If no comments are received by the due date, staff must assume you have no concerns on this project.

The Planning Department has placed the application on the Routt County website for your review. You can access this site at : www.co.routt.co.us/planning/pending.