
Sky Hitch Reed Subdivision

Consolidation, Zone Change and Vacation of Easements

Consent Agenda Item

ACTIVITY #: **PL20210010**

HEARING DATES: Planning Commission: February 3, 2022 at 6:00 pm
Board of County Commissioners: February 22, 2022 at 9:30 a.m.

PETITIONER: Christopher Reed and Keelin Regan-Reed

PETITION:

- 1) Consolidation of three lots
- 2) Rezone from Low Density Residential (LDR) to Mountain Residential Estates (MRE)
- 3) Vacation of Utility and Trail easement along interior lot lines

LEGAL DESCRIPTION: Lots 59, 60, 65 Sky Hitch at Stagecoach

LOCATION: Located between Wiffle Tree Trail and Stirrup Way

ZONE DISTRICT: Existing: Low Density Residential
Proposed: Mountain Residential Estates

AREA: 5.21 acres

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

ATTACHMENTS:

- Letter from Four Points Surveying dated 8/26/21
- Letter from Four Points Surveying dated 11/20/21
- Improvement Survey Plat
- Sky Hitch Reed Subdivision plat
- Legal desc of vacations
- Letter from Colorado Geological Survey dated 12/14/21

Consent Agenda Item:

Items that have been recommended for approval by the Planning Director can be placed on the Consent Agenda. These items are voted on without a formal presentation of the project unless a Planning Commissioner or a County Commissioner requests that the item be removed from the Consent Agenda and placed on the regular agenda.

History:

The three adjacent parcels are within Sky Hitch Subdivision at Stagecoach. There is no central water or sewer provided to this area. The change from LDR zoning to MRE zoning of 5-acres allows the installation of an ISDS system and the ability to drill a water well. If approved, a dwelling unit would be allowed with the possibility of a secondary dwelling unit if all other Routt County and State requirements are met.

Site Description:

The lots are located between Stirrup Way and Whiffle Tree Trail. Access is proposed from Whiffle Tree Trail which is an improved road and is constructed to a higher standard than Stirrup Way.

Project Description:

The applicant wants to combine the three parcels to create one 5.21 acre parcel. The common lot lines would be removed and the internal utility and trails easements along the common lot lines would be vacated. The property would be rezoned from LDR to MRE. Utility and trail easements would be re-dedicated on the final plat.

All utility companies have been notified and have submitted letters accepting the utility easement vacation.

Staff Comments:

The lots are adjacent to each other. Lot 65 located along Whiffle Tree Trail has more open area for construction of a dwelling unit than Lots 59 and 60 which have extensive tree cover and also have been mapped with some areas of 30% slopes. Areas with 30% slopes will be shown on the final plat as a non-buildable area.

Compliance with the Routt County Master Plan, Sub Area Plans and Subdivision Regulations

The Routt County Master Plan, Sub Area plans and Subdivision Regulations contain dozens of policies and regulations regarding land use. Section 3 of the Subdivision Regulations are in place to ensure that a subdivision application is designed in a manner to best serve the public. Section 4 Regulations are in place to make sure that all of the required infrastructure is accounted for, designed so as to create efficient and buildable lots and to ensure that the required infrastructure is installed.

The following checklist was developed by Planning Staff to highlight the policies and regulations most directly applicable to this petition. The checklist is divided into seven (7) major categories:

1. Public Health, Safety and Nuisances
2. Regulations and Standards
3. Zoning Amendment Standards
4. Easement/ROW Vacation Standards
5. Community Character and Visual Impacts
6. Roads, Transportation and Site Design
7. Subdivision Improvement Standards
8. Natural Environment
9. Mitigation

Interested parties are encouraged to review the Master Plan, Sub Area plans and Subdivision Regulations to determine if there are other policies and regulations that may be applicable to the review of this petition.

Staff Comments are included at the end of each section, highlighting items where the public, referral agencies, or planning staff have expressed questions and/or comments regarding the proposal. **Staff comments regarding compliance with regulations and policies are noted in bold below.**

Public Health, Safety and Nuisances

Applicable Regulations – Routt County Zoning Resolution

- 6.1.7.C Natural Hazards
- 6.1.7.I Noise
- 6.1.7.H Wildland Fire

Applicable Regulations – Routt County Subdivision Resolution

- 3.1.D Steep land greater than a 30% slope, unstable land, land subject to flooding or to inadequate drainage, or otherwise substandard land shall not be platted for occupancy or any use which might endanger health, life, property or which may aggravate flood or erosion hazards. Land not usable for residential purposes may be set aside for open area uses such as parks, conservation areas, farm land, recreational areas.
- 3.1.M The soil and drainage conditions shall be of a sufficiently stable nature, as shown in a current soils test, as to support development including whatever sewage disposal treatment is utilized.
- 3.1.N The proposed subdivision shall not create fire hazards and shall include wildland fire mitigation measures if necessary.

Staff comments: The proposed plat indicates areas that are not buildable due to 30% slopes. The property owners should comply with wildlife fire mitigation measures and a condition is proposed. The three lots are mapped as a high wildfire risk. Soils tests will be required prior to construction. A letter has been submitted by the Colorado Geological Survey stating that 'no known or suspected geologic hazards are present that would preclude the proposed lot

consolidation and development of a single-family residence.’ The letter also has comments for development of the lot (attached).

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

Regulations and Standards

Applicable Regulations – Routt County Zoning Resolution

- 6.1.2 The proposal shall be consistent with applicable Master Plans and sub-area plans.
- 6.1.5 Industry Standards: The proposal shall meet or exceed accepted industry standards and Best Management Practices (BMP’s).

Applicable Regulations – Routt County Subdivision Resolution

- 3.1.O No subdivision of land shall occur on an area of land with commercial mining potential when such subdivision would preclude the extraction of a mineral resource of a commercial value greater than that of the proposed subdivision. This shall not apply in a case where the surface rights and the mineral rights are owned by the same individual.
- 3.1.P Proposed subdivisions shall be in substantial conformance with the Routt County Master Plan and all adopted sub-area plans.
- 3.1.Q Proposed subdivisions shall be in substantial conformance with Section 6 of the Routt County Zoning Regulations.

Applicable Policies – Routt County Master Plan

- 3.3.A New residential, commercial and industrial developments and uses should occur within the vicinity of designated growth centers and in compliance with the adopted comprehensive plans of those areas.
- 3.3.D Residential densities should generally decrease as the distance from Growth Centers increase.
- 4.3.H **Routt County encourages the consolidation of non-conforming lots or platted lots not served by water, sewer, and utilities throughout the county that were originally planned, but never developed. Adequate proof of water and sewer shall be required for consolidated lots five acres and greater in the estate (MRE) zone district.**
- 4.3.K **Driveways and roads shall be designed to minimize erosion, cuts and scarring. When scarring of hillsides is unavoidable, prompt revegetation shall occur with native plant species.**

Applicable Policies – Sub-Area Plan

- 5.4.1 C **The consolidation of lots originally platted and zoned for higher densities into parcels of 5 acres or more should be encouraged.**
- 5.4.1 D **Infill development and consolidations for residential development should be encouraged in the South Area of Stagecoach.**
- 5.4.1 F **The development of single family lots of sufficient size to ensure safe setbacks from individual septic systems and water wells should be supported through the lot consolidation process.**
- 5.6.1 D **Support rezoning of five-acres lots in order to allow the use of OWTs.**

Staff comments: The application meets the above regulations and standards.

*****Is the application in compliance with the Policies and Regulations outlined above? Yes or No***

Zoning Amendment Standards

Applicable Regulations – Routt County Zoning Resolution

4.5 Requested Zone – Mountain Residential Estates (MRE)

Except as provided for in the Routt County Master Plan or an adopted sub-area plan, or for the purpose of rezoning from LDR, MDR, or HDR to MRE, no additional land will be placed in the MRE Zone District after July 1, 2006. The principal purpose of this Zone District is to allow rural residential development compatible with adjacent agricultural uses. The Zone District also provides for other uses, most requiring permits.

8.2.1 Standards for Zoning Amendments – Part 1

In any petition for zoning amendment, the petitioner shall have the burden of showing that all of the following exist:

- 8.2.1.A That the proposed zone change is consistent with the goals and policies of the Master Plan and any applicable sub-area plans.
- 8.2.1.B That the area in question possesses geological, physiological and other environmental conditions compatible with the characteristic of the Zone District requested.
- 8.2.1.C That the advantages of the Zone District requested substantially outweigh the disadvantages to the County and neighboring land occasioned by the amendment.
- 8.2.1.D That the applicable provisions of these Regulations have been met
- 8.2.1.E That in the case of a zone amendment request that would increase allowable residential, commercial, or industrial density, that adequate facilities such as roads, water and sanitation, fire protection, emergency services and public utilities shall be available to serve the areas.

8.2.2 Standards for Zoning Amendments – Part 2

In addition, zoning amendments shall be allowed only after the petitioner demonstrates that rezoning is necessary for one or more of the following reasons:

- 8.2.2.A The existing Zone District is inconsistent with the policies and goals of the applicable Master Plan and any applicable adopted area or community plan; or
- 8.2.2.B The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area; or
- 8.2.2.C The proposed rezoning is necessary in order to provide land for a demonstrated community need

Staff comments: Routt County encourages the consolidation and rezoning of properties in the Stagecoach and Steamboat Lake Subdivisions. The services of water and sewer are currently not available to many of these lots and the rezone allows the ability for development of a ISDS system

*****Is the application in compliance with the Policies and Regulations outlined above? Yes or No***

Easement/Right-of-Way Vacation Standards

Applicable Regulations – Routt County Subdivision Resolution

- 2.8.1.A In the case of a plat, the plat to be vacated is a legal plat of record.
- 2.8.1.B Vacation will not interfere with development of, nor deny access via public thoroughfare to adjoin property, utility services or other improvements.
- 2.8.1.C Vacation will not interfere with the orderly development of utilities to nearby properties.
- 2.8.1.D Vacation will not be contrary to the Routt County Master Plan or Zoning Regulations.

Staff comments: Utility companies have submitted approval notices of this vacation. Trail easements along the new exterior property lines will remain in place. The application meets the above requirements.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

Community Character and Visual Impacts

Applicable Regulations – Routt County Zoning Resolution

- 5.10 Standards for Structures within mapped Skyline Areas
- 6.1.6 Outdoor Lighting: The proposal shall comply with the Outdoor Lighting Standards in Section 6.3 of these Regulations.
- 6.1.7.G Visual Amenities and Scenic Qualities.
- 6.1.7.K Land Use Compatibility
- 6.1.7.O Historical Significance

Applicable Regulations – Routt County Subdivision Resolution

- 3.1.K The proposed subdivision shall not create water, air, noise or visual impacts that cannot be mitigated.
- 3.1.L The proposed subdivision shall include plans for adequate screening from major access roads, including landscaping and other means to preserve privacy and mitigate visual impacts to surrounding areas.
- 4.5.5 All fixtures shall be downcast and opaquely shielded. For purposes of this section, opaquely shielded shall mean fixtures constructed so that light rays emitted are projected below, and not above, the horizontal plane of the fixture and not onto the facades of nearby residential dwellings.

Applicable Policies – Routt County Master Plan

- 5.3.A The County encourages the use of "green" building techniques that lead to the conservation of energy and overall reduction of pollution in our environment.
- 5.3.C Discourage development on ridges that result in skylining.
- 5.3.E Routt County requires that all new developments do not contribute to light pollution.

- 5.3.F Routt County will continue to consider the impacts of development and uses on view corridors, water, wetlands, and air.

Applicable Policies – Sub-Area Plan

Staff comments: There will be a reduction in the number of potential dwelling units allowed if this application is approved. A lighting condition has been submitted. The lots are not located near any major access roads, have natural screening from vegetation and are not skylined.

*****Is the application in compliance with the Policies and Regulations outlined above? Yes or No***

Roads, Transportation and Site Design

Applicable Regulations – Routt County Zoning Resolution

- 5.2 Dimensional Standards
- 5.4 Parking Standards
- 5.5 Addressing
- 5.6 Access to Buildable Lot Standards
- 5.7 Right of Way Access Standards\
- 5.8 Road Construction Standards
- 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.
- 6.1.7.A Public Roads, Services and Infrastructure
- 6.1.7.B Road Capacity, traffic, and traffic safety
- 6.1.7.N Snow Storage

Applicable Regulations – Routt County Subdivision Resolution

- 3.1.H The proposed subdivision shall not create undue traffic congestion or traffic hazards.
- 3.4.A Lot dimensions and sizes shall conform to applicable zoning requirements.

Applicable Policies – Routt County Master Plan

- 11.3.A All roads in rural residential subdivisions should be privately maintained. They will not be accepted for maintenance, except at the option of the Board of County Commissioners. This policy should be reflected in the restrictive covenants of the subdivision.
- 11.3.B Emergency access on all roads and driveways is necessary and should be indicated on final subdivision plats.

Staff comments: No new roads are proposed. The owner will have to obtain a driveway permit before construction. Any upgrades required by the Oak Creek Routt Fire Department or the Routt County Road and Bridge Department with regard to roads will have to be met prior to construction of any dwelling unit. Maintenance of the road is by private service. Existing platted roads will be shown on the final plat.

*****Is the application in compliance with the Policies and Regulations outlined above? Yes or No***

Subdivision Improvements

Applicable Regulations – Routt County Subdivision Resolution

4.2 Type of Improvements

For each new subdivision, the type, location, and extent of necessary public improvements shall be presented to the Planning Commission as part of the Preliminary Plan. Improvements shall be made by the subdivider at his expense according to the Subdivision Regulations and other requirements deemed necessary by the Planning Commission and the Board. Unless specifically waived by the Board, the subdivider shall be required to provide the following:

1. Survey monuments;
2. Roads and streets, including paving;
3. Gutter and sidewalks;
4. Street and road signs;
5. Utilities including water and sewer, fire hydrants, storm drainage, street lighting, and underground placement of utility lines;
6. Landscaping; and
7. Other improvements required by the Planning Commission and Board at the time of final plan approval.

4.4 Roads and Street Paving

- 4.4.A Asphaltic or higher type pavement shall be required on all arterial and collector streets and in subdivisions or parts of subdivisions where commercial or industrial uses are planned, where residential density is planned to exceed .5 units per net acre, or where average lot size is less than one acre.
- 4.4.B The Board may designate any street to be paved which in their opinion is necessitated because of anticipated traffic volume or surface conditions which may make travel hazardous.
- 4.4.C Street and Road Signs. Street and road name signs shall be installed at all intersections in every subdivision. All street and road names shall be approved in accordance with the Routt County Road Addressing, Naming and Signing Policy. Suitable warning signs and/or devices shall be installed at the subdivider's expense at all railroad and other hazardous crossings, or anywhere else on subdivision roads in accordance with the Municipal Uniform Traffic Control Device standards.

4.5.1 Sanitary Sewage Disposal

- 4.5.1.A No lots shall be platted unless an economical and practical method of disposal of sanitary sewage is available or can be made available to that lot. Disposal by individual systems may be permitted if the lot sizes are adequate as set forth in the Routt County Zoning Regulations and the lots and systems comply with the ISDS Regulations, as adopted by the Board.
- 4.5.1.B Where individual systems are to be used, representative soil absorption tests must be performed by a registered professional engineer or qualified sanitarian. The absorption

and percolation rates shall be determined by the methods prescribed by the local health department or authority.

- 4.5.1.C Individual systems which utilize other than sub-surface leaching for disposal of liquid will not be allowed except as approved in accordance with the ISDS Regulations adopted by the Board.
- 4.5.1.D In addition to satisfying the minimum lot area acceptable for individual systems pursuant to the Routt County Zoning Regulations, each such system shall be individually designed so that a leaching field of sufficient size may be constructed on each lot, given each lot's site characteristics and constraints.
- 4.5.1.E Where a public sanitary sewer system is to be constructed, the design and construction of the system must be in conformity with the regulations of the Colorado Department of Public Health and the Environment and the Routt County Department of Environmental Health and must be so approved; approval must also be obtained by the Board during the subdivision approval process.
- 4.5.1.F Collection sewers shall be designed and provided to service each lot. Sewage treatment facilities of an approved design shall be constructed to adequately treat all collected sewage.
- 4.5.1.G Where a public sewage system is to be installed, an organization shall be set up to administer the operation of this system. Administration shall be by an incorporated town or an approved special district whose service plan and any amendments are submitted to and approved by the County in accordance with the law.

Staff Comments: An ISDS system will be permitted and approved through the Routt County Environment Health Department.

4.5.2 Water Supply

- 4.5.2.A A potable and dependable water supply shall be available or be made available to all platted lots intended for structures to be used for human occupancy or habitation. Evidence to substantiate availability may include such documentation as:
 - 1) evidence of ownership or right to acquire use of the water rights;
 - 2) historic use of the water being claimed for the proposed subdivision;
 - 3) whether the existing water rights are amenable to the proposed change in use;
 - 4) evidence that the water can and will be supplied and a statement of the amount of water available for this use and the feasibility of providing it; and
- 4.5.2.B The intended water supply may be by individual sources of potable water such as drilled wells, driven wells, dug wells, bored wells, springs, streams or cisterns, or surface bodies of water and land cisterns which are properly treated by approved means to prevent contamination, providing all of the following are met:
 - 1) the platted lots shall be at least five (5) acres in size;
 - 2) the development cannot be reasonably served by a public community water system;
 - 3) the Colorado Division of Water Resources confirms that water is available for use;
 - 4) evidence is submitted showing adequate water quality and quantity can be made available for the development. Such evidence may include test of surrounding well data within 500 feet of the lots in the development, laboratory analyses of water

quality, and geologic and hydrologic analysis and show that the water source will be safe, adequate and reliable.

- 4.5.2.C If it is intended that individual sources of potable water are to be used, a report shall be submitted by a qualified professional certifying that the water quality and quantity can meet the standards of Chapter 6, Water Supply and Distribution, of the International Plumbing Code, as the same may be amended.

Staff Comments: A water well has been approved through the Division of Water Resources. Appropriate permits will be required during the building and development of the property such as an ISDS systems and any requirements for emergency access.

4.5.3 Fire Protection

- 4.5.3 Fire hydrants shall be required in subdivisions with an average density greater than one dwelling unit per acre, or as required by the fire protection district with jurisdiction over the proposed subdivision. Hydrants shall be spaced not more than 1,000 feet apart, be provided with adequate water pressure for fire fighting purposes, and be designed in compliance with the Uniform Fire Code, as adopted by the applicable fire districts.

4.5.6 Underground Utilities

- 4.5.6 Underground placement of utility lines shall be required in all subdivisions having an average lot size less than thirty-five (35) acres. In all other subdivision, underground placement of utility lines shall be required wherever practical and feasible to preserve the natural character of the area.

4.7 Other Improvements

- 4.7 Other improvements not specifically mentioned herein and found appropriate and necessary may be required as a condition of approval and shall be constructed at the subdivider's expense within such time and in conformance with such specifications as deemed necessary and appropriate.

Staff comments: There is no water service to this area and fire hydrants are not proposed. Underground utilities will have to be installed.

*****Is the application in compliance with the Policies and Regulations outlined above? Yes or No***

Natural Environment

Applicable Regulations – Routt County Zoning Resolution

- 6.1.7.D Wildlife and Wildlife Habitat.
6.1.7.E Water Quality and Quantity.
6.1.7.F Air Quality
6.1.7.J Wetlands.
6.1.7.Q Noxious Weeds.

Applicable Regulations – Routt County Subdivision Resolution

- 3.1.E Any land subject to flooding or in a natural drainage channel shall not be platted for occupancy. The areas subject to flooding should be left as open space or reserved as conservation easement areas.
3.1.J An adequate water supply shall be available for the proposed subdivision.

- 3.4.D Lot area requirements for water and sewer systems shall be required pursuant to the Routt County Zoning Regulations and the ISDS Regulations.
- 3.3.E Sufficient area for leach fields where individual sewage disposal systems are proposed in conformance with the Routt County Department of Environmental Health regulations; and
- 3.3.F Suitable location for wells where individual septic systems are proposed in conformance with the Routt County ISDS Regulations.

Applicable Policies – Routt County Master Plan

- 9.3A Utilize wildlife habitat and species information, including new information as it become available, in land use and site plan decision making.
- 9.3.D. Encourage land use practices that will minimize conflicts between wildlife and human uses.

Applicable Policies – Sub-Area Plan

- 5.2.2 E All trash containers, including dumpsters, shall be bear resistant.
- 5.5.1 C Development on ridges that results in skylining should be discouraged.
- 5.5.1H New improvements should be located to minimize site grading, unless a site that would require more extensive grading would reduce visibility form CRs 16, 18A and 212.
- 5.5.1J New improvments for human occupany should be located outside of designated severe wildfire hazard areas wherever possible, and should be designed to comply with the “Colorado State Forest Service Guidelines on Defensible Space.

Staff comments: Conditions have been suggested addressing these concerns. The Division of Parks and Wildlife submitted a comment that the impact on wildlife caused by the proposed consolidation and construction of a dwelling unit will be negligible.

Is the application in compliance with the Policies and Regulations outlined above? **Yes or No

PLANNING COMMISSION/BOARD OF COMMISSIONER OPTIONS:

1. **Approve the Consolidation, Zone Change and Easement Vacation 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 and Subdivision Regulations and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Consolidation, Zone Change and Easement Vacation 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 and Subdivision Regulations and/or the Routt County Master Plan, Make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Zoning Regulations.
3. **Table the Consolidation, Zone Change and Easement Vacation request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.

4. **Approve the Consolidation, Zone Change and Easement Vacation 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 and Subdivision Regulations and the Routt County Master Plan.

PLANNING DIRECTOR RECOMMENDATION:

The Planning Director may recommend approval with or without conditions, or denial of the application. Conditions will reflect mitigation measures to achieve compliance with the Zoning and Subdivision Regulations.

Approval*: *Kristy Winser*

Date: 1-21-22

* The Planning Director's recommendation of approval is based upon finding that the proposal is in compliance with the applicable requirements of the Routt County Zoning and Subdivision Regulations.

Consolidation

FINDINGS OF FACT that may be appropriate if the **Consolidation** is approved:

1. The proposal with the following conditions complies with the applicable guidelines of the Routt County Master Plan and Stagecoach Community Plan and is in compliance with Sections 4, 5, and 6 of the Routt County Zoning Regulations, Sections 3 and 4 of the Routt County Subdivision Regulations.

CONDITIONS that may be appropriate may include the following:

1. The Final Plat shall be finalized and recorded within one (1) year unless an extension is granted pursuant to Section 2.1.6, Routt County Subdivision Regulations. Extensions to up to one (1) year may be approved administratively.
2. Prior to recordation, the applicant shall submit an electronic copy of the approved plat to the County Planning Department in a .DWG format or other format acceptable to the GIS Department.
3. All property taxes must be paid prior to the recording of the plat.
4. The following notes shall be shown on the plat:
 - a. The right of ways shown hereon have been accepted by Routt County, however the County is not responsible for maintaining or improving subdivision roads. It will be the home owners responsibility to upgrade and maintain the road to its access. The road upgrades will need to meet Oak Creek Fire Protection District standards.
 - b. The suitability of these lots for an individual septic disposal system and the availability of permits for individual septic disposal systems have not been

- established and such shall be a condition of obtaining a building permit for these lots.
- c. Existing and new accesses shall meet access standards set forth by the Routt County Road and Bridge Department and Fire Prevention Services. The owner will be responsible for obtaining an access permit from the Routt County Road and Bridge Department. Only one access will be allowed for the consolidated lot.
 - d. The availability of water and permits for wells on the lots or parcels hereon shown has not been established.
 - e. Routt County (County) and the South Routt Fire District (District) shall be held harmless from any injury, damage, or claim that may be made against the County or the District by reason of the County's or the District's failure to provide ambulance, fire, rescue or police protection to the property described on this plat, provided that the failure to provide such services is due to inaccessibility of the property by reason of internal roads being impassable. This conditions shall not relieve the County or the District of their responsibility to make a bona fide effort to provide emergency services should the need arise.
 - f. A site-specific geotechnical investigation is recommended to characterize site-specific soil and bedrock engineering properties and groundwater conditions, and for use in design of the proposed home's foundation, floor system, subsurface drainage, onsite wastewater treatment system (OWTS), pavements, etc.
5. Address signage shall be in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.
 6. A current soils test showing that the soils are sufficiently stable to support development will be required before obtaining a building permit.
 7. Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grassed. See the Colorado State University Extension Office for appropriate grass mixes.
 8. All exterior lighting shall be downcast and opaquely shielded.
 9. A 'no build' zone shall be indicated on the plat to avoid construction of structures, septic fields and roads in areas including, but not limited to 30% or greater slopes. The "no build" zones shall be defined on the plat and approved by the Planning Director before the plat is recorded.
 10. The recommendations for defensible space around structures from the Colorado State Forest Service should be adhered to for development of this lot.

ZONE CHANGE

FINDINGS OF FACT that may be appropriate if the **Zone Change** is approved:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and Stagecoach Community Plan and is in compliance with the applicable provisions of Sections 8 of the Routt County Zoning Regulations.

CONDITIONS that may be appropriate may include the following:

1. The change of zone from Low Density Residential to Mountain Residential Estates shall become effective upon signing of a resolution amending the Official Zoning Map by the Board of County Commissioners, said resolution to be recorded in the Routt County Clerk and Records Office.
2. The zone change is contingent upon a Final Plat being recorded.
3. The approval shall not be issued until all fees have been paid in full. Failure to pay fees may result in revocation of this approval.

Utility and Trails Easement Vacation

FINDINGS OF FACT that may be appropriate if the Utility Easement and Right-of-Way Vacation is approved:

1. The proposal with the following conditions complies with the applicable guidelines of the Routt County Master Plan and Stagecoach Community Plan and is in compliance with Sections 4, 5, and 6 of the Routt County Zoning Regulations, Sections 2, 3 and 4 of the Routt County Subdivision Regulations.

CONDITIONS that may be appropriate may include the following:

1. A resolution vacating portions of Utility and trails easement shall be recorded concurrently with the Final Plat.
2. Utility, drainage and trails easements shall be shown and dedicated on the final plat. The plat shall show all required drainage and utility easements on the vacated portion of roadways.



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August 26, 2021

Routt County Planning
136 6th Street, 2nd Floor
Steamboat Springs, CO 80477

RE: Lots 59, 60 and 65 Sky Hitch at Stagecoach
20640 Stirrup Way, 20680 Stirrup Way and 34130 Whiffle Tree Trail, Oak Creek, CO
Lot Consolidation Final Plat

Dear Routt County Planning;

Four Points Surveying and Engineering is pleased to submit the Lot Consolidation application on behalf of Christopher S. Reed and Keelin K. Regan-Reed, the owners of Lots 59, 60 and 65 Sky Hitch at Stagecoach also known as 20640 Stirrup Way, 20680 Stirrup Way and 34130 Whiffle Tree Trail Oak Creek, Colorado.

The Reeds purchased the three lots in the fall of 2020 in hopes of completing the consolidation and building a home on the lot. The Reeds desire to consolidate the three lots into a single taxed parcel of 5.00 acres to allow for a single family home with an individual septic system to be constructed on the property.

Description of tracts and proposed consolidation: Lot 59 is 1.97 acres and climbs from Stirrup Way fifty vertical feet to the rear lot line. Lot 60 is 1.81 acres and front Stirrup Way before rising 65± feet to the south property line in the rear. Lot 65 is 1.43 acres and frons Wiffle Tree. This is a more level lot than 59 and 60. All of the lots are tree covered with a mixture of pines, aspens and scrub oak species in clusters.

Description of the requested vacation: The Owners have been approved by the public utility companies to vacate interior utility and drainage easement between Lot 65 and Lot 59 and the utility and drainage easement between Lot 59 and Lot 60. The exhibit depicts the vacation of the easements.

Zoning Amendment: The lots are currently zoned Low Density Residential (LDR). The final plat depicts a lot line elimination along the common lot lines to create a single parcel. The existing ten (10) foot utility and drainage easement parallel to and adjacent to the common property lines are to be vacated by a utility easement vacation also part of this application.

The lots meet the Routt County Zoning regulations Section 8.2.1 based on the following facts.

1. The proposed consolidation is consistent with the goals and policies of the of the Stagecoach Community Plan, Section 5.4 Infill and Replats (Lot Consolidations) and the Routt County Master Plan Section 4.2.B to encourage sensitive development and uses that preserve the rural character, wildlife habitat and agricultural uses.
2. Lots 59, 60 and 65, Sky Hitch at Stagecoach possess geological, physical and environmental conditions compatible with the characteristics of the zone district for Stagecoach south subdivisions.

3. The advantages of the consolidation permits the development of three lots that if not consolidated would require individual septic tanks, reduces traffic by limiting the number of lots and meets the goals of the Stagecoach community plan. No disadvantages to the consolidation were found.
4. The applicable provisions of LDR will be upheld for front, side and rear setbacks during building permitting.

Response to Standards of Section 8.2.2 of the Routt County Zoning Regulations: The consolidation process in the south Stagecoach Subdivision has determined that the existing zone district is inconsistent with policies and goals of the Stagecoach Community Plan and Routt County Master Plan as noted above. In addition, the area for which the rezoning is requested has changed to such a degree that it is in the public interest to encourage the proposed consolidation. It is unlikely the Morrison Creek Water and Sanitation District is going to extend community water and sewer services to properties in the south Stagecoach Subdivisions.

Further, The application and petition for consolidation of the lots within the Sky Hitch Subdivision meet Routt County Zoning regulations Section 8.2.2. as the consolidation is aligned with Stagecoach Sub area master plan of 2017. Currently, consolidation of lots in the south Stagecoach subdivisions is in the public interest to reduce the use of sanitary vaults, limit development and preserve the rural character of the area. The lot are currently zoned LDR zone district and the lots require connection to the central water and sewer systems. The lack of central water and sewer systems in the area is a factor for the consolidation. The MRE zoning change will permit the owners to consolidate the lots.

We look forward to the planning department review and we are available to meet or speak 970-871-6772 about the project anytime.

Sincerely;

Walter N. Magill, PE-PLS
Four Points Surveying and Engineering



Ph: 970-871-6772 • Fax: 970-879-8023 • P.O. Box 775966 • Steamboat Springs, Colorado 80477

November 20, 2021

Routt County Planning
136 6th Street, 2nd Floor
Steamboat Springs, CO 80477

RE: PL202100010
Lots 59, 60 and 65 Sky Hitch at Stagecoach
20640 Stirrup Way, 20680 Stirrup Way and 34130 Whiffle Tree Trail, Oak Creek, CO
Lot Consolidation Final Plat

Dear Routt County Planning;

Four Points Surveying and Engineering is submitting this letter to address an email from Chris Brookshire on November 9, 2021.

1. No build zones are added to the plat and a legend is added as well on page 2. Both pages are re-loaded.
2. Water Supply: The owners of the property currently have an approved well permit with the state of CO Division of Water Resources Permit #323257
3. Plan and Profile for roads Driveway. The owners and Four Points Surveying and Engineering have prior information and confirmation from Routt County R&B stating that Whiffle Tree is the best road for access to our lots and is in a suitable state, realize the FD needs to assess as well. The building will be placed on the Whiffle Tree side of the consolidated lots.

We look forward to the planning department review and we are available to meet or speak 970-871-6772 about the project anytime.

Sincerely;

Walter N. Magill, PE-PLS
Four Points Surveying and Engineering

COUNTY, COLORADO

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GE
R
E T
67

59, LOT 60, AN
HITCH AT STA
, WAY, 20680 ST
WHIFFLE TRE
CREEK, CO 80

LOT 59, DISTRICT 65, SKY HITCHCOCK STIRRUP, WASHINGTON AND 34130 WHITE OAK CREEK

EMENT
PLAT

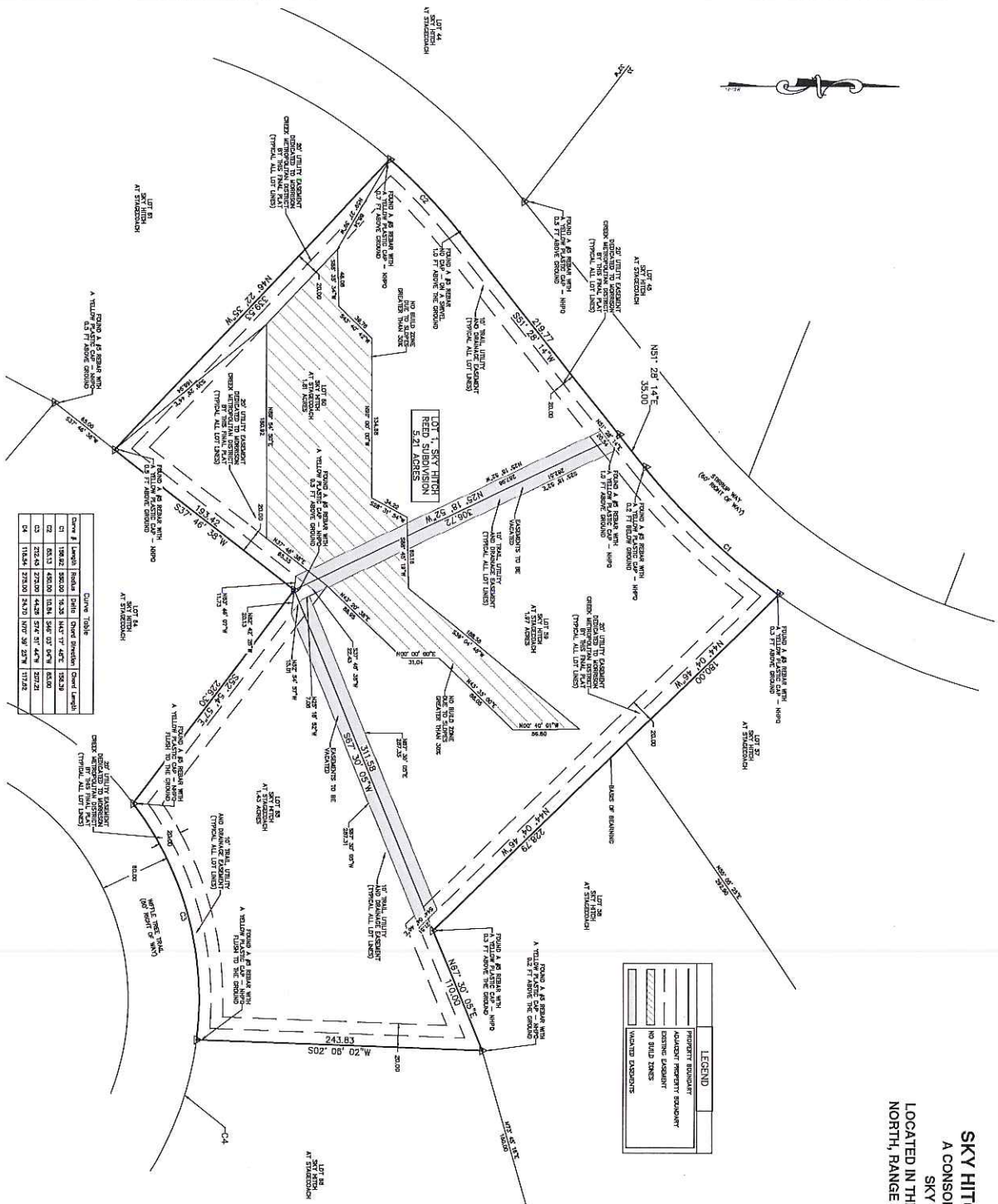
IMPROVEMENT
SURVEY PLAT

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SKY HITCH REED SUBDIVISION
A CONSOLIDATION OF LOTS 59, 60 & 65,
SKY HITCH AT STAGECOACH
 LOCATED IN THE NW 1/4 OF SECTION 23, TOWNSHIP 3

NORTH, RANGE 84 WEST, 6TH P.M., ROUTT COUNTY,
 COLORADO



SKY HITCH REED SUB.
A CONSOLIDATION OF LOTS
59, 60 & 65 SKY HITCH AT
STAGECOACH



Four Points
Surveying and Engineering

440 S. Lincoln Ave. Suite 40
 Fort Collins, CO 77204
 (970) 477-4772
 www.fourpointsurvey.com



Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

A Legal Description of ten (10') foot wide trail, utility and drainage easements to be vacated on the common Lot line of Lot 59 and Lot 60, Sky Hitch at Stagecoach Subdivision, located in the NW ¼ of Section 23, Township 3 North, Range 84 West of the 6th P.M., Routt County, Colorado

A Legal Description of ten (10') foot wide trail, utility and drainage easements to be vacated on the common Lot line of Lot 59 and Lot 60, Sky Hitch at Stagecoach Subdivision as recorded at File No. 7072 in the records of the Routt County Clerk and Recorder.

Beginning at a point on the existing ten (10) foot wide trail, utility and drainage easement on the south line of Lot 60, Sky Hitch at Stagecoach, from which the southeast corner of Lot 60, bears S 83°46'07" W, 11.73 feet;
Thence N 25°18'52" W, 287.96 feet to a point of intersection with the existing ten (10) foot wide trail, utility and drainage easement parallel to the north line of Lot 60,
Thence N 51°28'14" E, 20.54 feet along said north easement line;
Thence S 25°18'52" E, 282.51 feet;
Thence S 37°46'38" W, 22.43 feet to the point of beginning, said vacated easement contains 5,705 square feet more or less;

Basis of Bearing: N 44°04'46" W, 163.64 feet along the west line of Lot 59, Sky Hitch at Stagecoach between found monuments.

A Legal Description of ten (10') foot wide trail, utility and drainage easements to be vacated on the common Lot line of Lot 59 and Lot 65, Sky Hitch at Stagecoach Subdivision, located in the NW ¼ of Section 23, Township 3 North, Range 84 West of the 6th P.M., Routt County, Colorado

A Legal Description of ten (10') foot wide trail, utility and drainage easements to be vacated on the common Lot line of Lot 59 and Lot 65, Sky Hitch at Stagecoach Subdivision as recorded at File No. 7072 in the records of the Routt County Clerk and Recorder.

Beginning at a point on the existing ten (10) foot wide trail, utility and drainage easement on the west line of Lot 65, Sky Hitch at Stagecoach, from which the northwest corner of Lot 65, bears N 82°42'26" W, 20.13 feet;
Thence N 52°54'57" W, 15.01 feet;
Thence N 25°18'52" W, 7.06 feet to a point of intersection with the north line of the existing ten (10) foot wide trail, utility and drainage easement parallel to the south line of Lot 59;
Thence N 67°30'05" E, 287.35 feet along the north line of said easement on Lot 59 to a point of intersection with the east property line easement;
Thence S 44°04'46" E, 21.51 feet along said east easement line of Lot 59;
Thence S 67°30'05" W, 287.31 feet along the south line of the said easement to the point of beginning, said vacated easement contains 5,771 square feet more or less;

Basis of Bearing: N 44°04'46" W, 163.64 feet along the west line of Lot 59, Sky Hitch at Stagecoach between found monuments.

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

December 14, 2021

Chris Brookshire
Routt County Planning Department
136 6th Street, Suite 200
Steamboat Springs, CO 80487

Location:
40.2186, -106.7862

Subject: PL20210010, Sky Hitch Reed Subdivision
Routt County, CO; CGS Unique No. RO-22-0002

Dear Chris:

Colorado Geological Survey has reviewed the PL20210010 referral, for Consolidation, Rezoning and Vacation of Lots 59, 60 and 65, Sky Hitch at Stagecoach. **No known or suspected geologic hazards are present that would preclude the proposed lot consolidation and development of a single-family residence.** However, I have several comments:

The site contains areas of steep, >30% slopes. A response letter (Walter N. Magill, PE-PLS, Four Points Surveying and Engineering, November 20, 2021) states "No build zones are added to the plat," but I could not locate a plat among the available referral documents identifying no-build areas. **CGS recommends designating areas of >30% slopes as non-buildable, or identifying a building envelope that avoids areas of >30% slopes.** The area corresponding to existing Lot 65 is buildable.

Geotechnical constraints. This area of Stagecoach is mapped (Surficial Geologic Map of the Steamboat Springs 30' x 60' Quadrangle, 1991, USGS Map I-1825) as underlain by Residium on Browns Park and Troublesome Formations, consisting of sand and silt with subordinate clay and gravel. The Browns Park and Troublesome Formations, and soils derived from these units, may be expansive (exhibiting volume changes in response to changes in water content). The Browns Park Formation is also notorious for its tendency to produce slope failures, even in gently sloping topography. To reduce the risk of future slope movement, site grading (driveway cuts and cuts to create a level building pad) should be minimized, water infiltration should be minimized to the extent possible by re-vegetating soon after construction, and landscape irrigation should be kept to the bare minimum needed to reestablish native vegetation.

A site-specific geotechnical investigation is recommended to characterize site-specific soil and bedrock engineering properties and groundwater conditions, and for use in design of the proposed home's foundation, floor system, subsurface drainage, onsite wastewater treatment system (OWTS), pavements, etc.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over the typed name.

RO-22-0002_2 Sky Hitch Reed Subdivision PL20210010
4:38 PM, 12/14/2021

PL202100010 Sky Hitch Reed Subd
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