



Ph: 970-871-6772 • Cell: 970-819-1161 • P.O. Box 775966 • Steamboat Springs, Colorado 80477

March 30, 2002

Routt County Planning
P.O. Box 773749
Steamboat Springs, CO 80477
Attn: Planning Department

Re: Snow Country Nursery – Zoning Amendment
Four Points Surveying and Engineering (Four Points) Job No. 1530-002
Zoning Amendment

Dear Routt County Planning;

Please accept this letter as the narrative for Zoning Amendment for two parcels of land in Routt County just south of the City of Steamboat Springs municipal boundary. The north parcel, Pin No. 936283005 owned by Backatcha LLC, contains 5.0 acres and is zoned P.U.D. The south parcel, Pin No. 936332001 owned by Southshore Plow Service LLC, dba Snow Country Nursery, contains 4.3 acres and is zoned Agricultural/Forestry, (A/F). The properties were purchased in July 2020 by the aforementioned entities and the south portion of the property has been operating as a landscaping business for the last ten years.

The west portion of the north parcel is accessed via a bridge across the Yampa River and is utilized for hot air balloon launches and recreation. A portion of the east portion of the north parcel is used by Snow Country Nursery. The south parcel is used for the Snow Country Nursery landscaping business with an access on US Highway 40. Both parcels of land fall within the City's Watershed Protection Area and will require a Watershed Protection Permit from the City. This application will be submitted to the City for approval. Additional applications are being submitted to County planning for a Lot Line Adjustment /Replat of the property and a P.U.D. Sketch Plan for the proposed Lot 1 (east lot – Snow Country Nursery).

The Zoning Amendment request is based on the proposed Lot Line Adjustment being approved. The owner proposes to create a 4.3 acre lot on the east side property to become P.U.D. zoned with the westerly line being east of the Yampa River. The westerly part of the property will become a 5.0 acre lot to be zoned Agricultural/Forestry, (A/F).

Location

The 9.3-acre site is comprised of two lots located south and west of the Steamboat Christian Center on the west side of US HWY 40 (see attached vicinity map). The lots are located in Routt County and within the Urban Growth Boundary of the Steamboat Springs Area Plan. The City of Steamboat Springs' boundary is located on the north property line. Mount Werner Water District (MWW) owns property north and south of the site and operates the MWW well fields on both the properties. The site is up gradient from the community well fields

and falls within the Watershed Protection Area. Property to the west is open space owned by the City of Steamboat Springs.

The existing south parcel, Pin No. 936332001, is zoned P.U.D. but has no defined uses because the previous Final P.U.D. Plan process was not completed, so there is no actual definition to the P.U.D. zoning relative to allowed uses, setbacks, building heights and other zoning regulations.

Site Description

The site is relatively flat and separated into two existing lots. Each lot is bisected by the Yampa River with land on both sides of the river. Access to the western portion of the site is from a bridge on the north side of the property to Dougherty Road. The southerly lot, is 4.3 acres zoned AF and is a plant nursery with retail sales and a dwelling unit. The eastern side of the lot has frontage and direct access onto HWY 40. The northern lot is a 5.0 acre vacant parcel zoned Planned Unit Development (P.U.D.). The south property has access from US Highway 40 and via Dougherty Road. The terminus of the Core Trail is northeast of the bridge on the northeast portion of the property, north of Dougherty Road.

Project Goal

The goal is to bring clear definition to the zoning of the property through a new P.U.D. that allows the existing nursery and landscaping business and residential unit to remain and provides for a new employee unit. Environmental goals include eliminating an existing old septic system, cleaning up existing fill materials and enhancing the Yampa River with flow improvements, and natural buffers.

This application is made in accordance with the Zoning Changes Per Section 8.2.1. of the Routt County Zoning Regulations. All of the following exist on the two parcels of land under consideration for the zoning amendment.

- a. The proposed zone change is consistent with the goals and policies of the Master Plan and any applicable sub-area plans. **The plan as proposed is consistent with the following plans and maps.**

SSACP/Future Land Use Map

The Future Land Use Map (FLUP) designates this parcel Neighborhood Residential – Low (NR-L). The description of NR-L is: “Uses may range from single family development to small scale attached development but also includes some neighborhood-serving-uses such as small retail stores and offices. Live-work and home offices are also appropriate secondary uses in this category.” **The plan as proposed is consistent with the uses defined by the SSACP/ Future Land Use Map.**

Routt County Master Plan

The proposal is consistent with the Routt County Master Plan and is not located within an adopted sub-area plan.

The proposed use for Lot 1 (East Parcel) and Lot 2 (West parcel) is consistent with the following selected RCMP policies:

1.2.R. Development in the County should not contribute to the degradation of the natural environment by adding to water, noise, air, light, and visual pollution. **The scope of the proposed developmental growth includes relocating an existing dwelling on site, proposing a public restroom facility and proposing converting an**

approximately 900 square foot storage shed to future employee housing. These proposed conditions are considered to be too small in impact to contribute to the degradation of the natural environment. Required permits, including a Watershed Protection Permit from the City, will be obtained and applicable BMP's will be followed. An existing leach field for a septic system will be eliminated. A Floodplain Development Permit will be obtained so all applicable regulations related to the flood zones will be complied with. All new structures will be at least one foot above base flood elevation. Regarding wildlife, only IGBC dumpsters will be utilized per CPW recommendation. No wetlands will be impacted. Existing riparian vegetation along the river will be preserved.

1.2.CC. New growth should minimize impacts on transportation (county-wide). The only new growth being proposed is public restroom facility and converting an approximately 900 square foot storage shed, adjacent to the relocated A-Frame residential unit, into future employee housing. This will have negligible impacts on transportation.

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. All proposed development would occur in the appropriate non-encumbered areas.

11.3.J. Trail systems can be a major community transportation asset. New development proposals shall include provisions to create and link trail systems both as an alternative to the automobile and for recreational use. Three public access easements are being proposed as part of this application process. Proposed Lot 1 will dedicate a 30-ft wide public access easement along the east property line adjacent to US Highway 40. Along the north property line of proposed Lot 1 will dedicated a 30-ft wide public access easement to the east property line. Proposed Lot 2 will dedicate a 30-ft wide public access easement along the west property line of the property adjacent to the City owned parcel.

11.3.I. Encourage the use of non-motorized and public transit for recreational and local transportation needs. Non-motorized transit is being encouraged by the aforementioned public access easements being proposed.

- b. That the area in question possesses geological, physiological and other environmental conditions compatible with the characteristic of the Zone District requested. Lot 1 is compatible with P.U.D. Zoning based on the on-going and historical uses for the property. The P.U.D. classification and definition of uses will permit long-term stability for the business owners. Lot 2 is compatible with A/F Zoning despite not being greater than 35 acres due to the size and lack of development potential of the surrounding properties.
 - c. That the advantages of the Zone District requested substantially outweigh the disadvantages to the County and neighboring land occasioned by the amendment. The zoning amendment will permit a defined use on the west parcel (Lot 2) and define uses on Lot 1. In addition, the existing septic field will be removed from the Lot 1 property which will protect the City of Steamboat Springs watershed.
 - d. That the applicable provisions of the Zoning Regulations have been met. Lot 1 will meet zoning regulations defined within the final P.U.D. to be approved and Lot 2 will meet A/F regulations for setbacks but does not meet residential Lot Area minimum. The parcel may require a variance to the Dimensional Standards for A/F Zoning.
-
-

- 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 area. The parcels both have exiting access to US Highway 40. Lot 1 is requesting an out of district sewer service agreement. The agreement would grant a pumped sanitary sewer system for the relocated A-Frame residential building and future employee housing unit, as well as a gravity fed service for the proposed public restroom facility, to connect with the existing service line for the Christian Center.

Per Section 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:

- 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; The property owner and Four Points Surveying and Engineering believe the existing zoning for the property is inconsistent with the current uses and an error. The P.U.D. classification for the north parcel without any defined uses or a completed plan does not meet the current regulations of the Routt County Planning Department or the Routt County Master Plan.
- 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; Non-Applicable (N/A)
- c. The proposed rezoning is necessary in order to provide land for a demonstrated community need; Non-Applicable (N/A)
- d. The existing zone classification currently shown on the Official Zoning Map is an error. Non-Applicable (N/A)

Based on the above criteria being met, we look forward to approval of the Zoning Amendment.

Please call Walter Magill at 970-819-1161 with any questions.

Sincerely;

Walter Magill
Four Points Surveying and Engineering