



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

April 8, 2022

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

RE: Alpine Mountain Ranch – Administrative Approval Lot Line Adjustment Lots 55 – 57 and building envelope removal
Land Preservation Exemption Subdivision
Amendment No. 7

Dear Routt County Planning;

Four Points Surveying and Engineering is pleased to submit the attached Alpine Mountain Ranch, Land Preservation Subdivision Exemption Amendment No. 7 on behalf of Alpine Mountain Ranch at Steamboat Springs, LLLP, a Colorado Liability Limited Partnership.

Alpine Mountain Ranch at Steamboat Springs, LLLP as the owners of Lots 46, 47, 48, 49, 50, 53, 55, and 57, Alpine Mountain Ranch, Land Preservation Exemption Subdivision Amendment No. 3 are requesting to remove the building envelopes from all of the above lots and adjust the property line between lots 55 and 57. The lot line adjustment of Lots 55 and 57 and removal of building envelopes can be reviewed administratively by the planning department as an amendment pursuant to Section 2.4 of the Subdivision regulations to the existing Land Preservation Subdivision Exemption.

Alpine Mountain Ranch at Steamboat Springs, LLLP is undertaking the removal of the building envelopes that were originally platted by the Alpine Mountain Ranch, LPSE Amendment No. 3 in an effort to create more logical and controlled access for each of the remaining lots in this area of the ranch property. The existing Rockledge Road provides access to each of the lots from new driveways, access easements or shared driveways. The eight lots being modified by the Amendment No. 7 were created during the transfer of development rights in 2009 within Amendment No. 3 to Alpine Mountain Ranch LPSE. This replat does not modify any other lots or the remainder parcel of Alpine Mountain Ranch

The goal of the amendment is to remove building envelopes originally platted for the lots and develop access driveways prior to sale of the lots. The Alpine Mountain Ranch development team has worked extensively with the Steamboat Springs Fire District and Four Points Engineering in efforts to create driveways to particular residential construction locations for each of the lots in amendment. The amendment No. 7 final plat defines no build zone along the steep slope areas as required by the Routt County Subdivision regulations.

A building envelope map will be recorded in the records of the Routt County Clerk and Recorder as a land survey plat to memorialize the building envelope locations but this plat will not be excuted by the Routt Board

of County Commissioners or the Routt County Planning Department. The building envelopes will follow the no-build zones platted as part of the Alpine Mountain Ranch Amendment No. 7 final plat and be enforced by Homeowners Association and Design Review Board of Alpine Mountain Ranch.

The proposed LPSE amendment for Alpine Mountain Ranch meets Routt County Subdivision regulations in Section 5, Land Preservation Subdivision Exemption goals in the preservation of Wildlife areas. Following is an analysis of the Land Preservation Subdivision Exemption Design Standards per the Routt County Subdivision Regulations.

5.1.1 Agricultural Lands

- A. Minimize the direct, indirect, cumulative impacts of residential development on agricultural lands and agricultural operations. Maintain open rural grazing areas.
The location of the proposed lots does not impact agricultural lands and agricultural operations. No new lots are proposed in agricultural lands.
- B. Maintain the opportunity for agricultural production on the most productive and viable parcels of land.
The proposed new lot locations do not impact any agricultural production.
- C. Minimize residential disturbance on ranching and farming land.
The proposed new lot locations do not disturb any ranching or farming lands within the Alpine Mountain Ranch LPSE.
- D. Create an open lands system that provides substantial interconnected acreage for commercially viable agricultural lands production.
The remainder parcel is not impacted by the proposed replat.

5.1.2. Visual Resources

- A. Minimize negative visual impact from public rights-of-way including roads, and public open spaces.
The new lot locations are not visually impactful from U.S. Highway 40 or other public open space areas.
- B. Keep structures off of highly visible places and design them so they are not obtrusive and do not “loom out” over the landscape.
The proposed new lot locations are not located in highly visible places and will not be obtrusive to the landscape.
- C. Select sites that are appropriately scaled for the type of proposed development without major alterations to the natural landscape. Protect natural land forms.
The proposed new lot locations are scaled and placed to lessen impacts to the natural landscape and the surrounding lots.
- D. Maintain the rural character and scale of the area. Minimize the cumulative impact of development on adjacent rural properties.
The rural character and scale of the area is preserved within the proposed amendment that adjusts one property line and defines no build areas.

5.1.3 Rivers, Lakes, Wetlands and Riparian Areas

- A. Provide adequate buffers between water bodies and development to protect water quality, enhance wildlife habitat and improve visual quality of rivers, lakes, wetlands and irrigation ditches.
The locations of the lots do not impact any surrounding water bodies. Water quality will continue to be addressed by the establishment of stormwater best management practices during the building permit process.
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B. Avoid sedimentation and runoff impacts during and after development including those that impact irrigation ditches.

The new location of the proposed lots will not impact any existing irrigation ditches.

C. Protect the riparian environment with its diverse habitat.

The riparian environment will not be impacted based on the proposed land changes.

5.1.4 Infrastructure

A. Reduce internal road construction costs while minimizing environmental impacts. Design lots and building sites to minimize impacts on public roads and services including snow plowing and maintenance.

The proposed new driveway locations were designed to preserve trees, avoid steep slopes, and minimize impacts to the lands.

B. Avoid adversely impacting the condition of public roads where their capacity is insufficient to carry the additional traffic.

The changes to the lots and lot line adjustment will have no impacts to the surrounding public roads due to the fact, the amendment is for relocation of existing lots; no additional new lots within the development.

C. Ensure that new roads will be designed in accordance with the Master Plan and sub-area plans and will provide a logical and convenient extension to the road network in the area.

No new lots are proposed with this LPSE amendment.

D. Ensure that adequate water and sewer facilities can be developed.

The proposed new lot locations are within the existing private centralized water system. New individual 1" water service lines will need to be installed to the new lots from the existing roadways. The lots will be served by individual septic systems constructed during residential building.

E. Minimize the intrusion of subdivision infrastructure on the Remainder Parcel.

The new lots and any infrastructure will not intrude into the Remainder Parcel.

5.1.5 Wildlife

A. To the extent practicable, avoid areas used by Threatened or Endangered Species if the areas are critical to survival or production.

No threatened or endangered species have been identified on the Alpine Mountain Ranch site. The creation of "no-build" areas will limit impacts of disturbed areas on the lots.

B. To the extent practicable, avoid Critical Winter Habitat of elk, deer, moose, bald eagles, golden eagles, sharptail grouse, and sage grouse.

The Colorado Parks and Wildlife department reviewed the proposed building envelopes to be enforced by the HOA and were supportive of the modifications.

C. Locate development to permit wildlife movement and migration of elk, deer and moose. Maintain wildlife corridors of such animals and avoid fragmentation of habitat.

The relocation of some of the building envelope areas within the existing lots preserves wildlife habitat.

D. To the extent practicable, avoid areas that are Critical Wildlife production areas.

Building envelopes were relocated from critical wildlife production area.

E. Minimize the intrusion of subdivision infrastructure on the Remainder Parcel.

The lot changes do not affect the Remainder Parcel.

5.1.6 Geologic, Fire, Flood and Slope Hazards

A. To the extent practicable, locate all development outside known and/or active hazard areas. These include: Ground subsidence, potential rock fall, fault or fault zone, unstable slopes, slope failure complex, landslide, mudflow, and earthflow.

The proposed lot modifications are outside of geologic and slope hazard areas.

B. Provide adequate and explicit notice for development in potentially hazardous areas including potentially unstable slopes.

The existence of any potentially unstable slopes will be noted on the final plat.

C. Limit the impact to people and structures, on and off site, from flood damage.

The proposed lot modifications are outside of any potential flood areas.

D. Minimize the risk of wildfires in severe hazard areas. Minimize the cost of fire fighting in these areas.

The proposed lot modifications are outside of severe wildfire hazard areas and will have wildfire preventive measures in both construction and defensible areas around the residences.

5.1.7 Remainder Parcels

A. Limit number of Remainder Parcels and establish minimum size of Remainder Parcels to receive a Density Bonus.

The lot relocation proposed on this final plat amendment does not impact the size of the remainder parcel.

B. Allow for limited Residential Use on Remainder parcels consistent with a traditional ranch headquarters

The residential uses on the remainder parcel will remain consistent with the original approval.

C. Limit the award of a density bonus to lands not already subject to development

This amendment does not request any density bonuses.

D. Require additional acreage in the Remainder Parcel for certain uses that are not in keeping with the historic character of the landscape.

The lot relocation proposed on this final plat amendment does not require additional acreage in the remainder parcel.

E. To encourage Trail corridors for public access if the applicant so desires

This amendment to the Alpine Mountain Ranch final plat does not make any changes to the existing trail corridors originally approved with the LPSE for the ranch.

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

Sincerely;

Walter N. Magill, PE-PLS
