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June 2, 2022

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

Re: Snow Country Nursery – Planning Comment Reply May 17, 2022
Four Points Surveying and Engineering (Four Points) Job No. 1530-002:

Dear Routt County Planning;

Please accept this letter as a reply to the plan review for 35975 US Highway 40, Lot 1, aka Snow Country Nursery Parcel.

Planning Comments

1. A site plan without topo is being submitted and tree storage areas are labeled. The tree storage areas are within the open space areas and slightly larger. The owners plan to install benches within the tree storage areas to allow customers a place to sit among the trees and along the Yampa River.
2. The timing for the installation of the proposed improvements is varied. Some improvements for the Snow Country Landscape property are modified since the original submittal. A revised site plan is being submitted as part of this reply letter. The applicant is no longer proposing a public restroom due to the inability to secure an easement from the Steamboat Springs Christian Center property. The applicant proposes to complete the relocation of the “A-Frame” building and installation of the new lift station and sewer connections within one year of approval. The septic tank and leach field will be removed during the same timeframe. The future employee housing will be constructed within two years of approval.
3. The applicant proposes to install a six foot privacy fence between the Christian Center and the Snow Country property for screening.
4. Yes, the operation plan is similar to the historic use except there are additional greenhouses and the nursery is planning to sell shrubs, plants, and gardening cover materials such as mulch and topsoil. There will be portable toilets for employees and customers adjacent to the current greenhouses.
5. The existing A frame residence is 800 sq. ft.

Utilities and Permits.

1. The applicant has a verbal approval from Mt. Werner Water and Sanitation District for an out-of-district service based on a May 20, 2022 MWW Board meeting. The MWW Board is requesting an approval by the Steamboat Springs City Council.
2. The septic leach will be removed, not relocated. The site plan is revised.

3. A watershed protection permit will be applied for after the planning hearing.

Colorado Department of Transportation

An access permit will be applied for from CDOT after the planning hearing.

We look forward to the planning commission hearing on the project as the next available meeting.

Sincerely;

Walter N. Magill;
Four Points Surveying and Engineering