



July 14, 2022

Board of County Commissioners  
Routt County  
Via email: [bcc@co.routt.co.us](mailto:bcc@co.routt.co.us)

**RE: Consideration of the Conceptual/Final PUD - PL20220029; Lot Line Adjustment - PL20220027**

Dear Board of County Commissioners,

I am writing to respectfully request that the Commission table item number 6.A on its July 19<sup>th</sup> agenda, concerning Snow Country Nursery's application for a PUD, lot line adjustment, and floodplain development permit. The City has lately become aware of concerning conditions approved by the County Planning Commission as well as incompatible language in Mount Werner Water and Sanitation District's ("District") proposed resolution for out-of-district services to the same property. It appears that the parties need additional time to resolve these issues.

As the Commission is aware, the City and County have jointly adopted plans for the Yampa River Core Trail to follow the Yampa River south from its current terminus at City limits (see City comments of May 3, 2022). The easement alignment recommended to the Planning Commission by County Staff would allow the Core Trail to be built on the subject property and is a critical piece of our joint plans to improve transportation and recreation in the valley. As the City noted in its comments of May 3, we are willing to negotiate with the property owner regarding conditions on a Core Trail Easement dedication but believe that the current sub-conditions (see PUD and lot line adjustment Condition #9) are unnecessarily prescriptive, and should instead be negotiated between the property owner as Grantor and the City and County as Grantees.

The City applauds the potential discontinuation of the subject property's septic leach field which presents a water quality risk to the wellfields. We are also aware of speculative comments by the District during the recent Planning Commission meeting that the Core Trail might imperil water quality. We take exception to such comments. The City works aggressively to protect water quality for the wellfields and the Yampa River watershed and is aware of zero impacts to the District's wellfield from the City's

Core Trail on its parcel only a few hundred yards north of the subject property. Indeed, the terminus of the Core Trail is constructed on District Property, with the District's galleries fenced off from the Core Trail to prevent trespassing and interference. The City would propose the same protections for any like development.

Finally, the District connects to the City's Sewage Disposal System under the City's "special connectors" ordinance. As a "special connector," the District may provide sewer service outside its boundaries only with the prior written approval of the City, which "may be denied in the sole discretion of the City" (see Ordinance No. 2021, Special Connectors Wastewater Treatment and Disposal Terms and Conditions, Section 303). The District's attempt to hamstring the extension of the Yampa River Core Trail to the detriment of the City and County's plans for recreation and transportation will likely prevent the City from approving out of district sewage service. I look forward to working with your Staff and the District to resolve these issues and support a development beneficial to the entire community.

Kind Regards,



Gary Suiter  
City Manager  
City of Steamboat Springs

cc via email:

Frank Alfone, General Manager, Mount Werner Water & Sanitation District  
Walter Magill, Four Points Surveying, representing the applicant  
George Eck, Attorney for the applicant  
Dan Foote, Steamboat Springs City Attorney  
Angela Cosby, Parks and Recreation Director, City of Steamboat Springs  
Jon Snyder, Public Works Director, City of Steamboat Springs  
Erick Knaus, Routt County Attorney