



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

June 1, 2022

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Routt County Planning Department
136 6th Street
Steamboat Springs, CO 80477
Phone: (970)-879-2704

RE: Landaulet Subdivision Sketch Plan Narrative for a Proposed Residential Development at
Lots 8, 9, 9A, & 9B Snokomo Estates
PIN's: 157600008, 207600001, 207600002 & 207600003

Dear Planning Department,

Please accept this application as a submittal of the Landaulet Subdivision sketch plan and zoning amendment at Lot 8 Snokomo Estates Meadowgreen at Stagecoach and Lots 9, 9A, and 9B Snokomo Estates Filing No. 2. Lot 8 is currently zoned High-Density Residential. Lots 9, 9A, and 9B are not currently zoned. We propose to do a Lot Line Removal between the lots and have them subdivided into single family, duplex, and multi-family residential lots and zoned as High Density Residential. The sketch plan civil drawing set presents the proposed development across Lots 8, 9, 9A, and 9B. We look forward to presenting the project at the next scheduled planning commission meeting.

Background: The Snokomo Estates property is an undeveloped parcel of land that was originally subdivided on July 12, 1988 and recorded at Reception No. 373371, containing 9.11 acres. On May 28, 1999 a replat of the said Lot 9 Snokomo Estates was further subdivided to become Snokomo Estates, Filing No. 2 at Reception No. 511458. The Filing No. 2 final plat subdivided Lot 9 into three parcels ranging in size from 2.46 to 1.25 acres. The Filing No. 2 final plat included easements from Routt County Road 16 to access the easterly Lot 9, Snokomo Estates Filing No. 2 across and over the adjacent property. There is a platted 25' wide building setback on Snokomo Estates that we are requesting be removed since the zoning requirement for MDR requires a 15' rear setback. We found no evidence of the need for the additional setback width. There are additional easements on the southwesterly portion of the property to provide access to the westerly property (Snokomo Lot 8), and utility easements for a sanitary sewer force main for Morrison Creek Water and Sanitation District. The property is currently higher in elevation on the easterly portion and falls sharply to the southwest prior to flattening out. Previously constructed gravel roads at both access easements remain overgrown and unmaintained. Lot 8 is located directly north of the Red Hawk Village Lots and is completely vacant with no existing improvements.

Sketch Plan: The owner of the property, Eagle Mountain Builders, proposes the creation of the Landaulet Subdivision across Lots 8, 9, 9A, and 9B. The Landaulet name is based on a luxury stagecoach carriage from

the 1800s. The new subdivision will create six (5) single family lots, four (4) duplex lots, and a multi-family development for a total of forty-one (41) residences along with ample right-of-way, utility easements, and open space. The construction of the project will be built by the same development team.

Single-Family and Duplex Lots

The proposed density for the duplexes is similar to Red Hawk Townhomes to the southwest. The single-family homes match the density of the other Stagecoach neighborhoods of Meadowgreen Subdivision and the Neighborhood at Young's Peak. The two existing access points will be reconstructed to become 24' wide asphalt roadways with gravel shoulders. The lower southerly roadway will access the lower duplex lots orientated towards the southwest. The developer plans to construct duplexes on the lower lots 1-4 and custom single-family homes on the upper lots 5-9. The upper single family lots will take access from the westerly roadway and have a fire turnaround on the plateau.

Multi-Family Lot

The proposed multi-family lot and development will be in line with high density zoning. The developer plans to construct seven fourplexes at the current Lot 8 location with detached garages for each unit. Five of the fourplexes can be serviced with gravity sewer service. However, due to topographical constraints, the two most northwesterly fourplexes will require low pressure sewer service via grinder pump stations.

Design Elements

The subdivision will be served with centralized water and sanitary sewer services connected to the Morrison Creek Water and Sanitation District. There will be additional guest parking on the Middle Road at the South Entrance and throughout the fourplex development area, an open space parcel, a fenced dog park, a playground and soft surface trails. The trail system will be designed to integrate with the Stagecoach Property Owner's Association trail network and provide access around the subdivision. The declarations require home construction to incorporate sustainable building products and partial solar roofs. Also incorporated into the homes are high efficiency products to reduce water consumption and smart technology on thermostats, boilers and other appliances. The goal of the developer is to be built out with complete construction on all homes within three years or less limiting areas of disturbance and re-establish vegetation.

Sketch Plan – Mitigation for Significant Negative Impacts: No significant negative impacts are expected from the proposed development aside from the potential impacts due to any residential land development project which shall be addressed with an approved construction site management plan and erosion control plan.

The property is currently vacant with native vegetation including scrub oak, small trees, and variations of native grasses and shrubs.

The greatest risk for significant negative impacts is in regards to the Middle Creek tributary located just west of Lot 8 downstream approximately 300-400 feet. Slopes on the lot and the area leading up to Middle Creek are gentle to moderate mostly in the range of 5-15%. No negative impacts are anticipated due to the integrity of slopes and slope stability.

Other negative impacts present with any land development project include sediment pollution to offsite areas via stormwater erosion from disturbed areas, petrol-chemical spills from standard earthwork machinery, dust from disturbed areas, and noise from typical construction machinery. A Colorado Department of Public Health

and Environment (CDPHE) general permit for stormwater associated with construction activities shall be required for construction due to the size and scope of this project.

Mitigation techniques that shall be incorporated as part of an approved civil construction plan submittal for this project include:

- Implementation of an engineered erosion control plan and stormwater control measures.
 - o E.g. Sedimentation pond, perimeter silt fence, ditch checks, dust mitigation, and temporary seeding.
- Implementation of a construction site management plan to address things such as debris, spills, and noise.
- Minimization of total land disturbance via a phasing plan.
- Dust mitigation during periods of high wind with application of water via sprayer truck if necessary.
- Proper final stabilization and establishment of vegetation as soon as possible with the use of seeding and straw blanket stabilization on slopes.

We look forward to the full review of our proposed sketch plan package. Please add the Landaulet Subdivision to the planning commission schedule as soon as possible. Please call or reply with any questions.

Sincerely,

Joe Wiedemeier, PE
Four Points Surveying and Engineering