

Upper Beaver Canyon Drive Replat

Filing No. 2

A REPLAT OF LOTS 61, 62, 71, 72, 73, 74, 75, and 76, STEAMBOAT LAKES
SUBDIVISION FILING NO. 3 AND LOTS 1, 2, 5, AND 6, STEAMBOAT LAKES
SUBDIVISION FILING NO. 4

PROJECT DESCRIPTION

This proposed subdivision, located in North Routt County, includes eight lots from Steamboat Lakes Subdivision Filing No. 3 and four lots from 1 Steamboat Lakes Subdivision Filing No. 4. We propose a Consolidation Replat of this land into a single parcel of 7.88 acres of contiguous land, as defined by Routt County Zoning Regulations and as allowed by Routt County Resolution #95-P-84. The new lot will be rezoned to Mountain Residential Estates (MRE).

All Steamboat Lake Filings No. 3 and No. lots and parcels not part of this subdivision will remain as currently platted. All utility easements located within the perimeter of this consolidation replat will be vacated. New easements will be dedicated: fifteen-foot wide easements along lot lines fronting roads for installation and maintenance of public utilities, plus snow removal and storage; ten-foot wide easements along other property lines for drainage and installation and maintenance of public utilities.

In the original Steamboat Lake Subdivisions all easements for utilities and drainage were 10 feet wide around the perimeter of all lots. In the year 2000---in our understanding at the request of utility providers--new consolidation replats were required to have 15 foot easements along all lot lines fronting roads for public utilities, drainage, snow removal and storage. The August 3, 2000 Routt County Planning Commission packet for Resubdivision No. 1, Steamboat Lake Filing #7, under Vacation of Internal Utility and Drainage Easements states: "1. There shall be ten foot (10') wide utility and drainage easements along the new perimeter lot lines, consistent with the original Steamboat Lake Filing 7 Plat, and a 15' wide utility easement along all lot lines fronting on roads, and shall be dedicated appropriately." Since that time, all consolidation replats in the Steamboat Lake Subdivisions that we know of have followed this new standard of easement widths. We do not know if or when Routt County codified the requirement of 15' easements along roads into the governing documents.

The proposed 7.88 acre lot is separated into three parts by two existing roads, Beaver Canyon Drive and Pueblo Drive--both previously constructed and currently maintained by the Willow Creek Pass Village Association.

The current LDR zoning requires that lots be served by a central sewer system. Connection to the only central sewer treatment facility in the Steamboat Lake Subdivision is not available in this area, and there are no plans for additional facilities to be constructed. The "Upper Elk Valley Community Plan" (Sec. 2.6.4 Policies) and the "Routt County Master Plan" (Section 4.3.H. Policies) encourage the consolidation of smaller parcels in the Steamboat Lake Subdivision into contiguous 5+acre parcels that meets the acreage requirement for the use of On-Site Wastewater Treatment Systems (OWTS).

Attached is a “Geologic Hazard Evaluation” by Western Slope Geotech regarding the proposed Upper Beaver Canyon Drive Replat Filing No. 2. While this proposed subdivision is within an area classified as SFC—Slope Failure Complex, the report states: ***“Based on the proposed development, our site observations and review of available mapping, WSG does not believe there are geologic conditions associated with the site that are considered excessively hazardous or would render the proposed development unfeasible.”***

This Lot will not be located within the service area of the Steamboat Lake Water and Sanitation District and currently there are no wells within the new subdivision. It is expected that a new well will be drilled by the future owners of the lot created by this consolidation replat. Attached is a letter from Megan Sullivan, P.E. of the Colorado Division of Water Resources, responding to our inquiry seeking confirmation that a well permit can be can be obtained—a requirement on the Routt County Planning Submittal Checklist for Stagecoach/Steamboat Lake Consolidation. The future parcel qualifies for an “exempt” well permit under the qualifications described by Ms. Sullivan.

The project is not within a mapped “skyline” area per Routt County GIS Mapping, thus it is not subject to Routt County Planning Department “Skyline Development Guidelines”.

The Consolidation Replat process was conceived by Routt County Planning Department in the late 1990’s. It allows for the consolidation of smaller Steamboat Lake Subdivision lots into a 5-acre+ lots that can be built upon.

We believe this subdivision is consistent with the goals and policies of the Routt County Master Plan and the Upper Elk River Community Plan. We have shown that the land, in terms of geological, physical and other environmental conditions, is suitable for MRE zoning. By downzoning the property to MRE and creating lots that can legally be built upon, we are reducing density in an area that is not within a “Growth Center”. We have given multiple owners of original Steamboat Lake lots the opportunity to sell by creating a market for their lots. The Steamboat Lake Subdivisions were originally platted in the early 1970’s as a dense resort development that included almost two thousand lots and amenities including as a golf course, a clubhouse and a ski hill. The originating developer quickly went bankrupt, leaving most of the project undeveloped. Our proposed subdivision is continuing the transformation of the Steamboat Lake Subdivisions into a healthy and vibrant residential community that is appropriate for its location.

EXISTING	PROPOSED
12 lots 0.66 acres (avg.) LDR zoning	1 lot 7.88 acres MRE zoning

Included in this application are:

1. A legal description.
2. A preliminary plat of the new subdivision prepared by Emerald Mountain Surveys, Inc. of Steamboat Springs, CO.

3. An "Existing Conditions Plan" by Emerald Mountain Surveys, Inc.
4. A "Geologic Hazard Evaluation" by Western Slope Geotech, Steamboat Springs CO.
5. A letter from Megan Sullivan of the Colorado Division of Water Resources responding to our inquiry regarding a submittal check-off requirement for "Confirmation from the Colorado Division of Water Resources that a well permit can be obtained".
6. Copies of letters sent to Atmos Energy, Lumen/CenturyLink, Yampa Valley Electric Association/Luminate, Comcast/Xfinity and Steamboat Lake Water and Sanitation District, requesting their approval to vacate existing utility easements within the boundaries of this subdivision. All the utilities have granted their approval.
7. A "Narrative to Vacate Easements" by Emerald Mountain Surveys, Inc.
8. Proof of ownership--a Title Commitment issued by Stewart Title of Colorado, Steamboat Springs Division.
9. A Statement of Authority for Bola Enterprises, Inc.

Submittal requirements not included with this application.

1. Soil percolation tests will not be performed for this subdivision to determine the suitability for individual septic disposal systems. Instead, the plat will include a note stating: "The viability of these lots for individual septic disposal systems and the availability of permits for individual septic disposal systems has not been established." This has been allowed for prior consolidation plats.
2. Water analysis per Sec. 4.5.2.B.4) of the Routt County Subdivision Regulations. No water quality analysis has been done, as there has been no water development on the site to date. The water quality in this area from prior wells and springs has always been excellent, with filtration only for sediment typically needed. Also, modern in-home water treatment is available for any water quality problem that might exist.
3. Engineered plans for all utilities. Water and sewer systems will occur on-site as installed by future owners. Telephone and electric lines are available by extension off of main lines.
4. Engineered plan and profile for all new public streets and Common Roads. No road construction is planned as the roads were built and are maintained by the Willow Creek Pass Village Association..
5. Final plans and cost estimates for all improvements. No improvements are planned for this subdivision.

PROPERTY OWNER/ APPLICANT

Bola Enterprises, Inc.
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CONSULTANTS:

SURVEYOR

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ENGINEER (SOILS/ GEOHAZARD)

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