

# Elkhorn Subdivision

## Filing No. 7

### LEGAL DESCRIPTION:

A REPLAT OF LOTS 47, 48, 49, 50, 51, 102, 103, 106, PARCEL 'C' AND PARCEL 'D', STEAMBOAT LAKE FILING NO. 5 AND OUTLOT 'E', ELKHORN SUBDIVISION FILING NO. 2

### PROJECT DESCRIPTION

This proposed subdivision, located within Steamboat Lake Subdivision Filing No. 5 in North Routt County, includes ten Steamboat Lake Filing No. 5 lots and parcels and Outlot 'E', Elkhorn Subdivision Filing No. 2, a Parcel left over from a prior consolidation replat. We propose a Consolidation Replat of this land into a single lot of 5.88 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.

All Steamboat Lake Filing No. 5 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, drainage, 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 perimeter easements for utilities and drainage were 10 feet wide around the perimeter of all lots. Beginning 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 Routt County Planning Commission packet for Resubdivision No. 1, Steamboat Lake Filing 7 dated August 3, 2000 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 been required to conform to this new standard of easement widths. This includes the nearby Ridgeview at Steamboat (2001) to the west and the nearby Smith Replat (2001) to the south of our proposed Elkhorn Subdivision Filing No. 7. We do not know if or when Routt County codified the requirement of 15' easements along roads into the governing documents.

The proposed 5.88 lot is separated into three parts by two existing roads, Littlehawk Lane (which was previously constructed) and Aspen Court (which has not been completely constructed). A third road, Elkhorn Drive (previously constructed) runs adjacent to the northwest part of the proposed lot. Routt County owns the original right-of-way's in the Steamboat Lake Subdivisions, but the County does not build nor maintain any of the roads. As part of the approval process for this application, Routt County Road and Bridge will determine road improvement requirements, if any.

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)

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 5.88 acre 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 Consolidations. The future parcel qualifies for an “exempt” well permit under the qualifications described by Ms. Sullivan.

This proposed subdivision is not within a mapped Potentially UnStable Slope (PUS) or mapped UnStable (US) on Routt County Geologic Hazard Maps. Attached is a “Geologic Hazard Evaluation” by Western Slope Geotech regarding the proposed Elkhorn Subdivision Filing No. 7. The report states: *“Based on site topography and proposed construction, WSG believes the potential for slope instability associated with residential development is low”*.

There are no waterbodies within this proposed subdivision, as determined by a 2002 study of water bodies for original Steamboat Lake Filings No. 5, 7 and 8 by Eric Thayer, P.E. of Steamboat Springs, which is included in this application.

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. One of the primary reasons for the creation of this consolidation plat process was to solve the problem of rampant illegal camping that was primarily occurring in Steamboat Lake Subdivision Filings 5-8, between Willow Creek and Steamboat Lake State Park. Camping has been essentially eliminated as many of the original lots have been absorbed into 5-acre+ lots.

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 are continuing to mitigate the historical problem of illegal camping and 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 a golf course, a clubhouse and a ski hill. The original developer quickly went bankrupt, leaving most of the project undeveloped. Our proposed subdivision is continuing the transformation of the Steamboat Lake Subdivision into a healthy and vibrant residential community that is appropriate for its location.

EXISTING	PROPOSED
11 lots/parcels	1 lot
0.53 acres (avg.)	5.89 acres
LDR zoning	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. An "Opinion of Availability of Potable Water Supply for Replat of Elkhorn Subdivision" by Water Resource Consultants, LLC of Rifle, CO (2/20/03). This report was submitted with the application for Elkhorn Subdivision, Filing No. 2, located directly northwest of the project area. The findings of this report are applicable to this application.
7. A study of water bodies for original Steamboat Lake Filings No. 5, 7 and 8 by Eric Thayer, P.E. of Steamboat Spring (produced for Bell Properties, LLC, an affiliated company).
8. 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.
9. A "Narrative to Vacate Easements" by Emerald Mountain Surveys, Inc.
10. Proof of ownership—a Title Commitment issued by Stewart Title of Colorado, Steamboat Springs Division.
11. 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.A.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 with extension of main lines.
4. Engineered plan and profile for all new public streets and Common Roads. No road construction is currently planned, subject to Routt County Road and Bridge analysis.
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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Steamboat Springs CO 80477  
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(303) 548-5256

**CONSULTANTS:**

SURVEYOR

Emerald Mountain Surveys, Inc.

P.O. Box 774812

Steamboat Springs CO 80477

ENGINEER (SOILS / GEOHAZARD)

Western Slope Geotech

PO Box 775164

Steamboat Springs CO 80477

ENGINEER (WATER BODY LOCATION)

Eric Thayer, P.E.

1211 Ridge View Drive

Steamboat Springs CO 80487

ENGINEER (WATER AVAILABILITY)

Water Resource Consultants, LLC 244 Hutton Avenue, Rifle CO 81650