

Project: 31555 Green Ridge Drive

Legal Description: LOT 4, The Meadows at Stagecoach

Applicant: Craft Architecture Studio, Adam Wright

Owner: Meredith and Martin Woodrow

Application Submittal: LPS Amendment

Zoning: Agriculture-Forestry (AF)

Setbacks: As defined by the LPS development.

Project Narrative:

An amendment to the building envelope (BE) is proposed to accommodate an expansion to the existing single-family residence on its east/south side.

The existing BE was platted at approval of the Land Preservation Subdivision (LPS). Subsequent development of the lot was proposed, and a single-family home was constructed in the most northeast corner of the BE. The east side of the existing building envelope is approximately 75' from the property line. After reviewing options for a proposed addition to the home, it has been determined that the most suitable location for the addition includes area to the east side of the existing structure.

This application is a request to move the east line of the BE closer to the property line to accommodate the addition. By relocated the east line of the BE to 50' from the property line, the owner will have the minimal amount of relieve necessary to build the addition, while aligning the BE with the side setback that is customary for this zone district. It is important to note that it is not the intention of the amendment to request a larger building envelope area; rather, it is a request that results from the placement of the existing residence and the need for more space along one side of the property. It is not imperative to move the entire building envelope; therefore, the other sides of the BE have been left as is.

At the time of approval of the LPS, extensive geotechnical work was conducted to ensure the subdivision was not in a zone of slope failure complex. The geotechnical studies indicated there was no evidence of a zone of slope failure complex. Additionally, site specific geotechnical analysis was done on lot 4 at the time of the construction of the existing residence, confirming there is no geological hazard on the parcel. See further review of this topic under Section 5.1.6 of County Subdivision Regulations, analyzed below.

The following criteria from the Routt County Subdivision Regulations have been addressed below, in the context of this LPS amendment. Since the proposed amended is for a minor change to the building envelope on a single lot, and does not involve the creation of a new subdivision with roads and a multitude of individual parcels, only applicable sections of the subdivision regulations have been addressed here. Sections of the regulations that are not applicable to this application are identified in that way.

5.1.1 Agricultural Lands

>>>This section is not applicable to this LPS Amendment

5.1.2 Visual Resources	
Objectives	Design Guidelines and Standards
A. Minimize negative visual impact from public rights-of-way including roads, and public open spaces.	5.1.2.1.1.1.1 Site and size building lots and building envelopes to minimize visual impacts. AND >>>The existing building envelope currently meets this standard. The proposed change to the building envelope moves the east line of the building envelope approximately 25'. The characteristics of the existing building remain intact.
	5.1.2.1.1.1.2 All Buildable Lots within a Cluster should be between five (5) and seven (7) acres. AND >>>N/A
	5.1.2.1.1.1.3 Limit the height, amount of fixtures and direction of lighting. Require opaquely shielded, downcast lighting fixtures to protect views and the night sky from light pollution. No general floodlighting of buildings shall be allowed. AND >>>N/A
	5.1.2.1.1.1.4 To the extent practicable, use topographic breaks to shield building envelopes and roads from view. AND >>>The existing building envelope currently meets this standard. The proposed change to the building envelope moves the east line of the building envelope approximately 25'. The characteristics of the existing building remain intact.
	5.1.2.1.1.1.5 To the extent practicable, utilize the landscape or landscaping treatments to minimize visual impacts. OR >>>The existing conditions minimize all visual impacts
	5.1.2.1.1.1.6 For larger Clusters greater than 10 units and/or Clusters where houses are set apart by minimum setbacks, increase the distance so that both of the Clusters will have limited visibility from a point on Federal and State highways and County Roads at the same time. >>>N/A



<p>B. Keep structures off of highly visible places and design them so they are not obtrusive and do not "loom out" over the landscape.</p>	<ol style="list-style-type: none">1. For ridgelines which are "skylined" from public rights-of-way:2. Where necessary, height of structures shall be limited so the structure will not project into the skyline when viewed from public roads. <p>>>>The existing building envelope is not in a skylined location.</p>
<p>C. Select sites that are appropriately scaled for the type of proposed development without major alterations to the natural landscape. Protect natural land forms.</p>	<ol style="list-style-type: none">1. Replace topsoil and revegetate the landscape with native plant materials of adequate quantity and quality within one growing season after disturbance of the area.2. Minimize the removal of existing trees.3. Minimize the disturbance outside of Building Envelopes. <p>>>>All three standards will be met in any future development.</p>
<p>D. Maintain the rural character and scale of the area. Minimize the cumulative impact of development on adjacent rural properties.</p>	<ol style="list-style-type: none">1. Generally presume that 10 or fewer lots per cluster are rural in character. If more than 10 lots are proposed to be in one cluster, the applicant shall demonstrate that the rural character of the area can be maintained (including the cumulative impact of development on adjacent properties) and visibility from federal and state highways, and county roads can be mitigated. AND2. Avoid long, uninterrupted rows of houses lining major roadways. <p>>>>N/A</p>

5.1.3 Rivers, Lakes, Wetlands, and Riparian Areas	
Objectives	Design Guidelines and Standards
A. Provide adequate buffers between water bodies and development to protect water quality, enhance wildlife habitat and improve visual quality of rivers, lakes, wetlands and irrigation ditches.	<ol style="list-style-type: none"> 1. All structures shall meet with the requirements of the Routt County Water Body Setback Regulations, as described in the Routt County Zoning Regulations. AND 2. Place all roads and structures other than bridges, fences, ditches, flood control devices, and other water-related uses at least fifty (50) feet from all wetlands, unless the applicant can demonstrate that the critical riparian areas are not negatively impacted. <p style="text-align: center;">>>>The existing lot is not adjacent to a waterbody.</p>
B. Avoid sedimentation and runoff impacts during and after development including those that impact irrigation ditches.	<ol style="list-style-type: none"> 1. Use appropriate Best Management Practices during construction, siting and development. Avoid sedimentation with acceptable water management techniques during and after development. <p style="text-align: center;">>>>Future construction will utilize best practices for construction site management and employ techniques to mitigate erosion and sedimentation.</p>
C. Protect the riparian environment with its diverse habitat.	<ol style="list-style-type: none"> 1. To the extent practicable, locate Remainder Parcels to protect the maximum amount of riparian and wetland areas. <p style="text-align: center;">>>>N/A</p>
5.1.4 Infrastructure	
Objectives	Design Guidelines and Standards
A. Reduce internal road construction costs while minimizing environmental impacts. Design lots and building sites to minimize impacts on public roads and services including snow plowing and maintenance.	<ol style="list-style-type: none"> 1. Minimize redundant road construction by placing and orienting new residential construction toward existing roads. Use existing infrastructure to the greatest extent possible. AND 2. Require a minimum road width, turning radius, and grade that is less than the existing County standards and based upon Section 1100 of the CDOT low volume standards, as based on the American Association of State Highways and Transportation Officials (AASHTO) standards. AND 3. Minimize the amount of curb cuts and driveways onto County Roads. AND 4. Mitigate visual impacts of switchbacks and roadcuts. AND 5. Set back roads from adjacent adjoining landowner fences an adequate amount to insure minimal damage from road maintenance activities. 6. Construct internal roads pursuant to an approved Road Construction Permit. <p style="text-align: center;">>>>N/A</p>



<p>B. Avoid adversely impacting the condition of public roads where their capacity is insufficient to carry the additional traffic.</p>	<p>7. Make improvements to public roads to meet County or CDOT requirements. AND</p> <p>8. No LPS's shall be approved on Minimal Maintenance Roads as defined in the Routt County Road Maintenance Plan.</p> <p>>>>N/A</p>
<p>C. Ensure that new roads will be designed in accordance with the Master Plan and sub-area plans and will provide a logical and convenient extension to the road network in the area.</p>	<p>1. The arrangements, classification, extent, width, grade and location of all streets shall conform to the Master Plan and any sub-area plan and shall be designed in relation to existing and planned streets, topographic conditions, public convenience and safety, and the proposed uses of land to be served by such streets. OR</p> <p>2. Where such is not shown in the Master Plan and any sub-area plan, the arrangement of streets in a subdivision shall either:</p> <ul style="list-style-type: none">a. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; orb. Conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topographic or other conditions make continuance or conformance to existing streets impractical. <p>>>>N/A</p>
<p>D. Ensure that adequate water and sewer facilities can be developed.</p>	<p>1. Size lots according to State and local Health Department standards. Meet all location standards. Minimum lot size is 5 acres on well and septic. AND</p> <p>2. All sanitation systems and domestic water wells should be placed within the designated lot or within the Residential Building Envelope on the Remainder Parcel.</p> <p>3. If a central sewer system is contemplated then it must be designed and constructed to ensure that it is adequately sized to accommodate the development at build-out.</p> <p>4. The applicant shall provide an engineer's report establishing the availability of an adequate supply of water to serve the development.</p> <p>5. Where a public water system is proposed all the following requirements shall be met:</p> <ul style="list-style-type: none">a. The availability of water sources including quality, quantity and dependability shall be explained in a written report and certified by a registered professional engineer or geologist and an attorney if necessary to substantiate water rights.b. Representative samples of the water source must be analyzed by a reputable laboratory to confirm satisfactory chemical qualityc. Water supply, treatment and distribution facilities must be provided in conformance with the requirements of the Colorado Department of Public Health and Environment, the local health authority, and the Board through their designated representatives.

<p>E. Minimize the intrusion of subdivision infrastructure on the Remainder Parcel.</p>	<p>d. The minimum size of a water main shall be six (6) inches in diameter unless otherwise stated by state regulations or the Uniform Fire Code (if applicable).</p> <p>e. An organization shall be formed to own and operate this system. Administration shall be by an incorporated town, homeowners association, or an approved special district whose service plan has been submitted and approved by the County.</p> <p>>>>N/A. Existing water supply and OWTS will serve any future expansion of the existing single family home.</p> <p>1. To the extent practicable, infrastructure shall be positioned so that they do not traverse or significantly damage the qualities of the Remainder Parcel.</p> <p>>>>N/A</p>
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5.1.5 Wildlife	
Objectives	Design Guidelines and Standards
A. To the extent practicable, avoid areas used by Threatened or Endangered Species if the areas are critical to survival or production.	<p>1. Limit development within known Critical Habitat of Threatened and/or Endangered species sites including nesting, roosting, mating, birthing, and feeding areas.</p> <p>>>>The subject area is not one critical to species survival.</p>
B. To the extent practicable, avoid Critical Winter Habitat of elk, deer, moose, bald eagles, golden eagles, sharptail grouse, and sage grouse.	<p>1. Restrict activities including construction, maintenance and special events to avoid seasonally critical habitat during sensitive seasons. AND</p> <p>2. Limit development allowed within these areas to the greatest extent possible. OR</p> <p>3. Submit a Wildlife Mitigation Plan and/or other legally enforceable agreement for development in Critical Habitat Areas.</p> <p>>>>Given existing development in the project area, the minor adjustment to the building envelope isn't anticipated to change the current conditions enough to result in any negative impacts on local wildlife. Refer to Exhibit A: email from Kyle Bond of CPW, dated 1-23-2023.</p>
C. Locate development to permit wildlife movement and migration of elk, deer and moose. Maintain wildlife corridors of such animals and avoid fragmentation of habitat.	<p>1. Restrict any fences that obstruct historical movement patterns of wildlife. Use fences which allow free wildlife movement, as specified by the Division of Wildlife. AND</p> <p>2. No outdoor lighting adjacent to movement corridors other than what is necessary for security purposes. No general flood lighting in these areas.</p> <p>>>>No fences or flood lighting will be used.</p>
D. To the extent practicable, avoid areas that are Critical Wildlife production areas.	<p>1. Limit development within Critical Wildlife Habitat production areas including mating, nesting, and rearing area, calving, fawning, leks, and staging areas to the greatest extent. OR</p> <p>2. Submit a Wildlife Mitigation Plan and/or other legally enforceable agreement for development in Critical Habitat Areas.</p> <p>>>>Given existing development in the project area, the minor adjustment to the building envelope isn't anticipated to change the current conditions enough to result in any negative impacts on local wildlife. Refer to Exhibit A: email from Kyle Bond of CPW, dated 1-23-2023.</p>



<p>E. Limit wildlife harassment by domestic predators.</p>	<ol style="list-style-type: none">1. Limit the number of domestic predators on a case by case basis to fit habitat using Development Agreements to limit wildlife harassment. Provide effective enforcement in the Development Agreement. AND2. Construct effective physical restraints for domestic predators such as fencing in areas near homes that are close to Critical Wildlife Habitat. <p>>>>N/A</p>

5.1.6 Geologic, Fire, Flood and Slope Hazards	
Objectives	Design Guidelines and Standards
<p>A. To the extent practicable, locate all development outside known and/or active hazard areas. These include: Ground subsidence, potential rock fall, fault or fault zone, unstable slopes, slope failure complex, landslide, mudflow, and earthflow.</p>	<ol style="list-style-type: none"> 1. Locate all residential structures outside of hazard areas as necessary to eliminate impacts to hazard areas. AND 2. To the extent practicable, place all utilities and infrastructure outside of hazard areas. <p>>>>The LPS was approved and developed following thorough geotechnical study of the geology local to the area. The work determined that the parcels identified for development were not in a zone of slope failure complex. Subsequent site-specific geotechnical analysis was also done at the time of construction of the existing residence, as required for permitting. The geotechnical studies provided at that time documented common soil conditions appropriate for single family home construction. Refer to Exhibit B: Geotechnical studies for LPS, and Exhibit C: Geotechnical studies for 31555 Green Ridge Drive.</p>
<p>B. Provide adequate and explicit notice for development in potentially hazardous areas including potentially unstable slopes.</p>	<ol style="list-style-type: none"> 1. Put potential purchasers of property on notice through legal disclosures on the plat and in the Development Agreement. For building envelopes at the edge or fringe of the hazard boundary, special studies may be required at submittal to determine the most accurate boundary. AND 2. Mitigate with best engineering practices if possible and practical. <p>>>>N/A. There are no hazardous areas in this parcel.</p>
<p>C. Limit the impact to people and structures, on and off site, from flood damage.</p>	<ol style="list-style-type: none"> 1. Locate residential structures outside of the 100-year floodplain. AND 2. Other non-residential improvements shall meet with the requirements of the Routt County Floodplain Resolution 92-069 or any successive resolution. <p>>>>N/A</p>

<p>D. Minimize the risk of wildfires in severe hazard areas. Minimize the cost of fire fighting in these areas.</p>	<ol style="list-style-type: none"> 1. Place structures outside of severe hazard areas. OR 2. Comply with Colorado State Forester recommendations for mitigation including thinning of all nearby trees to their standards and establishing a 30' clear zone around structures. AND 3. Use non-flammable building materials, including treated roofing materials; AND 4. Provide on-site storage areas of at least 1000 gallon capacity (irrigation, springs, ponds, cisterns and/or underground storage tanks) for fire suppression purposes. <p>>>>The existing building envelope was located with the majority of it in low category hazard area. The change to the building envelope will provide additional area that is also largely in the low category hazard area. Potential future development on the lot, including an addition to the house, is proposed in the low category hazard area. See Exhibit D: Wildfire Risk map from 2010.</p> <p>Additionally, aside from a small number of ornamental trees and shrubs, there is a 30' clear zone from the existing home. Further clearing will be completed as necessary to ensure the clear zone is provided from future expansion of the home.</p>
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5.1.7 Remainder Parcel(s)

>>>This section is not applicable to this LPS Amendment