
Burgess Donham Bed and Breakfast

Conditional Use Permit

ACTIVITY #: PL20220026

HEARING DATES: Planning Commission (PC): July 7, 2022 at 6:00pm

PETITIONER: Rita Donham and James Burgess

PETITION: Conditional Use Permit for a Bed and Breakfast

LEGAL: That Pt of lot 5 Lying S of Hwy 40 & N of the S Bank of Yampa River Section 3-5-85 Total 19.2A

LOCATION: 27875 US Highway 40
Located approximately 1.2 miles west of Steamboat Springs on the South side of Highway 40 directly across from the Sleeping Giant Elementary School

ZONE DISTRICT: Agriculture/Forestry (AF)

AREA: 19.2 acres

STAFF CONTACT: Chris Brookshire cbrookshire@co.routt.co.us

ATTACHMENTS:

- Narrative
- Site Plan
- Floor/elevations
- CDOT access permit
- Division of Water Resources permit
- NWCC letter 2-23-22
- RC Environmental Health Bacteriological Analysis
- Pictures

History:

The 19 acre parcel was created in 1965 and is legal non-conforming. The residence was constructed in 1990 and is 2,736 square feet. A new garage was constructed in 2020 and there is also a shed on the property.

Site Description:

The property is located approximately 1.2 miles west of Steamboat Springs on the south side of US 40 with Heritage Park Subdivision bordering the west property line. The Yampa River forms the south property border. The home is sited above the river overlooking meadows to the south

and views of Mt. Werner to the east. The property is grassland with mature landscaping surrounding the residence. There is a new garage located north of the residence and there are other outbuildings used for storage.



Project Description:

The proposal is for a Bed and Breakfast in the home of the petitioners/owners.

The owners are not full-time residents due to their private business. The B&B will be offered year 'round, but scheduling will be limited to the times that the owners will be in Steamboat Springs. They anticipate that lodging will occur approximately 30-60 days per year.

Due to the owners' schedules, operations will be by reservation only and only during the time that they are residing in Steamboat. As a back up plan, in case of an unforeseen event prevents them from being at the Bed & Breakfast to accept guests, their son who lives in Steamboat will serve as an on-site manager.

Check-in hours for new guests will be between 10 a.m. and 7 p.m. Guests will have full access to the kitchen for breakfast. Breakfast will be prepared if there is an advance request. No other

food service is provided. Guest will have use of laundry facilities, main areas of the home, deck and BBQ grill.

The home has five bedrooms and the owners want to open their home to guests visiting the Steamboat Springs area. There are three bedrooms and two bathrooms on the second floor and two bedrooms on the lower level with one bathroom. There is a bathroom on the main floor. One of the bedrooms on the upper floor is for the owners' use and has a private bathroom.

A second structure on the property contains a garage/shop and office. The parking area is gravel with space for 7 vehicles near the home and 4 vehicles at the shop (see site plan). Exterior lighting is located on the deck and at the front door. There are motion activated lights on an outbuilding located north of the front of the home. Lighting is for the safety of the guests but the owners would like to keep lighting at a minimum. There are also two solar lights at the entry way of the driveway.

Staff Comments:

This property is located within the West Steamboat Springs Area Plan and the Urban Growth Boundary. Other than an increase in private vehicles to the site, the use will not create additional impacts to the property. Single family subdivisions are located to the west and northwest with the new Sleeping Giant School to the north.

New development of the property is not proposed and it will still be used as a single-family dwelling when guests are not present. The residence is located approximately 200 yards south of the US 40 highway. There are trees and mature landscaping around the house that block views from the highway and homes to the west. Trees have also been planted along the western and north area of the property to block views from Heritage Park Subdivision and US 40.

Comments were received from Building Official Todd Carr regarding the number of guests allowed according to the building code, which is five (5). The Routt County Zoning Regulations limit B&B's to four bedrooms with no defined number of guests. Due to this inconsistency between the building and zoning codes these departments will work toward an amendment to clarify the allowable number of guests for a Bed and Breakfast. At this time, Mr. Carr was able to work with the Steamboat Rural Fire Department and a policy change has been developed to allow up to five or fewer guestrooms and may have 10 occupants which includes the owners plus any guests.

There is a 5 business day appeal period before any permits may get issued.

Compliance with the Routt County Master Plan, Sub Area Plans and Zoning Resolution

The Routt County Master Plan, Sub Area plans and Zoning Resolution contain dozens of policies and regulations regarding land use. Section 5 of the regulations are designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties, and shall apply in all Zone Districts and to all land uses unless otherwise noted. Section 6 Regulations apply to all Minor, Administrative, Conditional or Special uses allowed by permit only, PUD plans, Site plans, and Subdivisions.

The following checklist was developed by Planning Staff to highlight the policies and regulations most directly applicable to this petition. The checklist is divided into six (7) major categories:

1. Health, Safety and Nuisances
2. Regulations and Standards
3. Section 8.13 Standards for Bed and Breakfasts
4. Community Character and Visual Impacts
5. Roads, Transportation and Site Design
6. Natural Environment
7. Mitigation

Interested parties are encouraged to review the Master Plan, Sub Area plans and Zoning Regulations to determine if there are other policies and regulations that may be applicable to the review of this petition.

Staff Comments are included at the end of each section, highlighting items where the public, referral agencies, or planning staff have expressed questions and/or comments regarding the proposal. **Staff comments regarding compliance with regulations and policies are noted in bold below.**

Public Health, Safety and Nuisances

Applicable Regulations – Routt County Zoning Resolution

- 5.1.1 Every use shall be operated so that it does not pose a danger to public health, safety or welfare.
- 5.1.2 Every use shall be operated in conformance with all applicable federal, state and local regulations and standards. Failure to comply with any and all applicable federal, state and local regulations and standards may be cause for review and/or revocation of any Land Use Approval granted pursuant to these regulations.
- 6.1.7.C Natural Hazards
- 6.1.7.H Wildland Fire
- 6.1.7.I Noise
- 6.1.7.L Odors
- 6.1.7.M Vibration

Staff comments: There will be additional vehicles and people at the home. The home is located approximately 485' east of Heritage Park Subdivision. There are approximately 10 homes within Heritage Park that are located along the boundary line. The western and northwestern areas of the property have been planted with a mixture of trees to provide privacy. There are mature trees at the home that block views of the home from US 40 and Heritage Park Subdivision. The driveway access has been approved for this use by Colorado Department of Transportation (CDOT).

*****Is the application in compliance with the Policies and Regulations outlined above? Yes or No***

Regulations and Standards**Applicable Regulations – Routt County Zoning Resolution**

- 5.2 Dimensional Standards:
- 5.3 Secondary Dwelling Unit Standards
- 5.12 Airport Overlay Zone District Standards
- 6.1.2 The proposal shall be consistent with applicable Master Plans and sub-area plans.
- 6.1.5 The proposal shall meet or exceed accepted industry standards and Best Management Practices (BMP's).

Applicable Policies – Routt County Master Plan

- 5.3.A The County encourages the use of “green” building techniques that lead to the conservation of energy and overall reduction of pollution in our environment.
- 5.3.D Require Best Management Practices and grading plans and strongly discourage overlot grading.

Staff comments: There will be no new construction or development associated with this application.

*****Is the application in compliance with the Policies and Regulations outlined above? Yes or No***

Section 8.13 Regulations and Standards for Bed and Breakfast**Applicable Regulations – Routt County Zoning Resolution****8.13 Standards for Bed and Breakfasts**

- A. The owner-operator must provide satisfactory evidence that the water system serving the subject property is constructed in accordance with normal standards for water quality, quantity, and pressure.
- B. The wastewater disposal system shall be designed to accommodate the proposed use and shall be installed under permit from the Routt County Department of Environmental Health.
- C. The owner or manager shall be a full-time resident of the bed and breakfast establishment.
- D. All guest rooms shall be an integrated part of the principal Dwelling Unit, which shall have the appearance of a single-family home.
- E. No cooking facilities shall be allowed in the guest rooms.
- F. Meals may only be served to occupants of the bed and breakfast.
- G. There shall be no more than four (4) guest bedrooms

Staff comments: The property is served by a well that has been approved for a Bed and Breakfast by the Colorado Division of Water Resources. A bacteriologic analysis was performed by the Routt County Department of Environmental Health in March, 2022 and was absent of coliform. An updated On-side Wastewater Treatment System was installed in 2020 with design and observation completed by NWCC. The owner will be the manager of the residence. If the owner cannot be at the home, an on-call manager will be available to stay at the residence. There are five bedrooms in the home, with one being occupied by the

manager. Meals will only be prepared in the kitchen, with the deck and grill available to guests.

***Is the application in compliance with the Policies and Regulation outlined above? Yes or No*

Community Character and Visual Impacts

Applicable Regulations – Routt County Zoning Resolution

- 5.1.4 Outdoor storage of materials which might cause fumes, odors, dust, fire hazard, or health hazards is prohibited unless such storage is within enclosed containers or unless a determination is made that such use will not have a detrimental impact on the environment
- 5.9 Sign Standards
- 5.10 Standards for Structures within mapped Skyline Areas
- 6.1.6 Outdoor Lighting: The proposal shall comply with the Outdoor Lighting Standards in Section 6.3 of these Regulations.
- 6.1.7.G Visual Amenities and Scenic Qualities.
- 6.1.7.K Land Use Compatibility.
- 6.1.7.O Historical Significance.

Applicable Policies – Routt County Master Plan

- 5.3.E Routt County requires that all new developments do not contribute to light pollution.
- 5.3.F Routt County will continue to consider the impacts of development and uses on view corridors, water, wetland, and air.
- 3.3.A New residential, commercial and industrial developments and uses should occur within the vicinity of designated growth centers and in compliance with the adopted comprehensive plans of those areas.**

Staff comments: Signage has not be proposed at this time. If the owner wants to place signage on the property they will need to obtain a permit. Outdoor lighting is being kept at a minimum and is motion sensitive with one light at the entry and a light on the back deck. The property is extensively landscaped to buffer views of the home. The home was constructed in 1990. A garage was recently constructed north of the home. This property is located approximately 1.2 miles west of Steamboat Springs and the Heritage Park Subdivision is to the west; Steamboat II and Silverview Subdivision are located to the northwest. The new Sleeping Giant School is directly the north on the north side of US40.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

Roads, Transportation and Site Design

Applicable Regulations – Routt County Zoning Resolution

- 5.4 Parking Standards
- 5.5 Addressing Standards
- 5.6 Access to Buildable Lot Standards

- 5.7 Right of Way Access Standards: A Right of Way Access Permit is required prior to construction of any new access point onto a County Road or other Local Public Road or Right of Way.
- 5.8 Road Construction Standards
- 6.1.4 Public Road Use Performance Standards: The proposal shall comply with the Public Road Use Performance Standards in Section 6.2 of these Regulations.
- 6.1.7.A Public Roads, Services and Infrastructure
- 6.1.7.B Road Capacity, traffic, and traffic safety
- 6.1.7.N Snow Storage

Staff comments: Colorado Department of Transportation (CDOT) has issued a permit for the operation of the Bed and Breakfast. No additional construction was required for this permit. The narrative stated that the entry way is marked with two tall poles and small lights at night. Snow storage is shown on the site plan, located along the driveway and off of the parking area. Parking is provided for 11 vehicles.

Signage is not proposed at this time. The owners do not want 'drive up' guests with operations by reservation only.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

Natural Environment

Applicable Regulations – Routt County Zoning Resolution

- 5.11 Waterbody Setback Standards
- 6.1.7.D Wildlife and Wildlife Habitat.
- 6.1.7.E Water Quality and Quantity.
- 6.1.7.F Air Quality.
- 6.1.7.J Wetlands.
- 6.1.7.P Reclamation and Restoration.
- 6.1.7.Q Noxious Weeds.

Applicable Policies – Routt County Master Plan

- 5.3.B While respecting private property rights, the County will not approve development applications or special use permits that would lead to the degradation of the environment without proper mitigation that would bring the proposal into compliance with the Master Plan, appropriate sub-area plans, Zoning Resolution, and Subdivision Regulations.

Staff comments: There is no additional construction needed for the Bed and Breakfast and additional occupancy should not affect the area. The CDPW has commented that there are bears in the area and bear proof trash containers should be used. Trash containers are stored in a fenced area that includes topside fencing. The Yampa River borders the

property to the south, but the home sits above the river. Access to the river is by a foot trail to the east of the home,

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

PLANNING COMMISSION OPTIONS:

1. **Approve the Conditional Use Permit request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Zoning Regulations and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Conditional Use Permit request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Zoning Regulations and/or the Routt County Master Plan. Make specific findings of fact citing specific regulations or policies by number from the Routt County Master Plan and the Routt County Zoning Regulations.
3. **Table the Conditional Use Permit request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the Conditional Use Permit request with conditions and/or performance standards** if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Zoning Regulations and Routt County Master Plan.

FINDINGS OF FACT that may be appropriate if the Conditional Use Permit is approved:

1. The proposal, with the following conditions, meets the applicable guidelines of the Routt County Master Plan and is in compliance with Sections 4, 5, 6 and 8.13 of the Routt County Zoning Regulations.

CONDITIONS that may be appropriate may include the following:

General Conditions:

1. The CUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 5, 6, and 8.13.
2. Any complaints or concerns that may arise from this operation may be cause for review of the CUP, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
3. In the event that Routt County commences an action to enforce or interpret this CUP, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
4. Permits will be assessed an Annual Fee in accordance with the Fee Schedule in Appendix B of the Routt County Zoning Regulations.
5. No junk, trash, or inoperative vehicles shall be stored on the property.
6. This permit is contingent upon the acquisition of and compliance with any required federal, state and local permits.; The operation shall comply with all federal, state and local laws. Copies of permits or letters of approval shall be submitted to the Routt County Planning Department prior to commencement of operations.

7. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be stored in accordance with state and local environmental requirements.
8. All exterior lighting shall be downcast and opaquely shielded.
9. All trash shall be stored to prevent wildlife intrusion and it is recommended either inside a garage or inside Interagency Grizzly Bear Committee (IGBC) certified receptacles
10. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in compliance with the County's Insurance and Surety Requirements policy then in effect. The certificate of insurance shall include all permit numbers associated with the activity and Routt County shall be named as an additional insured. Permittee shall notify the Routt County Planning Department of any claims made against the policy.
11. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director, without notice.
12. Transfer of this CUP may occur only after a statement has been filed with the Planning Director by the transferee guaranteeing that they will comply with the terms and conditions of the permit. If transferee is not the landowner of the permitted area, transferee shall submit written consent for the transfer by the landowner. Failure to receive approval for the transfer shall constitute sufficient cause for revocation of the permit if the subject property is transferred. Bonds, insurance certificates or other security required in the permit shall also be filed with the Planning Director by the transferee to assure the work will be completed as specified. Any proposal to change the terms and conditions of a permit shall require a new permit.
13. The Permittee shall prevent the spread of weeds to surrounding lands and comply with the most current version of the Colorado Noxious Weed Act and Routt County regulations for noxious weeds.

Specific Conditions:

14. The CUP is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application.
15. The CUP is valid for the life of the use provided it is acted upon within one year of approval. The CUP shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year.
16. Prior to operation, permittee shall submit to Routt County proof of a Sales Tax Account /License.
17. Any required permits from the Routt County Road and Bridge Department or Building Department shall be obtained and any inspections completed before operations commence.
18. The operations are year around, 7 days per week, eight guest capacity.
19. Section 8.13 Standards for Bed and Breakfasts shall be complied with. The owners son may act as on-site manager during the event that the owners cannot be present to accept guests.

To:
Routt County Planning Department

Subject:
Narrative for Conditional Use Permit Application for Bed and Breakfast.

From:
Jamie Burgess and Rita Donham
4/12/2022

Dear Routt County Planning Staff,

We have a single family home on 20 acres 2 miles west of Steamboat. We built it in 1991 and raised our children here. We have made steady improvements over the years, landscaping, maintaining and updating the house. We were awarded Small Landowner of the Year in 2010 by the Routt County Conservation District for our husbandry of this land. Our son's family lives in Steamboat II, his son is a kindergartner at the Sleeping Giant School.

We desire a Bed and Breakfast Permit to rent rooms in our house. It will offset the high cost of living in Steamboat and help to pay our mortgage. We also enjoy meeting new people.

Description of use: To provide individuals and families access to our home for lodging and relaxation.

Seasonal Operations: Our objective is to be open to scheduled guests only when we can be at the house. We don't want to be tied to the business year round. Property maintenance and time-out from operations will take months off of our 'open for business' season.
All guests will be scheduled in advance with our personal schedule so we will be on site.

Hours of operation: We will operate by reservation only. We anticipate 30 to 60 days of rentals per year. We will respond to queries by phone and email. Typically no check-ins before 10 a.m. or after 7 p.m.

James Burgess and Rita Donham are the owners, operators and managers of this B&B. Our son, Joe Carney and his cleaning staff will be keeping the house and grounds clean. If there's an unforeseen reason that we cannot be on site when there are scheduled guests, Joe will be our part-time, on site manager to ensure things are going smoothly at the house.

Number of employees: We anticipate employing a cleaning service and part-time manager.

Food plans: Our plan for breakfast is to have the pantry and refrigerator stocked with fresh food and coffee, etc. This way the guests can get up when they please and proceed on their own schedule. We will cook breakfast if there is a special advance request.

Continued Narrative for C.U.P. for Burgess Donham B&B

Other amenities include use of the laundry, living areas, deck and BBQ grill.

No other services will be provided.

We want people to relax and feel at home while at our place.

Traffic: This will be intermittent since we will not have guests every day or year around.

We expect four cars coming and going twice a day when the house is full.

The average traffic might be less than a typical family residence.

Access to the property: The CDOT approval for the entryway is included in this package.

A gravel lane turns south off of Highway 40, just east of mile marker 128.

The entry is well marked with two tall poles and small lights at night.

There's a motion sensor light near the house, several deck lights and exterior lights.

We strive to keep lights minimized at night for ourselves, the neighbors and the wildlife.

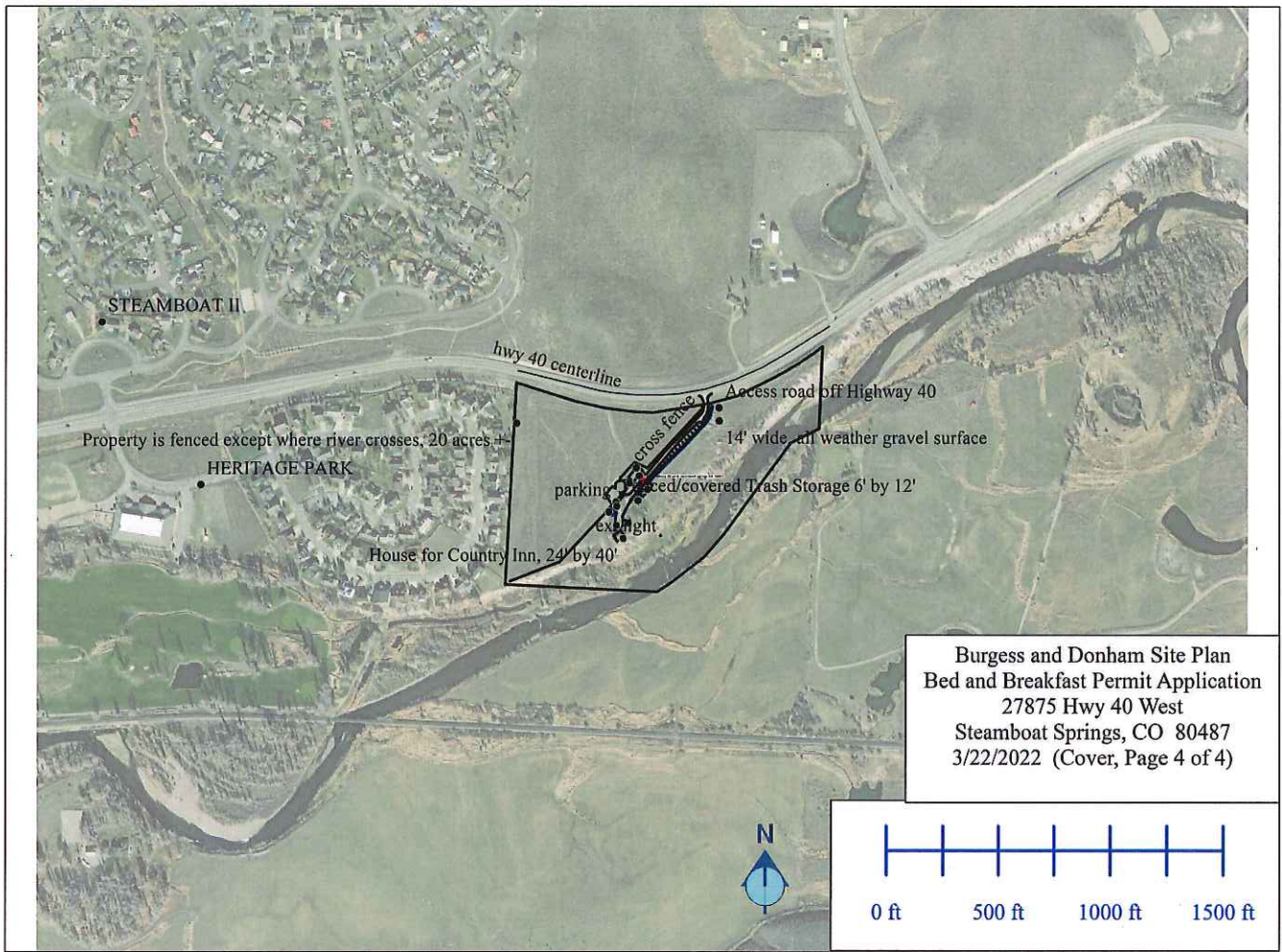
Parking: We have graveled parking for 7 vehicles near the house and 4 vehicles near the shop.

There's a large enough area for a fire truck to back-up and turn around near the house.

Thank you for your consideration of our application for a Bed and Breakfast permit.

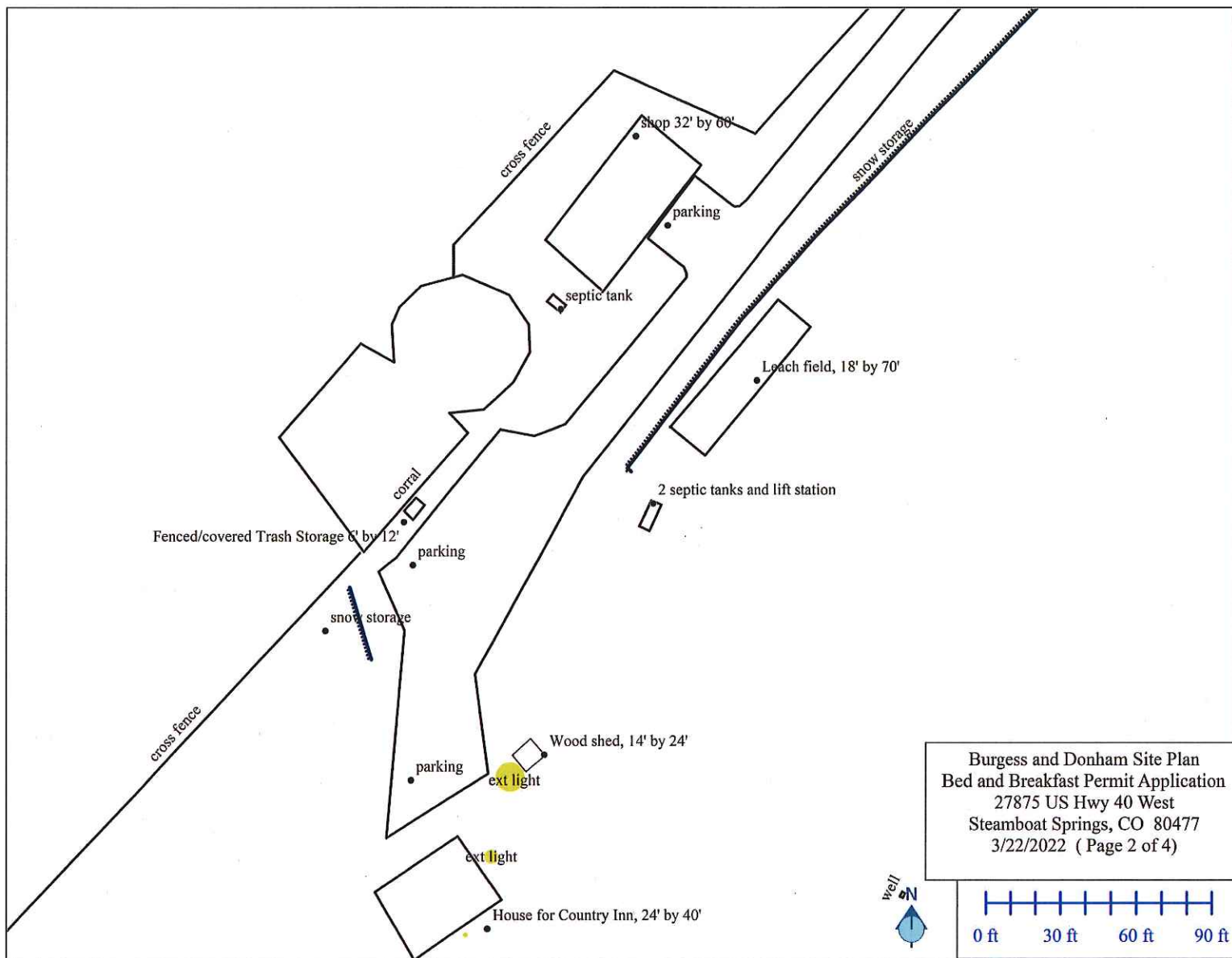
Best regards,

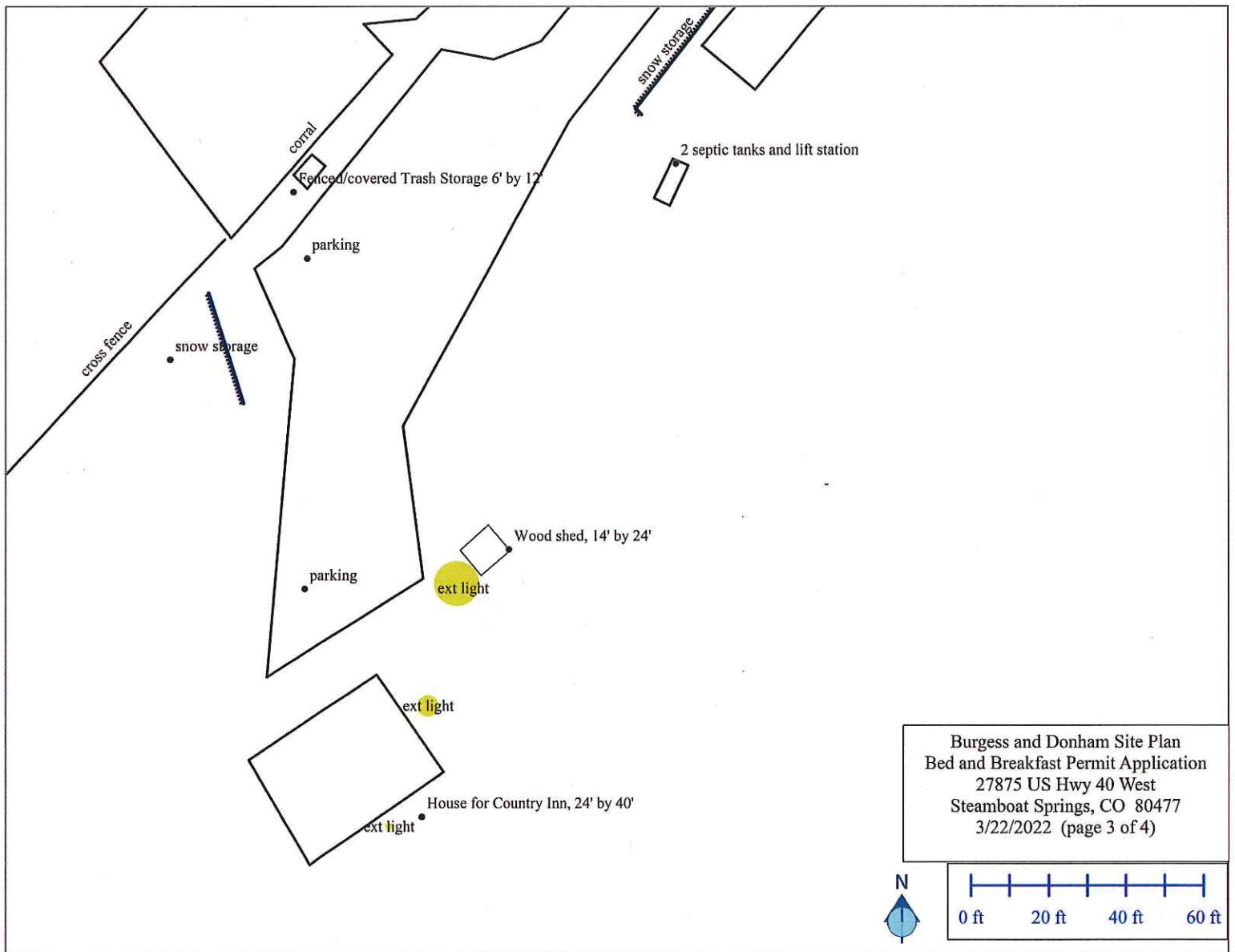
Jamie Burgess and Rita Donham

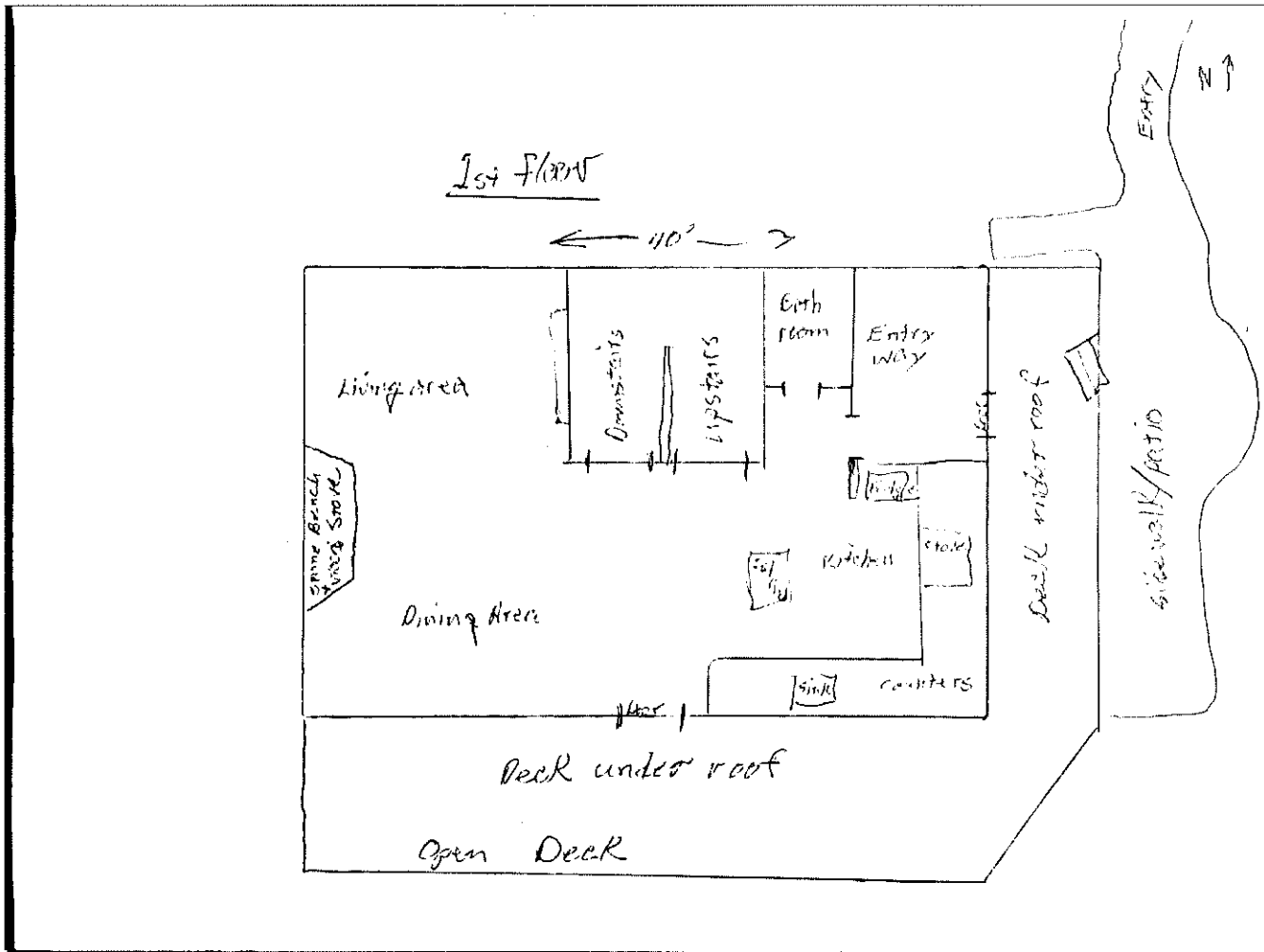




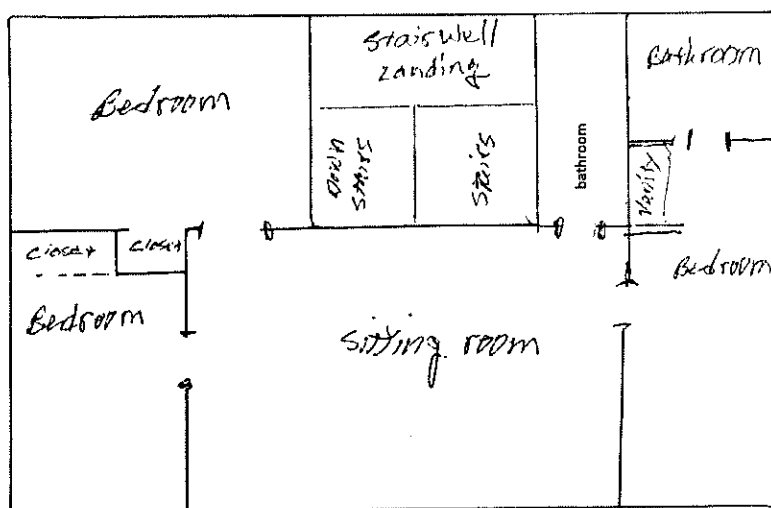
A horizontal number line with four tick marks. The first tick mark is at the left end. The second tick mark is labeled "50 ft". The third tick mark is labeled "150 ft". The fourth tick mark is at the right end and is labeled "250 ft".





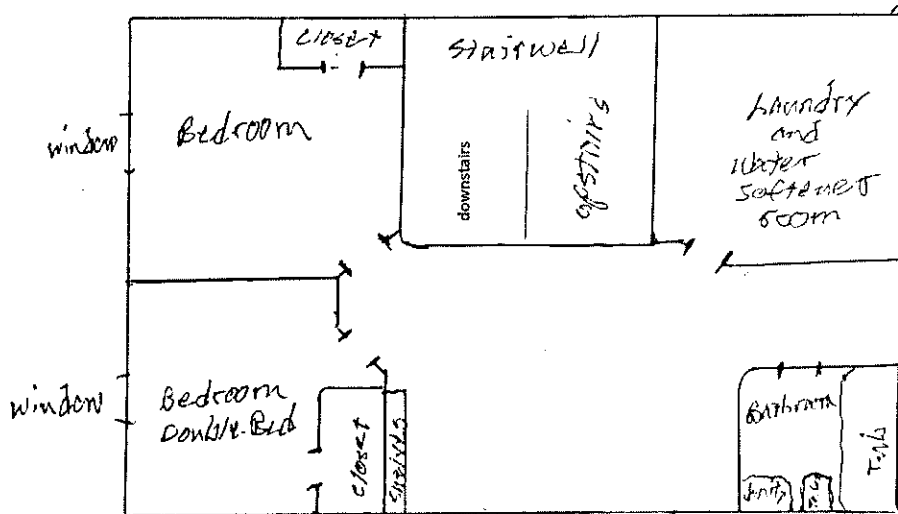


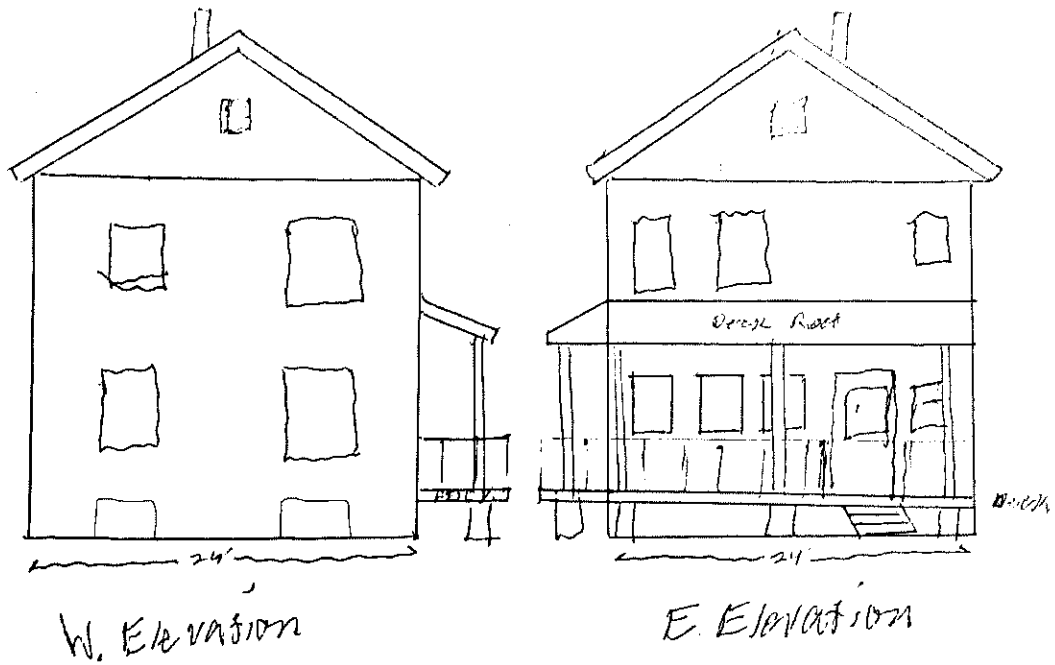
2nd Floor

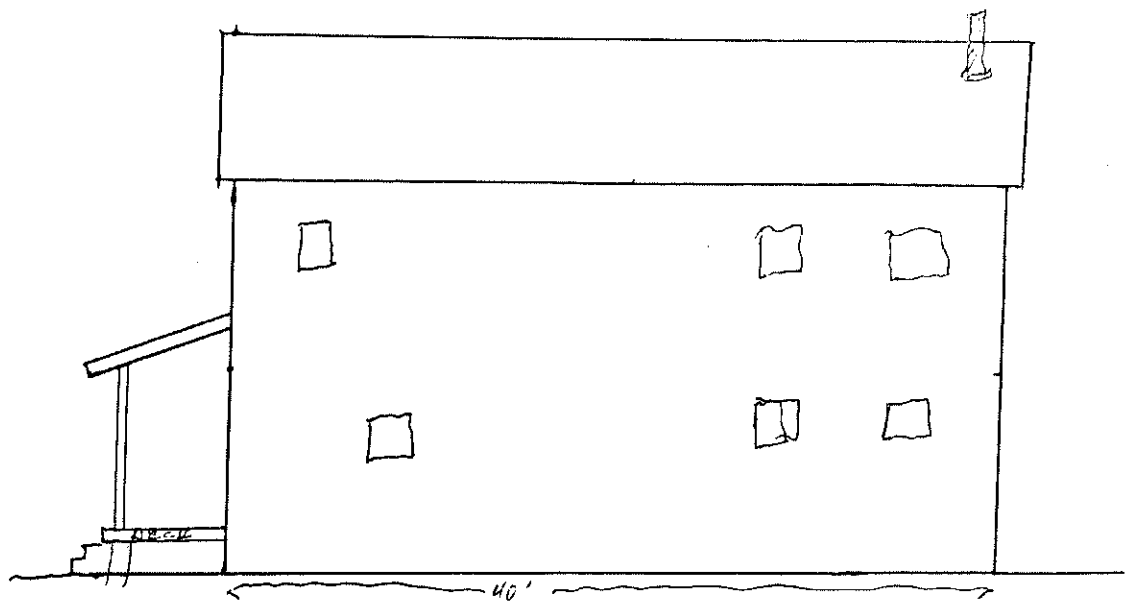


Basement

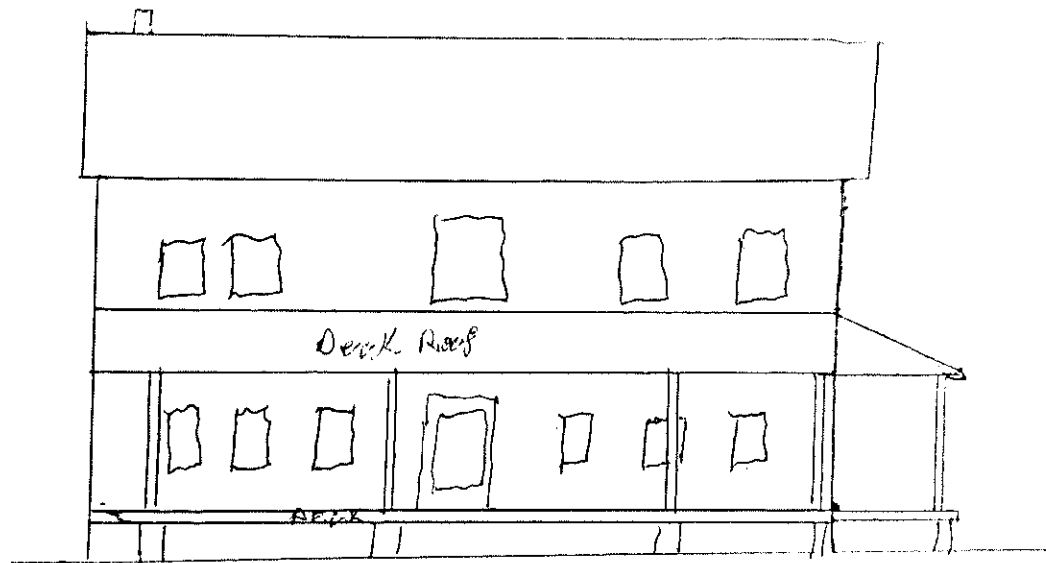
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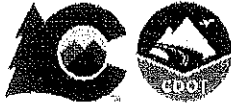




N. Elevation



S. Elevation



COLORADO

Department of Transportation

Region 3

R3 Traffic Section, Access Unit
222 S 6th St, Rm 100
Grand Junction, CO 81501
PH (970) 683-6284 FAX (970) 683-6290

<<< E-mailed>>>

May 6, 2020

Rita Donham
187 Lone Pine Rd.
Cora, Wyoming 82925

Re: State Highway Access Permit No. 320040, located in Routt County on Highway 040A near
Mile Marker Reference Pt. 128.084 Right

Dear Permittee,

The Colorado Department of Transportation (CDOT) has received your signed permit and application fee. A copy of the issued permit is enclosed. CDOT has issued a Notice to Proceed for this permit since the permit does not require any additional construction of the access. Please keep a copy of the access permit and the notice to proceed for your files.

If you have any questions or need more information, please contact me at the office listed above.

Respectfully,

Brian Killian, Region 3 Access Manager

Cc: Devin Drayton, Project Manager
File

**COLORADO**

Division of Water Resources

Department of Natural Resources

WELL PERMIT NUMBER 322056-

RECEIPT NUMBER 10002586

ORIGINAL PERMIT APPLICANT(S)

RITA M DONHAM

APPROVED WELL LOCATION

Water Division: 6 Water District: 58

Designated Basin: N/A

Management District: N/A

County: ROUTT

Parcel Name: N/A

Physical Address: 28745 US 40 WEST STEAMBOAT SPRINGS,
CO 80487

NE 1/4 SE 1/4 Section 3 Township 6.0 N Range 85.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: 338955.6 Northing: 4485374.0

PERMIT TO USE AN EXISTING WELL**ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL**

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(I).
- 4) The issuance of this permit hereby cancels well permit no. 37398-F.
- 5) The use of groundwater from this well is limited to drinking and sanitary facilities as described in CRS 37-92-602(1)(c), for a commercial business (bed and breakfast). Water from this well shall not be used for lawn/landscape/greenhouse irrigation, domestic animal/livestock watering, or for any other purpose outside the business building structure(s).
- 6) The pumping rate of this well shall not exceed 15 GPM.
- 7) This well shall be located not more than 200 feet from the location specified on this permit.
- 8) The well shall be constructed and maintained in accordance with variance no. 90-032, granted by the Board of Examiners of Water Well Construction and Pump Installation Contractors on July 20, 1990.

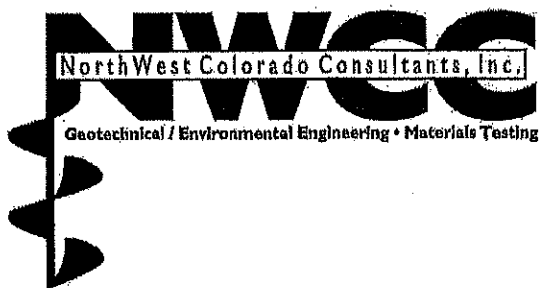
NOTE: This well is known as the Donham Well.

NOTE: Parcel Identification Number (PIN): 937034002

Issued By JUSTINA MICKELSON

Date Issued: 5/24/2021

Expiration Date: N/A



February 23, 2022

Rita Donham & James Burgess
P.O. Box 33
Cora, WY 82925

Job Number: 20-11636

Subject: On-Site Wastewater Treatment System
Observations, Donham-Burgess Residence, 27875
US Highway 40, Routt County, Colorado.

Rita and James,

As requested, NWCC, Inc. (NWCC) visited the project site on August 21 and 24, September 24, October 14 and 16 and November 10, 2020 to observe the construction of the On-site Wastewater Treatment System (OWTS) for the Donham-Burgess Residence located at 27875 US Highway 40 in Routt County, Colorado. NWCC completed the OWTS Evaluation and Recommendations report for the existing residence and barn, currently under construction, under this job number and dated February 20, 2020.

At the time of our site visit on August 21 and 24, 2020, the owner, was in the process of placing the 4-inch diameter piping (ASTM 3034; SDR 35) from the barn septic tank to upstream of the existing septic tank, located west-southwest of the existing Soil Treatment Area (STA). The piping appeared to meet the minimum grade requirements. The piping had not been connected to the inlet pipe of the existing septic tank. The new septic tanks for the barn and the existing residence had not been placed at this time.

At the time of our site September 24, 2020, the owner had extended the existing STA 18 feet to the northeast. The extents of the existing STA had been exposed and the existing STA was constructed with dimensions of 18 feet by 52 feet, for a total area of 936 square feet. The extension of the STA was 18 feet by 18 feet for an addition of 324 square feet. The owner had placed 6 to 12 inches of washed gravels with three 4-inch diameter perforated pipes extending from the existing perforated pipes. After the extension, the STA has a total area of 1,260 square feet. A new inspection pipe was also added to the new STA. We advised the owner that a minimum of 18 inches of soil cover should be placed over the gravel bed system after the washed rock and barrier material had been placed over the perforated pipes.

At the time of our site visit on October 14, 2020, the installer had placed a 1,000-gallon (2-compartment) concrete septic tank to the west-southwest of the barn, which is currently under construction. The 4-inch diameter piping (ASTM 3034; SDR 35) from the barn to the septic tank had also been constructed at the time of our site visit. The piping appeared to meet the minimum grade requirements. The inlet and outlet 'T' connections in the first and second compartments of the septic tank visually appeared to be properly constructed at the time of our site visit. The 4-inch diameter piping (ASTM 3034; SDR 35) from the barn to the septic tank had also been constructed at the time of our site visit. The piping appeared to meet the

minimum grade requirements. The owner had also installed a new 1,000-gallon single compartment concrete septic tank upstream of existing septic tank for the existing residence. The owner had also placed the piping between the two septic tanks. The piping from the barn septic tank had also been connected to the new piping. At the time of our site visit on October 16, 2020, we discussed with the owner that effluent filters should be installed in the outlet 'T' of second chamber of the original septic tank and the new septic tank for the barn.

We also advised the installer that a minimum of 12 inches of soil cover should be placed over the septic and dosing tanks and a minimum of 24 inches of soil cover should be placed over the solid piping, when completed. The disturbed areas must be re-seeded. The risers on the septic/dosing tanks must be raised to the finished ground surface.

At the time of our site visit on November 10, 2020, the OWTS had been backfilled. It appeared that sufficient cover had been placed over the piping, tanks and soil treatment area. The lids for the septic and dosing tanks were accessible at the finished ground surface. An as-built drawing taken from field measurements of the system is presented in Figure #1.

Based on our part-time observations, it appears that the portions of the system, which were completed and observed at the time of our site visits, had been constructed in general accordance with the design previously completed by our firm, with the noted exceptions. We believe that the system should function properly with proper care and maintenance, as outlined below, if the components backfilled or not completed at the time of our visits were properly constructed. It should also be noted that the STA is larger than required by our design. Based on our calculations, the new OWTS will be adequate for the proposed 5 bedroom residence and barn. In addition, the septic tanks and STA, as constructed, will be adequate for an additional two bedrooms in the barn or added to the existing residence, for a total of seven bedrooms.

Operation and Maintenance: Observing the operation and performing routine maintenance of the OWTS is essential to allow proper, long term functioning of the system. We recommend that the operation be periodically monitored and a qualified, licensed maintenance contractor perform maintenance of the system.

- 1) **Septic Tank:** The scum and sludge accumulation in the septic tank should be monitored yearly. Once the scum or sludge thickness reaches 25% of the chamber depth, the septic tank should be pumped. A pumping frequency of 1 to 3 years is likely at the design flows. Depending on use, pumping may only be required every 3 to 5 years.
- 2) **Effluent Filters and Pumping System:** The effluent filters in the septic tanks should be cleaned when the septic tanks are inspected or as required. The effluent pump should be checked semi-annually to ensure the pump is functioning properly. If the high water alarm sounds, the pumps and floats should be inspected and serviced immediately. A backup pump is recommended to be stored on-site to allow for timely replacement.

- 3) Soil Treatment Area: We recommend that the STA be fenced off to vehicular traffic and livestock. The surface area around the STA should be observed monthly for signs of failure, such as lush vegetation growth or ponding. Liquid levels in the STA should be observed through the inspection pipes.
- 4) Treated Water: We do not recommend that the water softeners or water treatment systems be connected to the OWTS. The chemical and hydraulic loading from the backwash of these treatment systems may be detrimental to the OWTS. If a treatment system is used, a separate dry well should be constructed for the backwash waste. In addition, chemically treated water from a swimming pool or spa must not be discharged into the OWTS.
- 5) General Notes: The owner should be aware that the operation of the OWTS is different from a public sewer service. Plastic and other non-biodegradable materials should not be placed into the system. Water use should be monitored so fixtures are not allowed to run if a seal malfunctions. Allowing fixtures to flow continuously to prevent water lines from freezing or a malfunctioning faucet or toilet can consume in excess of 1,000 gallons per day. Excessive flows could flood and cause premature failure of the system. No plastic or landscaping that requires additional irrigation should be placed over the soil treatment area.

If you have any questions regarding this report, our observations or recommendations or if we may be of further service, please contact this office.

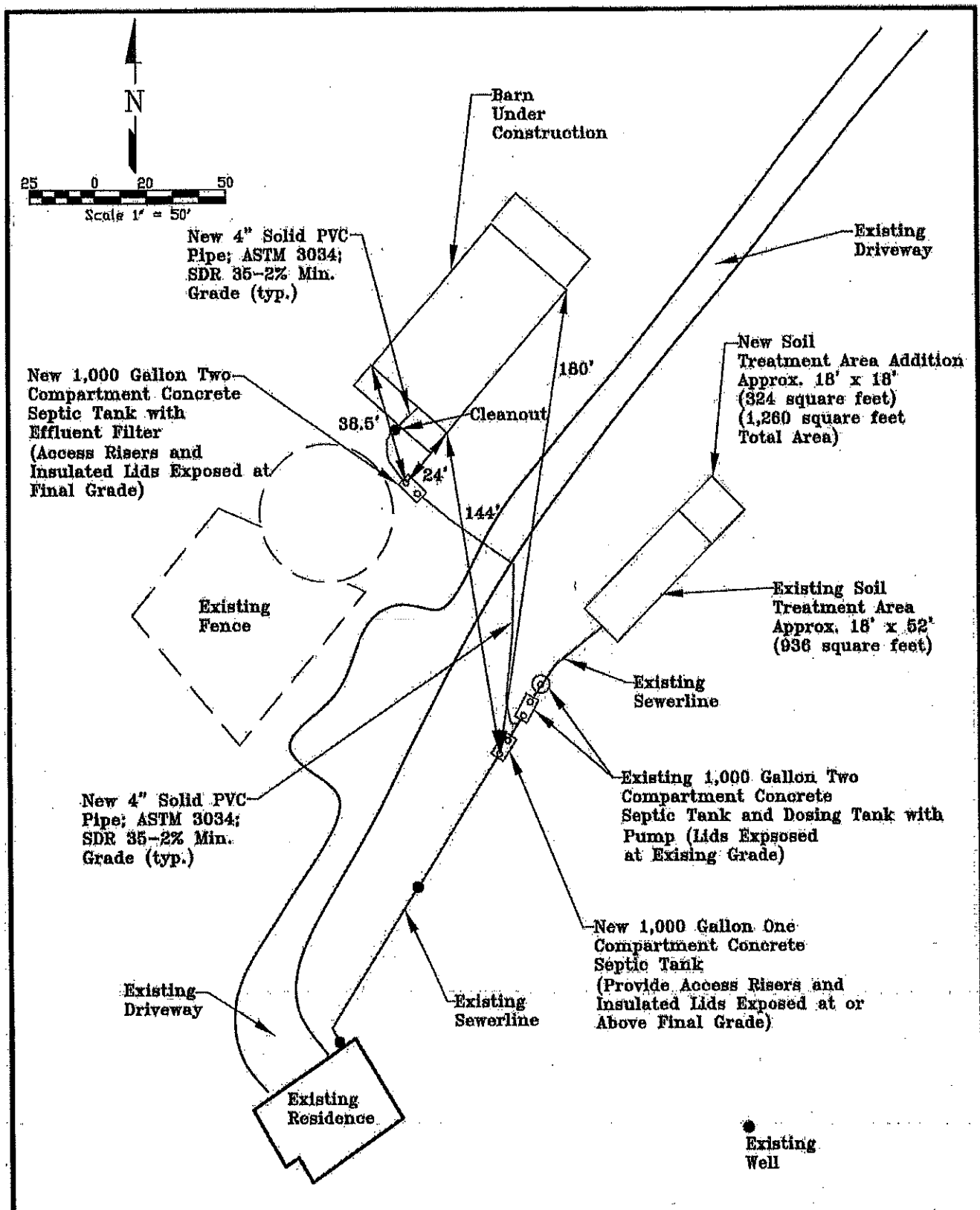
Sincerely,
NWCC, Inc.


Timothy S. Travis, P.E.
Senior Project Engineer



Reviewed by Brian D. Len, P.E.
Principal Engineer

cc: Routt County Department of Environmental Health



Title: OWTS - AS BUILT	Date: 2/23/2022	 <small>Northwest Consulting Engineers Civil/Structural/Environmental/Geotechnical 6000 15th Street, Suite 100 Boulder, CO 80501 Phone: 303.440.1111 Fax: 303.440.1112 Email: info@nwce.com</small>
Job Name: Donham-Burgess Residence	Job No.: 19-11636	
Location: 27875 US Highway 40, Routt County, Colorado	Figure: #1	

**Routt County Department of Environmental Health
REPORTING FORM FOR BACTERIOLOGICAL ANALYSIS**

SAMPLER: PLEASE FILL OUT ONE FORM - FOR EACH INDIVIDUAL SAMPLE SUBMITTED

DATE COLLECTED 3/14/22

EMAIL: jamie@wyomingatopphoto.com

PWSID # _____ (Not for private homeowners)

BOTTLE TRACKING # 57009V-368 (Located on bottom portion of bottle)

COUNTY Routt

SYSTEM / PROPERTY OWNER NAME: James Burges / Brie Donham Trust

SYSTEM ADDRESS: 27875 US Hwy 40 West, Steamboat CO 80487

CONTACT PERSON: Jamie

PHONE: 303 231 1463

SAMPLE COLLECTED BY: Jamie

TIME COLLECTED: 2:40 am/pm

WATER TYPE: RAW ☐ CWR ☐ CHLORINATED ☐ OTHER TREATMENT ☐ explain 21V 2 gph

SAMPLE

POINT: Master Bath

CHLORINE

RESIDUAL: _____ mg/L

SAMPLE TYPE: ROUTINE ☒

REPEAT ☐

SPECIAL PURPOSE ☐

For Laboratory Use Only Below This Line

LABORATORY SAMPLE # _____ DATE RECEIVED IN LABORATORY MAR 14 2022

COMMENTS: _____

PARAMETER

RESULT

ANALYSIS DATE

LAB METHOD

Coliform, TOTAL (Absent/Present)

A

MAR 15 2022

Colilert 24-hour

Coliform, E. COLI (Absent/Present)

A

MAR 15 2022

Colilert 24-hour

OD = Outdated - Please resample

LA = Lab Accident - Please resample

Absent = Coliform not detected

Present = Coliform detected

Reviewed & Approved by [Signature]

Title

Admin

Date

Routt County Environmental Health Dept.
136 6th Street
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Steamboat Springs, CO 80487

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Fax (970) 870-5404

