



Ph: 970-871-6772 · Cell: 970-819-1161 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

March 30, 2022

Revised November 9, 2022

Routt County Planning
P.O. Box 773749
Steamboat Springs, CO 80477
Attn: Planning Department

Re: Snow Country Nursery – P.U.D. Narrative
Four Points Surveying and Engineering (Four Points) Job No. 1530-002:
P.U.D. Narrative

Dear Routt County Planning;

Please accept this letter as the narrative for a conceptual P.U.D. for the proposed Lot 1, aka Snow Country Nursery Parcel. The conceptual P.U.D. is based on the concurrent applications for a Zoning Amendment and Lot Line Adjustment applications for two parcels of land in Routt County just south of the City of Steamboat Springs municipal boundary. The north parcel, Pin No. 936283005 owned by Backatcha LLC, contains 5.0 acres and is zoned P.U.D. The south parcel, Pin No. 936332001 owned by Southshore Plow Service LLC, dba Snow Country Nursery, contains 4.3 acres and is zoned Agricultural/Forestry, (A/F). The properties were purchased in July 2020 by the aforementioned entities and the south portion of the property has been operating as a landscaping business for the last ten years.

The proposed Lot line adjustment between the new properties will create a new Lot 1 on the east side of the Yampa River. The new Lot 1 will be a 150' wide parcel with access to US Highway 40 and a larger parcel to the east of the Yampa River to south line of Mt. Werner Water and Sanitation District (MWW) at the north property line. The total acreage for the new Lot 1 will be 4.3 acres. The Lot 1 parcel will not include any of the Yampa River. The parcel will have access from both US Highway 40 and Dougherty Road.

Infrastructure Description

Access

No changes are being proposed for the existing access points. Access via US Highway 40 will remain the primary access for Snow Country Nursery on proposed Lot 1. Access for proposed Lot 2 will continue to use existing Dougherty Road located on the north side of the property. Both access points have been functioning for many years. The north access has a 60 feet wide easement centered along the north property line of the Christian Church property and the north line of the west property.

Utilities

The Applicant has worked closely with MWW over the last year and a half. The MWW board has agreed to submit an out of district sewer service for Lot 1 for a residential building and a secondary dwelling unit in

the northeast portion of the property. Sewer service will be provided by a 2" low pressure HDPE line fed by a grinder pump or similar lift station to the existing manhole east of Lot 1. The low pressure sewer line will feed into a proposed 4" PVC service line installed at the nearest sanitary sewer manhole on Dougherty Road. The applicant is requesting a ten foot wide utility easement from MWW for the line in the south portion of Lot 1, Willow Green Subdivision.

Additional utility improvements include abandoning the septic leech field for the existing A-frame house on Lot 1.

Drainage and Surface Runoff Treatment

Drainage from the proposed Snow Country Nursery site will be filtered through the gravel driveways, planting media, and natural grasses.

Trails

The owner is planning to dedicate a twenty foot wide trail easement parallel to the Yampa River to the public to meet the goals of the City of Steamboat Springs future south valley trail extension map. The owner and the City of Steamboat Springs are recording a separate agreement to address the trail easement but it will be shown on the final plat and P.U.D.

Sketch P.U.D. Plan Compliance with the Routt County Master Plan, Sub Area Plans and Section 7.3 PUD Standards per Routt County Zoning Regulations

- a. The P.U.D. for Lot 1 is consistent with the intent and policies of the Master Plan and other applicable sub-area plans.
 - b. The P.U.D. complies with all applicable standards and mitigation techniques listed in Sections 5, 6, 8 and 9 of the Zoning regulations.
 - c. The P.U.D. for Lot 1 provides adequate, safe and convenient arrangements for vehicular circulation, emergency access, off-street parking and loading. There are two entrances for the property, angled parking along the existing roadway and areas for loading and deliveries.
 - d. The applicant proposes ten foot side setbacks for all buildings on the P.U.D. and a height restriction of forty feet. Space between buildings will be dictated by the Routt County building regulations.
 - e. The goal of the open space in the Zoning regulations is to produce maximum usefulness to the residents of the development for the purposes of recreation, scenery, and to produce a feeling of openness. The proposed Lot 1, P.U.D. contains 4.3 acres which requires 25% open space, or 1.07 acres. Since the use for the property is to continue as a landscape yard and nursery with trees, plants, and landscape materials available to the buyer and the site to be dormant in the winter; we had to consider how to meet the goals of the regulations. The owner is planning to dedicate open space within the three tree growing areas on the property by installing benches among the rows of evergreen, aspen and others trees growing and for sale. Each of these areas is open to the customers of the landscape business and is maintained. The open space areas will be
-
-

available during operational hours of the landscape business and available to the residents of the parcel. In addition, the owner is dedicating the trail easement to the public for a future extension of the core trail in the south valley.

- f. The proposed housing is clustered in the northeast corner of the parcel which will provide more areas for open space. The housing is proposed as the relocated A-frame building or new residential structure less than 1,800 square feet and a future AHU up to 900 square feet that will follow County regulations.
- g. The landowner agrees to provide for the maintenance of open space and private roads, drives and parking.
- h. No new roads are proposed. There are two existing and improved access points to the project site. The nursery business on proposed Lot 1 will continue to use the existing access onto Highway 40.
- i. Requested land uses for the PUD are as follows:
 - i. Landscape Nursery offering retail sales of tree, plants and associated products
 - ii. Storage of items associated with the nursery (plants, landscape rocks, soil, machinery, trucks, etc.)
 - iii. Parking for employees and customers
 - iv. Structures shown on PUD plan associated with the nursery
 - v. Open space containing a combination of Core Trail, Tree Storage Areas
 - vi. Two dwelling units: (a) 1,800 sq. ft. dwelling, (b) 900 sq. ft. dwelling

Sub Area Plans

Policy NS-2.2: The city and county will ensure that both groundwater and surface waters are protected from degradation and are of a high quality.

Applicant Response:

As described above, adequate and multiple mitigation measures are proposed for water quality and protection of the river. Required permits, including a Watershed Protection Permit from the City, will be obtained and applicable BMP's will be followed. An existing leach field for a septic system will be eliminated. A Floodplain Development Permit will be obtained so all applicable regulations related to the flood zones will be complied with. All new structures will be at least one foot above base flood elevation. Regarding wildlife, only IGBC dumpsters will be utilized per CPW recommendation. No wetlands will be impacted. Existing riparian vegetation along the river will be preserved.

1. Mitigation Techniques

Applicant Response:

Mitigation measures have been discussed above. Adequate mitigation measures will be implemented for proposed uses. BMP's, as applicable, will be implemented.

The P.U.D. as proposed provides a route for the existing Snow Country Landscape business to remain operational at the entry to Steamboat Springs and provide an environmentally friendly business to continue to serve residents of Routt County and provide sales tax to the City of Steamboat Springs.

We believe the P.U.D. as presented meets the requirements of the Zoning regulations and we look forward to future public hearings on the proposed uses. Please call Walter Magill at 970-819-1161 with any questions.

Sincerely;

Walter Magill
Four Points Surveying and Engineering

