

April 29, 2024

City of Steamboat Springs
Attn.: Bob Keenan
PO Box 775088
Steamboat Springs, CO 80477
Sent via email: bkeenan@steamboatsprings.net

RE: Butcherknife Canyon Annexation (City project PL20240095)

Dear Mr. Keenan,

Routt County Planning appreciates the opportunity to provide comments on this proposal. In general, we note that the proposal is within the Urban Growth Boundary of the Steamboat Springs Area Community Plan and surrounded by existing urban development, as well as a school campus, and would represent valuable infill for the community. The Routt County Master Plan similarly designates this as a “Tier 2” Targeted Growth Area, where targeted growth is appropriate based on consistency with an applicable sub-area plan and adequacy of infrastructure. We note that the application is specifically looking for density and uses for the site, so we have prepared specific comments on those topics, as well as environmental and historic preservation comments.

Environmental – If developed in the County, Butcherknife Creek would be subject to a minimum 50’ waterbody setback, but our mapping indicates no floodplains or geologic hazards. While the knoll on the southeastern portion of the site and the canyon to the east has slopes which exceed 30%, the rest of the site is generally developable under our regulations, and we support the City’s regulations that address those types of site features. The County encourages appropriate weed mitigation measures prior to any development on the site.

Density – The Routt County Master Plan aims to direct density to municipalities and “Tier 2” areas such as this site. Under this framework, density is appropriate and desirable in this location. While the proposed RN-3 matches the adjacent RO density, we note that this location adjacent to Old Town should be mindful of the adjacent context, particularly considering the Goals & Policies of the SSACP SPA-1 and SPA-1.1 through 1.7, and would suggest RO as an alternative to RN-3 to limit bulk.

Further, however, we note that SSACP Policy SPA-1.1 recommends lot sizes as small as 25 feet wide and 125 feet deep (or 3,125 square feet) in Old Town. In light of this, continuing the historic, gridded pattern of the adjacent Crawford Addition with a higher-density zone such as RN-4 or MH, or a mixture of the two, would perhaps be even more appropriate than RO for Old Town. The currently-proposed consolidation of the County’s MDR and LDR zoning to HDR, found to the north of this property along Woods Dr, will allow densities of up to 1 dwelling unit per 3000 square feet.

Use & Historic Preservation – The Routt County Master Plan greatly emphasizes the production of affordable housing and encourages historic preservation, both in the unincorporated County and in support of municipalities doing so. The above-suggested RN-4 and MH zoning, in addition to supporting

the density and character of Old Town, would perhaps also better further the intent of SSACP Policies SPA-1.2, T-3.1, and Goal H-1/Policies H1.1 through 3.2 to create more affordable housing. We also note that 804 N Park Rd was built in 1920, and likely the entire ranch compound on the northwest corner of the site should be evaluated for historic significance and potentially incorporated into a future development. We further note that these historic parcels are all nonconforming under their current Agriculture/Forestry County zoning, lack a significant agricultural use today, and would be very appropriate for inclusion into the urban fabric of Old Town Steamboat Springs.

Thank you again for the opportunity to comment and please reach out if you have any questions on these comments.

Sincerely,

A handwritten signature in black ink that reads "Alan Goldich". The signature is written in a cursive, flowing style.

Alan Goldich, Senior Planner