

Kelli Marks & Jacob Beck
2452 8th St.
Boulder, CO 80304

March 24, 2024

Oak Creek Planning Commission
c/o David Torgler, Town Administrator/Clerk
Town of Oak Creek
P.O. Box 128
Oak Creek, CO 80467

To Whom It May Concern,

This document includes the written narrative for our Land Use Change of Minor Impact application that we are submitting on behalf of the Car Wash Lot LLC regarding property: LOTS 1 & 2 BLOCK 15 FIRST ADDITION TO OAK CREEK. As of today, there is no physical address assigned to this lot.

We are a married couple looking to move to Oak Creek to live full-time. We are under contract to purchase this property and are submitting this application as part of the due diligence process in purchasing this property from Car Wash Lot LLC. We hope to build a house on this property that will allow us to join the community of Oak Creek for years (and likely decades) to come.

When we entered under contract for this property, we had been told per the assessment (Account # R4836725) that it is in Performance District Two. However, we have since learned that the dividing line between Performance Districts One and Two is along the First Street right-of-way, so this property falls within Performance District One.

In Performance District 1, residential use is conditional. We are requesting that a residential use be approved, as we would like to build a single family home on the property. In addition, if our budget allows, we would like to also build an ADU - when looking to move to Oak Creek, we first looked for rentals so we could try out the area and make sure it would be a good fit for a long-term move. We found there are no available rentals and after further discussions with people who live in or near Oak Creek, we have learned that there is a need for housing in the area. If our budget allows, we would love to add housing to the market as there seems to be a need for it.

On the next page is the written narrative and a list of all of the documents we are submitting as part of the application. We are happy to discuss our application with the Planning Committee and Town Board as needed.

Thank you for your consideration,

Handwritten signatures of Kelli Marks and Jacob Beck in black ink.

Kelli Marks and Jacob Beck

Written Narrative - Re: Lots 1 & 2, Block 15 First Addition to Oak Creek

Summary Information Explaining Use: We are asking for the Town of Oak Creek to allow for Lots 1 & 2, Block 15 First Addition to Oak Creek to be approved for the conditional use for residential. In the Oak Creek Colorado Municipal Code - 17.11.01, Section B. Permitted and conditional uses - residential uses is listed as a conditional use under 2b.

The property is surrounded by other single family homes both at 201 Lincoln, and across Lincoln Ave, many also have ADUs. The Oak Creek Commons is being built to the north of the property which as we understand it will also be Single Family Homes in a community setting.

In the dimensional standards for properties within Performance District One chart, there are no standards listed for single family homes, although single family homes are considered a type of residential use. As such, for the purposes of this application - we referenced the single family home standards outlined in 17.11.02 Performance District Two.

- The units per lot, we are requesting approval for 2 - a principal structure of our single family home and an accessory dwelling unit which (if budget allows) will be an apartment over the garage to add rental housing to the market. (They will be connected, but there will be no entrance from the ADU into the house, but this may still count as just one)
- We will follow the lot coverage and maximum building height of 35% and 35 feet respectively.
- We will adhere to the side yard setback of 8 ft along the alley and where 1st Street would be.
- We are asking for an exception to the front and rear setbacks: In Performance District Two, the front setback is 15' and the rear is 10'. We would like to build the house to be 25 feet wide, meaning we need an exception for our roof to overhang into the setbacks 2.5 feet on both the front and rear. We feel a 25-foot wide house will fit into the look and feel of Oak Creek better than a 20-foot wide house, which is fairly narrow compared to the adjacent building (201 Lincoln). We hope this can be approved per 17.03.02 A Regulations waived for infilling as we will be developing a vacant lot surrounded by residential uses. We realize that the need for the setbacks is in large part due to snow removal and due to the extra space between the property and the road, plus the setbacks, we believe there will be ample room for the snow to go. We will also need to build a retaining wall to support the structure of the house and that may have to be located in the rear setback.

For the construction, we plan to work with Billy Texter of Texter Mountain Construction, as well as SmartPads, which is a local company in Steamboat that builds pre-fab homes. Building a pre-fab or modular home helps accommodate for the short build season in mountain towns. Homes built by SmartPads are energy efficient and sustainable as there is less waste than a fully onsite build. Some of the build will need to happen onsite such as the foundation, basement and potentially the ADU. By working with a local builder and modular home company, we are ensuring the team building the home will be aware of all local regulations and are familiar with building in Oak Creek. Since they are members of the local community, we believe they will keep the best interest of Oak Creek top of mind as we design and build our home.

SmartPads builds houses that have a mountain contemporary look. We think this will fit in with the variety of types of housing in the Oak Creek. Another SmartPad house is being built in Fall 2024 in Sierra View.

As this is a proposal for the land use change and we are not yet owners of the land, we have not fully designed the home. We are not able to provide building plans for this application, because they have not been created yet. However, on the site map, you can see the proposed layout of the building. Once the snow melts, we will have an official survey done by May 3rd, which will allow the building company to use the CAD drawing tool to visualize the retaining wall needed to support the build and officially design the house. We have been talking with SmartPads and Billy to ensure that we will be able to accommodate the slope of the land. As mentioned above, due to the slope, we have been told we will need a retaining wall either abutting or offset, which might require additional leniency in the front or rear setbacks. The retaining wall may require extra work to be done to prepare the land and ensure proper draining will be possible for both rain and snowmelt. We would build a walk out lower level/basement, so we are able to incorporate the slope into the design and have two floors of living space above that. Not exceeding the 35 ft height restriction.

We have attached pictures of what SmartPads homes typically look like, but we are not able to say exactly what our home will look like as we will need to finalize our floor plan and the building design. However, we are able to describe to you what we envision the home will look like and what we used to create the site map:

- The majority of the house will be in a 30x45 foot area (including overhang of the roof) or 25x40 as measured by the perimeter the walls of the house. It will be a walkout basement, with two living floors above that.
- There will be a garage (ideally with an ADU above it as long as budget allows). The garage would be 25x26 as measured by the perimeter of the walls which will allow for a max 650 sq ft or smaller ADU, which aligns with the code.
- The driveway will be off the alley and enter straight into the parking in the garage.
- The garage will be attached to the house via an inclosed hallway on the main floor above the basement (steps in the garage to allow for that). The front door will open into this hallway, which will face Lincoln Avenue.
- There will be a porch off the kitchen on the second floor.

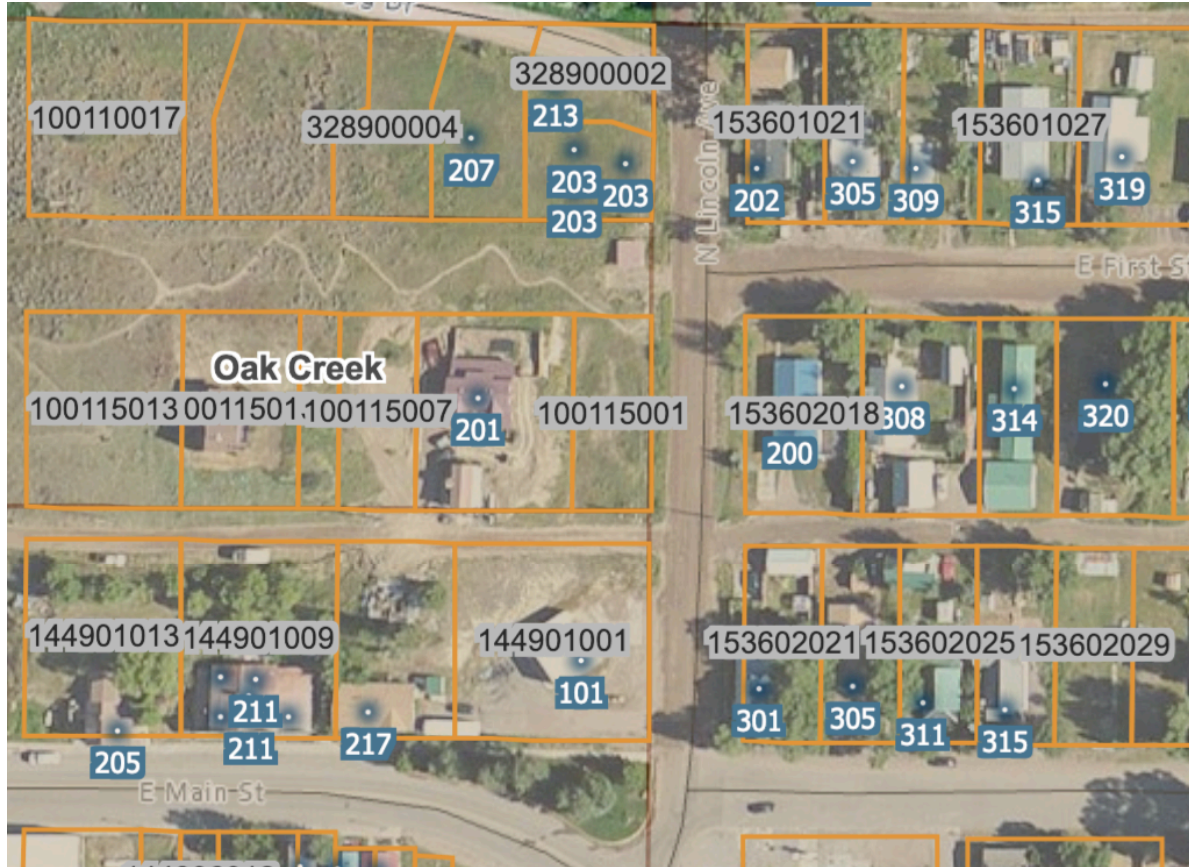
Terrain: The lots are sloped down towards Lincoln Ave.

Number and size of parcels: This property contains two lots - Lots 1 and 2. Each lot is 25 feet by 125 feet. The total dimensions of the property are 50 feet x 125 feet.

Physical Address / Location: The long side is along Lincoln Avenue. The short sides border the trail to town which is across the street from first street and an alley behind Main Street. The single family home would need to be assigned a Lincoln Avenue address.

Legal Description: LOTS 1 & 2 BLOCK 15 FIRST ADDITION TO OAK CREEK

Vicinity Map (from Routt County GIS): 100115001 is the property (Lots 1 & 2, Block 15 First Addition to Oak Creek)



Examples of SmartPads Homes - Due to the size of our lot, we will need to create a custom design so it will not look exactly like any of these.

In the picture to the right, you can see SmartPads has experience designing and manufacturing houses that are built on sloped land. They specialize in mountain homes, which often are built on sloped terrain.



Additional Attachments:

- Seller Signed Letter to Town of Oak Creek.jpg
- Special Warranty Deed 2012.pdf (from Seller)
- Statement of Authority 2012.pdf (from Seller)
- ProposedSiteMap.pdf
- L1&2B15.pdf - Rough sketch by surveyor based on other properties in the area that were surveyed. Our official survey will be completed by May 3 but this was provided to help with this application.