

September 10, 2024

TAILWATERS AT STAGECOACH LLC
5 MURRAY RD UNIT B4
EDWARDS, CO 81632

Re: Tailwaters at Stagecoach Prelim Subdivision

Dear Applicant,

Following are the comments regarding the Routt County's plan review for the above referenced project. We have noted several concerns and/or issues regarding the application. These items must be addressed through revised drawings and/or addendum in order for us to complete the project review for the above referenced project.

Planning Review (Reviewed By: Alan Goldich)

5. Additional comments on the geotech report will be provided after Planning is able to meet with Public Works.
16. Water Quality Report needs to be amended to include:
 - a. Testing needs to be done monthly from April to November.
 - b. MC needs to be provided with the data.
 - c. Temperature and Ammonia need to be added to the test parameters.
 - d. Sampling sites need to be indicated on a map that is included in the water quality plan. The sampling sites must be located immediately upstream and downstream of the limits of disturbance on your property.
 - e. Needs to be added to the plan: "A brief narrative of the test results will accompany each test result submission. The narrative will make a comparison of the test results to the baseline conditions."
 - f. Wildlife mitigation plan states that groundwater testing will be done. The Water Quality Plan does not mention groundwater monitoring.
 - g. After the water quality plan is amended to include the above, the wildlife mitigation plan needs to be revised to match the water quality plan.
20. Please add a statement stating ongoing maintenance will occur.
24. In regards to landscape screening, please explain the 'grade separation' between the lots and the CR more. Perimeter fences are not allowed on individual lots. With that restriction, unless there is some type of vegetative screening, the contents of the backyards will be plainly visible. Some type of visual screening needs to be provided to mitigate these views. See the planting done between the houses and Highway 40 at Heritage Park.
27. Covenants shall include:
 - a. 'Exterior Maintenance Area', as described in section 5.1.1 needs to be identified.
 - b. A statement about ongoing wildfire mitigation for the common areas needs to be

- included.
- c. Need to add statement requiring pet waste to be picked up.
 - d. Need to add a restriction on raising poultry, waterfowl, and bees.
 - e. Need to add a restriction on fruit bearing plants.
 - f. The Wildlife plan restricts the use of compost, however the covenants imply that they are by stating, "Compost piles must also be contained within bear-proof enclosures." Covenants need to be revised to prohibit them.
 - g. Several of the Landscaping measures in the Wildfire Plan are not in the Design Guidelines. Please include these.
28. Duplex Lots
- a. Need to be combined into one. Once duplex is built it will get subdivided after. Plat note will be added to plat. See the note on the Neighborhoods at Young's Peak.
 - b. All duplex lots must be labeled on the plat.
29. Wildlife Mitigation Plan
- a. Table of contents – Title of Section 6.3 needs to be corrected.
 - b. Changes need to be made to the water quality monitoring plan section to be consistent with the water quality report.
 - c. Wildlife plan has a section on SWMP. Says that trash racks and oil/grease separators will be utilized. How do these work and where will they be located?
 - d. Section 6.2.3, 2nd sentence – "No trash shall be placed outside....."
 - e. Planning still needs to get information from CPW concerning the groundwater monitoring plan.
 - f. The BCC met with CPW in April and expressed concern with a real estate transfer fee. Routt County has reiterated this to CPW and has requested additional information. Routt County still needs to discuss this internally.
30. The Farrell's have a driveway that will need to be extended due to the relocation of CR 16. How much will it have to be extended?
32. Additional comments on the drainage report will be provided after Planning is able to meet with Public Works.
33. Open Space
- a. What does "activated by a variety of active and passive amenities" mean?
 - b. The revised plat has removed Parks 2-4. Where will the multi-use path go?
 - c. Will Parcels A and B be dedicated to the HOA?
 - d. New Trails from northwest pod need to have easements shown on the plat.
 - e. Why are Parcels A and B not labeled as part of the open space?
 - f. A new trail from 'OS2' to 'P4' needs to be shown.
34. Your narrative states that the regulations require 5.98 acres of park land. According to the Parks and Open Space plan you submitted, only 4.22 acres of parks are proposed. Most of the identified park land is the stormwater detention pond and a trail that is required to make your development walkable. Please provide a better explanation of how your

project meets the land acreage requirements and how it will function as a park and not just a sidewalk.

35. Staff is not in support of excluding sidewalks. You have stated that you want this development to be walkable. Sidewalks support and encourage walkable neighborhoods. This is a fairly dense urban style neighborhood that needs be provided with this amenity. Sidewalks need to be shown on at least one side of the street.

Once you have uploaded answers to these questions in portal, please let me know that you have done so. If I can provide any further information to you, please feel free to contact me at (970) 879-2704 or by email at agoldich@co.routt.co.us.

Sincerely,



Alan Goldich, Senior Planner
Routt County Planning Department