

September 13, 2024

Routt County Planning Department  
136 6<sup>th</sup> St., Suite 200  
Steamboat Springs, CO 804785

**RE: Tailwaters at Stagecoach Prelim Subdivision Plan**

Dear Alan,

Please find below, responses to your September 10<sup>th</sup> comment letter for the Tailwaters Preliminary Plan Application which was submitted on January 15<sup>th</sup>, 2024 with additional clarifications and information provided on July 31, 2024 in response to the County comment letter on June 7<sup>th</sup>, 2024. The responses below, together with the revised plans and studies which have been uploaded to the County website, reflect any revisions necessary to address the items identified by Planning Staff and referral agencies. We look forward to scheduling a hearing with Planning and the County Commissioners of this Preliminary Subdivision package in the very near future.

**Revised plans and studies (dates revised)**

- Tailwaters Plat (All Sheets) (9/13/24)
- Tailwaters Design Guidelines(9/10/24)
- Draft Covenants (9/10/24)
- Stagecoach Water Quality Report (9/10/24)
- Tailwaters Wildlife Mitigation Plan (9/12/24)
- Tailwaters Open Space Plan (9/13/24)

**Responses to Specific Comments from 9/10/24 Routt County Planning Letter:**

5. Additional comments on the geotech report will be provided after Planning is able to meet with Public Works. **Will provide comment as necessary.**
16. Water Quality Report needs to be amended to include:
  - a. Testing needs to be done monthly from April to November. **Please see the updated WQ Report revised 9/10/24, page 21.**
  - b. MC needs to be provided with the data. **Please see the updated WQ Report revised 9/10/24, page 22.**
  - c. Temperature and Ammonia need to be added to the test parameters. **Please see the updated WQ Report revised 9/10/24, page 21.**
  - 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. **Please see the updated WQ Report revised 9/10/24, Appendix A.**
  - 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." **Please see the updated WQ Report revised 9/10/24, page 22.**
- f. Wildlife mitigation plan states that groundwater testing will be done. The Water Quality Plan does not mention groundwater monitoring. **No groundwater monitoring is proposed for this project, as there is no need for it. The Wildlife Mitigation plan has been updated to remove this reference.**
  - 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. **No groundwater monitoring is proposed for this project, as there is no need for it. The Wildlife Mitigation plan has been updated to remove this reference.**
20. Please add a statement stating ongoing maintenance will occur. **The Wildfire Mitigation plan has no enforcement mechanism, a statement has been added to the Covenants outlined in response to 27.b, below.**
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. **Approximately 9 lots (Lots 12-20) will have their backyard to CR 18A. For these lots where the backyard faces the roadway the roads are approximately four to ten feet below the elevation of the building area of the lots, creating a vertical grade separation between the roadway and the lots. Several other lots including lots 1,4, 7, 10, 31, and MF2 will have their side yards exposed to a County Road. County Road 18A experiences a weekday daily traffic volume of only 225 vehicles per the Fox Tuttle study. Roads with less than 250 vehicle trips per day are considered Type V rural collector roads by CDOT. We assume most of the owners of these lots will want to create a visual barrier between their outdoor living area and the roadway, but we do not want to get into the business of dictating what type of vegetation each homeowner must plant on their property, we feel these decisions, within the limits established by the Design Guidelines, should be up to individual owners. Below is an example of how some homes along CR 16 next to the fire station handle this, each is unique to the owner.**



27. Covenants shall include:

- a. 'Exterior Maintenance Area', as described in section 5.1.1 needs to be identified. **The "Exterior Maintenance Area" in section 5.1.1 is further defined as the "Common Area" within Article 2 of the Covenants this definition has been revised to clarify this definition.**
- b. A statement about ongoing wildfire mitigation for the common areas needs to be included. **Section 5.1.2 of the Covenants has been revised to reflect ongoing fire mitigation.**
- c. Need to add statement requiring pet waste to be picked up. **Section 15.7 of the Covenants has been revised to reflect requirements for pet waste.**
- d. Need to add a restriction on raising poultry, waterfowl, and bees. **Section 15.7 of the Covenants has been revised to reflect additional pet restrictions.**
- e. Need to add a restriction on fruit bearing plants. **Page 9 of the Design Guidelines indicates that "fruit bearing trees are prohibited".**
- 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. **Section 15.8.1 of the Covenants has been revised to prohibit Compost piles.**
- g. Several of the Landscaping measures in the Wildfire Plan are not in the Design Guidelines. Please include these. **The Design Guidelines have been revised to require owners to be in compliance with the Wildfire Plan – there is no need to reprint the Wildfire Plan within the Design Guidelines.**

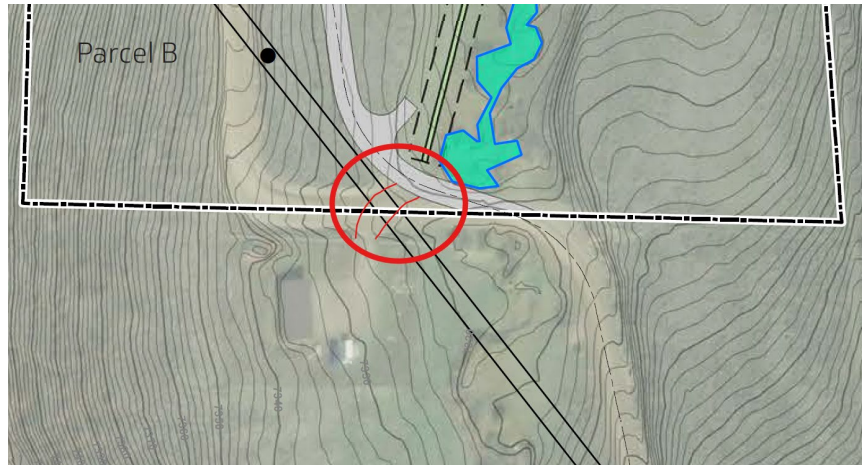
28. Duplex Lots

- 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. **The Duplex lots have been revised on the Plat.**
- b. All duplex lots must be labeled on the plat. **See revised Plat.**

29. Wildlife Mitigation Plan

- a. Table of contents – Title of Section 6.3 needs to be corrected. **The Table of Contents has been updated.**
- b. Changes need to be made to the water quality monitoring plan section to be consistent with the water quality report. **No groundwater monitoring is proposed for this project, as there is no need for it. The Wildlife Mitigation plan has been updated to remove this reference.**
- 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? **The plan has been revised to clarify that trash racks will be used at the outfalls to stormwater detention basins preventing trash from leaving the site, oil / grease separators will be used in the stormwater system to prevent oil/grease from leaving the site.**
- d. Section 6.2.3, 2nd sentence – "No trash shall be placed outside....." **We are not sure what is being requested here? The trash racks referenced in the comment above are for the stormwater facilities.**

- e. Planning still needs to get information from CPW concerning the groundwater monitoring plan. **No groundwater monitoring is proposed for this project, as there is no need for it. The Wildlife Mitigation plan has been updated to remove this reference.**
  - 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? **There should be no need to extend the Farrell's driveway as it will continue to connect to the current location of CR 16 which will connect to the relocated CR 16 via an easement provided by Tailwaters. The former section of CR 16 which will now be within the easement will provide a direct connection to the relocated CR 16 as shown below.**



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? **The linear park system will contain a mix of active amenities (playgrounds, fitness equipment, etc.) and passive amenities (unimproved trails, flower gardens, etc).**
  - b. The revised plat has removed Parks 2-4. Where will the multi-use path go? **The multi-use path will be located within the Right-of-way of Tailwaters Blvd., even if these areas are not counted towards the total park area, the plan provides over 23 acres of open space and park area.**
  - c. Will Parcels A and B be dedicated to the HOA? **No, these parcels will be retained by the current owner.**
  - d. New Trails from northwest pod need to have easements shown on the plat. **There is an existing easement in this location that is intended to be used for the trail, it will be relabeled on the plat to indicate recreational easement in addition to water line easement as currently labeled.**



- e. Why are Parcels A and B not labeled as part of the open space? **Because the owner has not committed to dedicating those as open space at this point.**
  - f. A new trail from 'OS2' to 'P4' needs to be shown. **A break in the lots has been provided to allow access, the revised open space plan shows a trail in this area connecting to the MF neighborhoods and then the Commercial area.**
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. **The 4.2 acres of “Parks” area, in addition to the 19.6 acres of “Open Space/Park” area as labeled on the Open Space Plan (providing a total of 24 acres) more than exceed the requirement for the project to have a minimum of 5.98 acres of park land (please note the open space area is also designated as Park land). These areas are envisioned as an open park system to be utilized by the community, these amenities will not be fully developed until the project is underway. Additionally, the plans for the commercial area include multiple “park” areas including an amphitheater, gardens, lawns, picnic areas, etc., which will result in additional park area being added to the Site. As none of these areas have been added to the areas discussed above, the total park numbers discussed above will increase.**
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 to be provided with this amenity. Sidewalks need to be shown on at least one side of the street. **We strongly disagree with the assertion that without dedicated sidewalks the neighborhood is not walkable. We could not find one subdivision within the Stagecoach area that includes sidewalks, including the denser neighborhoods on Coyote Run or Sagebrush Circle, aside from State Highway 131, no neighborhoods in the densely developed community of Oak Creek contain sidewalks. The majority of the neighborhoods in Steamboat, including the roads along and around Whistler Road and Meadows Lane (to name only a few), do not contain sidewalks. Over one mile of dedicated multi-use paths and trails have been provided throughout the project along the main internal road (Tailwaters Blvd.) as well as connecting the Commercial Area to all multifamily areas and each individual neighborhood. We have consistently seen that pedestrians within neighborhood roadways result in slower vehicle speeds on those roadways creating a safer bike and pedestrian environment. We would like to make this presentation to the full Planning Commission and Council to ask for their approval on this matter.** The water quality report is labeled as ‘Draft’. Please revise and finalize. **We were unable to locate a draft label on the current water quality report.**