

September 25, 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)

1. Please see the attached comments from Public Works on the geotech report.
2. Please see the attached comments from Public Works on the drainage report.
4. All of the lots that you referenced in your response are higher in elevation than the county road. Some of them are up to 10' higher in elevation. This grade separation makes them more visible than if they were lower in elevation than the road. Because of this, landscape screening is required. The area on the south side of CR 16 near the Fire Station was created in 1971 when landscape screening was not required.
9. Sidewalks don't exist in other developments in Stagecoach because the regulations in place at the time didn't require it. This development is required to have sidewalks, unless specifically waived by the Board of County Commissioners. Your response implies that pedestrians and cyclists will act as traffic calming measures. Traffic calming should be achieved using other methods as it is not appropriate to use humans as traffic calming measures. Sidewalks need to be shown on at least one side of the street.
10. Please provide examples of the playgrounds, fitness equipment, etc. that is proposed for the parks and where they will be located.
12. Staff disagrees that the proposed open space also serves as park land. Per section 3.5.2 of the Subdivision Regulations, park lands are intended for active recreation. Most, if not all, of the open space is not able to be used for active recreation due to wildlife concerns (down by the creek), is steep land (in between the development pods located next to CR 18A and along Tailwaters Blvd.), or is so small it is unusable (area in between MF1 and CR 18A). None of these areas are able to provide active recreation opportunities. Also, a majority of the usable area in P5 is for the stormwater detention pond. If parks P2, P3, and P4 are placed in the right of way, this further reduces the amount of park land. If there is land within the commercial parcel that is to be devoted to parks, that needs to be shown now to ensure that the minimum land requirement is met. Your plan must be modified to provide at least 5.98 acres of land that is suitable for active recreation.

13. The acreage of Lot 37-38 D is not accurate. The acreage of all of the lots needs to be double checked and corrected.

14. There are several layers of mitigation that can be used to mitigate impacts to wildlife. They include creation of additional or improved habitat in the immediate area to compensate for any habitat losses resulting from the development, re-establishment of populations impacted by development, and offsite mitigation to compensate for impacted habitat. In instances where impacts to wildlife cannot be fully mitigated, compensatory offsets may be required, as determined by the County. The submitted plan seems to jump directly to compensatory offsets with no discussion of other alternatives. Additional information needs to be submitted detailing other measures that were considered to mitigate wildlife impacts as well as justification for why the plan proposed was selected.

15. CPW stated that groundwater monitoring is required to ensure that impacts on water quality are not seen in the shallow aquifers or alluvium through subsurface flow to Morrison Creek or Stagecoach Reservoir. This will need to be added back in to the Wildlife Mitigation Plan as well as the Water Quality Plan.

Staff is finalizing the proposed conditions of approval. These will be provided to you for your review in the next couple of days. 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