

June 3, 2022

Routt County Planning
Attn: Alan Goldich
136 6th St., Suite 200
Steamboat Springs, CO 80487

**Re: Heritage Village Conceptual PUD Application
Review Response Letter**

Dear Mr. Goldich,

The purpose of this letter is to provide a written response to adequately address each comment from the County and the referral agency's review of the above referenced project in reply to your letter dated May 18, 2022.

Planning Review (Reviewed By: Alan Goldich)

1. Are the front setbacks build to lines or are they setbacks?

Response: The front setbacks are intended to be minimum setbacks and not build to lines.

2. Your narrative references parcel F1. This parcel does not exist. Please revise and use accurate parcel descriptions.

Response: The narrative has been updated and resubmitted with this correction. The maps/plans have been updated as well.

3. What are the uses of the open space and who will be responsible for the maintenance of it?

Response: The new HOA for Heritage Village will be responsible for the maintenance of all open space except for Parcels E and G. Parcel E and the adjacent open space on Parcel F will be maintained by the School. Parcel G is owned and maintained by Steamboat II Metro District. The uses of the open space are as follows:

- **Heritage Village HOA Maintained Parcels D & H, Outlots A & B = combination of passive use and playground**
- **School Maintained Parcel E = school playground**
- **Steamboat II Metro Maintained Parcel G = passive use**

4. Please submit a Letter of Intent to Serve from Steamboat II.

Response: We have submitted an application to Steamboat II for water and sewer service. The application will be brought to the Steamboat II Metro District Board on June 20, 2022. We will provide the Letter of Intent to Serve from Steamboat II as soon as it is received.

5. Is there a sign for Heritage Park? If so, how big is it? Will there be a separate sign for Heritage Village? If so, how big will it be?

Response: There will be a proposed Heritage Village entry sign approximately 4'x3' in size along the north side of the new roadway just to the east of the first proposed lot. This is shown on the updated site plan that is included with the resubmittal. The original PUD showed a Heritage Park entry sign adjacent to the east side of Brandon Circle and a sign on the northwest corner of Parcel H. Both of these signs will remain.

Steamboat II Metro Review (Reviewed By: Chase Baker)

1. The Steamboat II Metropolitan District has not received a formal application from Mr. Lockhart. At this point, until the district has a formal application and more information for the district's engineer to evaluate, we are not able to represent that water and sewer service can be provided at this time.

Response: We have submitted an application to Steamboat II for water and sewer service. The application will be brought to the Steamboat II Metro District Board on June 20, 2022. We will provide the Letter of Intent to Serve from Steamboat II as soon as it is received.

City of Steamboat Springs Planning (Bob Keenan)

The City of Steamboat Springs Department of Planning and Community Development thanks you for the opportunity to comment on the Conceptual PUD for the proposed 23 Lot Subdivision at Heritage Village. We have reviewed the subject application for compliance with the jointly adopted Steamboat Springs Area Community Plan and West of Steamboat Springs Area Plan and have concluded that the proposal is not consistent with intent, policy, and goals of this plan. The proposal conflicts with two fundamental principles of the plan: "develop in an urban fashion and annex to the City".

Per the SSACP, the subject property is located within the Urban Growth Boundary and subject to the West Steamboat Springs Area Plan. The applicant's proposal to rezone to the PUD zone district for a 23-lot subdivision is in conflict with these plans.

The proposal does not comply with the following goals and policies of SSACP:

1. Policy GM-1.1: Maintain the Urban Growth Boundary... "The UGB for the Steamboat Springs area represents the demarcation between those areas where future development of urban density is deemed appropriate or inappropriate. Areas within the UGB will be required to develop in an urban fashion and to annex to the City prior to or at the time of development, assuming that annexation criteria can be met."

Response: The current application is to amend the PUD for Heritage Park. It is not a new PUD. Therefore, we contend that the annexation requirements in the SS Area Community Plan do not apply in this case. We are proposing to change uses within an already established PUD.

2. Policy GM-1.2: Urban development will be required to locate within the UGB. "The plan encourages urban land uses to locate only within incorporated areas to obtain city services, utilities, and fire protection."

Response: See response to comment #1.

CDOT (Brian Killian)

1. It appears that the traffic volumes are increasing by more than 20% and this development will need to submit a traffic study and CDOT access permit application to CDOT.

Response: We will consult with a traffic engineer to determine if traffic volumes will increase by more than 20%. If so, then a traffic study will be prepared. This will occur with the next phase of development application following the conceptual PUD process.

Please let me know if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris", followed by a stylized flourish.

Chris Rundall, PE
Division Manager

Cc: file
Ty Lockhart
Eric Smith, ESA