

From: [robert wilmoth](#)
To: [Alan Goldich](#)
Subject: Heritage Village Conceptual PUD Application
Date: Wednesday, July 20, 2022 4:55:02 PM

Hello Mr. Goldich,

My name is Robert Wilmoth.

My wife and I have lived in the Heritage Park subdivision at 27353 Brandon Circle for 20+ years. I have some commentary and concerns that I'd like to voice regarding the proposed Heritage Village.

My initial comment is about the PUD process. I have trouble understanding how a Planned Unit Development can be so easily amended, abandoned, or altered? There was a lot of scrutiny, fact finding, community buy-in, negotiating, etc. that seemingly went into our initial PUD. It's my understanding that one of the reasons for our increased density (7.5' side setbacks) was allowed due to the developer providing a higher than required amount of open space. Once those narrow side setbacks were capitalized on in the form of more lots to sell, it seems that the original agreements should remain more binding. It seemingly shifted from a "give & take" process, to a "take and take more later" process. The PUD process looks to be little more than a necessary exercise in our case.

And along these same lines it would be prudent for staff and all interested parties (RCC, RC Planning Comm, etc) to take another look at just how Heritage Park came about and what all was initially, and later, agreed upon. In particular the promised deeding of Parcel E to our HOA and having the Steamboat II Metro District take care of it. It's become an eyesore for us all. It appears that the school has neither the resources nor the desire to keep that park/playground area in a nice usable condition. As soon as school lets out for the year, it's usually allowed to grow up and become a weed patch. (I'll include a picture of it from today)

My primary concern is that we have a very trying situation out here with all the extraenous traffic created by the school. This situation is ongoing for 4-5 days per week for 9+ months of the year. Summer's are a welcomed reprieve from it. I believe that most of us that live out here have come to dread dealing with the gridlock and one lane wide Brandon Circle in the mornings and afternoons for all the months that school is in session.

Not only do I live here and drive Brandon Circle daily, but I also work from home quite a bit so I'm privy to witnessing the chaos and confusion firsthand many days. Over the years steps have been attempted and much has been discussed at HOA meetings in the way of possible solutions but it seems that no substantive changes ever take place. I don't ever see this issue ever getting rectified unless a directive comes from a County entity. And at this point it has gone on for so long, that I don't think there's any incentive to improve the situation from the school's perspective. But maybe there's some hope to improve our safety somehow within this application process.

There is no bus service provided for the students, so every child that doesn't walk/ride their bike, etc. to school, has to be driven to school. And it looks to me like it's pretty close to a 1 child to 1 vehicle ratio. The vehicles waiting to pickup & drop off students will park from the school entrance along Brandon Circle all the way back to the US40 & Brandon Circle intersection. And then when MORE waiting vehicles arrive, those folks really only have 2 choices. They can either WAIT in the left turn lane out on US40 until the other waiting traffic on Brandon Circle can advance, or some will continue westbound on US40 until just past the Heritage Park/Steamboat II intersection and then make a left hand U-turn and park/queue up on the eastbound US40 shoulder. This creates a lot of confusion at an intersection with some fast moving traffic. Both options are dangerous, probably illegal, and should be vigorously discouraged. I've often seen more than a dozen vehicles waiting in the westbound US40 left turn lane and they were waiting there to pick up students from the school. To my knowledge a proper traffic flow pattern and staging area has not been provided for these commuters. It appears that they're left to their own devices as far as where to wait. When you have all these vehicles waiting in the US40 left turn lane there will invariably be some traffic there, that is trying to get home to Heritage Park. They ARE NOT there to pick

up children. These people are forced to wait in the turn lane ONLY because it's filled with other vehicles waiting to drop off or pick up their children at the school. I've witnessed some of those vehicles pulling out of the standstill turn lane traffic and into the oncoming eastbound US40 traffic, and then racing up to the intersection to make a left turn while oncoming traffic approaches them at 55mph. A recipe for disaster if there ever was one. And once it begins snowing and the roads get narrower and slicker, it all gets considerably worse.

Some years back all this traffic that waits/stages along Brandon Circle would advance toward the school and then turn right into the soccer fields parking area and stage there for pickup. That was a MUCH safer and sensible option. But for some reason they quit utilizing the safest and most common sense option? The proposed new neighborhood looks to develop the land that provided that best scenario option.

I have trouble imagining adding more Heritage Village traffic into that snarl of waiting vehicles. This situation needs to be well studied and thoroughly scrutinized. I despise traffic lights. But I think that we are way past due to have one installed at the US40/Brandon Circle/Anchor Way intersection. It'll solve a lot of our problems and make it safer for all involved. It could also solve some newer pedestrian issues by adding a signaled crosswalk for kids walking/riding back and forth between our 2 schools in this area. It's anecdotal of course, but it looks to me like our intersection out here generates at least twice the traffic that the intersection of RCR42 & US40 generates you know, the one with the nice new traffic light. It would be my hope and desire that nothing with this new proposal is allowed to move forward UNTIL we can get our school traffic issues improved. The proposed development WILL ONLY MAKE A BAD SITUATION WORSE. The 15mph school zone speed limit is almost never adhered to, so I'd like to further recommend having the school install seasonal/removable speed bumps for the safety of children, neighbors, residents, and the people transporting them. Adding another lane to Brandon Circle from US40 to parcel E entrance should be strongly considered also. As well as requiring the installation of concrete sidewalks so that the kids that are walking to school can stay off Brandon Circle from US40 to the Parcel E driveway. (see picture #4) Several times a week under our current situation, we end up with a very congested 1 lane wide access/egress from US40 into the Heritage Park neighborhood.

Back in January 2022 I was asking to get some enforcement presence from the RCSO to help with our issues. I had asked several times in years past and I just don't think it's a very high priority. So I decided to send an email to our County Commissioners asking if they had any ideas or possible approaches that we might try.

I got a response from Commissioner Beth Melton.

Here's an excerpt from her response:

"I've communicated with a few people in your area about similar concerns over the past year. I think the only time we can require a traffic plan is when there is a land use application on the table."

And I received a response from Sheriff Wiggins also.

Here's a excerpt from his response:

"The issue that Rob has detailed is a much bigger problem than law enforcement alone can address. As Rob has admitted, much of the traffic related issues stem from private roads and private property. This problem will require community participation including the CDOT, Schools, HOA, Routt Co. Road & Bridge, RCSO, and effected citizens to effectively address. I feel certain that there is a solution but I believe the first step is to have a meeting of all the stakeholders to discuss the totality of the issues at hand."

It sure seems like the time to fix this is NOW, otherwise with more inaction we'll actually continue to make it worse and increasingly unsafe.

Thank you for your time Mr. Goldich.

I'm going to include some pictures below with some commentary about them.

Respectfully submitted, Robert Wilmoth

1st pic: School traffic backed up to US40 with cars queuing on eastbound shoulder and westbound left turn lane.

2nd Pic: School traffic, picture of a collision at intersection and again traffic waiting on both sides of US40.

3rd pic: School traffic parked out to US40 and past. The white SUV didn't have room to pass and ran off the edge of the road & was stuck and waiting for a tow. So Brandon Circle was down to less than a full lane wide.

4th pic: This truck was driving so fast that they lost control & spun out, punched through a 3' snowbank and came to rest on top of our "School Zone" & 15mph sign! LOL. Shortly before this picture was taken there were children walking through there to get to school.

5th pic: The sign that was flattened by offending truck. It was just jabbed into the snow and soon fell over.

Continued on next email