

**From:** [Michael Beyer](#)  
**To:** [Alan Goldich](#)  
**Subject:** Fwd: PL20220030 - Heritage Village  
**Date:** Thursday, July 21, 2022 3:57:58 PM

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Good Afternoon Alan,

I hope you are well. Below is an email I sent to the planning department earlier today. I am requesting that this application is denied for the reasons mentioned below.. I apologize for the late submission.

Kind regards,  
Mike

----- Forwarded message -----

From: **Michael Beyer** <[flytyer12@gmail.com](mailto:flytyer12@gmail.com)>  
Date: Thu, Jul 21, 2022 at 3:45 PM  
Subject: PL20220030 - Heritage Village  
To: <[lcannady@co.routt.co.us](mailto:lcannady@co.routt.co.us)>, <[kwinser@co.routt.co.us](mailto:kwinser@co.routt.co.us)>

Good Afternoon Routt County Planning Department,

I hope you are having a great week. My name is Mike Beyer and I live at 27446 Brandon Circle in Heritage Park. I would like to request that you deny the Heritage Village planned unit development application. I have listed some of the reasons below.

1. The City of Steamboat Planning Department has concluded that the proposal is not consistent with the intent, policy, and goals of the SSACP. 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 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.

"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.

2. This project has not completed the requested CDOT traffic study.

3. I would also like to see the Heritage Park, Steamboat II and Silver Spur subdivisions be allocated more water from the city before any new subdivision water allocation is approved. During the summer lawn irrigating months we turn on the Heritage Park well fields to supplement our water. Although it is deemed safe for drinking it is very hard water, has unattractive odors and damages household appliances.

4. The lot sizes (.14 acres average) are not consistent with the surrounding neighborhoods. With the addition of ADU's this will turn into 46 homes, not just 23. The lot sizes should be consistent with the surrounding neighborhoods.

Thank you for your time and the work you do. You are appreciated.

Kind regards,  
Mike Beyer