

27478 Brandon Circle
Steamboat Springs, CO 80487

July 19, 2022

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

RE: Heritage Village – Project PL20220030

Dear Mr. Goldich and Staff,

We are residential homeowners in Heritage Park adjacent to the current proposed development and frustrated we have to provide input about another plan that is inferior to the one residents approved a decade ago.

We still support the Heritage Park Filing 3 plans that resulted from collaborative efforts by the developer, homeowners and County. Our enclosed letter dated March 3, 2011 summarizes reasons that homeowners voted in 2011 to amend the Association Declarations in support of development and open space management plans to enable:

- Development of 10 new residential units on Parcels C and D.
- Heritage Park Owners Association (HPOA) oversight of the new residential units and architectural standards.
- Parcel E ownership transfer to the Steamboat II Metropolitan District as a neighborhood, school and community recreation area funded by utility payments. My last communication on July 13, 2013 with the developer regarding Parcel E ownership transfer is also enclosed. Unfortunately that ownership transfer has not occurred.

The 2022 proposal PL20220030 should not be supported as submitted.

1. It is silent regarding ownership and management of Parcel E. This parcel is important since it is the open space in closest proximity to the residents and their children.
 - a. Transferring ownership of Parcel E to the Steamboat II Metropolitan District should be a component of any approved plan. After 25 years shouldn't Parcel E be developed and maintained to deter children from crossing highway 40 to use Steamboat II Metro District or Sleeping Giant parks and playgrounds?
 - b. Currently no apparent open space maintenance occurs outside of the school year which fosters the ongoing spread of white top and other noxious weeds during the spring and makes the space less desirable to use. It is a source of annual complaints by residents to the Routt County Weed Program Department.
2. Traffic and density issues with the current proposal to expand the number of new residential units from 10 to 26 are not suitable for the area:

- a. The significant increase in vehicle traffic by the highway 40 subdivision entrance will raise the risk of accidents with students, pedestrians, bicyclists, and other vehicles.
 - b. The density in the village development area is greater than the existing subdivision and Filing 3 approved plans.
 - c. The parking on the west side of the school is inadequate to accommodate residents, guests, and school related traffic.
3. It permanently abandons the Parcel A and Parcel B fields.

Thank you for consideration of these comments and your efforts.

Best regards,



Lee and Sheryl Pierson

Enclosures



Lee Pierson <lee.a.pierson@gmail.com>

Status of Heritage Park Parcel E

Lee Pierson <lee.a.pierson@gmail.com>

Fri, Jul 5, 2013 at 1:46 PM

To: Ty Lockhart <ty@fmlight.com>

Ty,
Thank you for the update and information. I appreciate your efforts!

Lee

On Wed, Jul 3, 2013 at 4:28 PM, Ty Lockhart <ty@fmlight.com> wrote:
the transfer will happen before the end of the month ty

On Wed, Jul 3, 2013 at 11:48 AM, Lee Pierson <lee.a.pierson@gmail.com> wrote:

Hi Ty,
I hope all is well with you and your family this summer.

I was going to contact Steamboat II Metro District to inquire about parcel E plans and weed control/maintenance. I noticed that the HP parcel E is listed by Routt County with the following ownership information:

Owner Name REMNANT INVESTORS, LLLP

Owner Address 830 LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487-5005

Please provide any information that you can share about the timing to transfer parcel E ownership and maintenance/development responsibilities to the Metro District.

Thank you for your time.

Lee Pierson

(970)846-7270

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Ty Lockhart
F.M. Light & Sons
830 Lincoln Avenue
Steamboat Springs, CO 80487
970-879-1822

27478 Brandon Circle
Steamboat Springs, CO 80487

March 3, 2011

RE: Third Amendment to Declaration of Covenants for Heritage Park Subdivision

Dear Heritage Park Owners Association Member and Neighbor,

The purpose of this letter is to encourage you to vote for the Third Amendment to Declaration of Covenants for Heritage Park Subdivision. I also encourage you to proactively discuss this Amendment with your neighbors and urge them to vote so we can achieve a strong voter turnout and obtain the 67% Association member approval required to ratify this Amendment.

Reasons to pass this Amendment are:

1. The creation and development of a neighborhood park,
2. Ability to manage incremental residential development through expanded Association membership and architectural standards, and
3. Broad support of development plans by the developer, HPOA Executive Board, adjacent property owners, and Routt County Commissioners.

The Amendment provides an excellent opportunity for our families and community to have a neighborhood park that will be owned and managed by the Steamboat II Metropolitan District. District utility payments that fund recreational uses can be utilized to develop and maintain a Heritage Park area in addition to those funded in the Steamboat II and Silver Spur subdivisions. The Heritage Park Parcel E and F park area delineated in the site map comprises over two acres. It lies within the residential area and will provide an easily accessible and safe gathering place for friends and family members of all ages.

Residential lots developed on Parcels C and D will be subject to additional architectural standards and will become members of our Association. These well designed requirements will ensure uniform management of the entire residential area, participation of all lot owners, and provide additional association dues revenues.

The developer, HPOA Executive Board, adjacent property owners, and Routt County Commissioners endorse the plans for development. Significant time has been devoted to arrive at a balanced recreational area and residential development plan. However, these plans will not become reality until you and your neighbors vote to approve the Third Amendment to Declaration of Covenants for Heritage Park Subdivision.

Please review the information that has been mailed to you and take prompt action to vote for and approve this Amendment.

Thank you,

A handwritten signature in black ink, appearing to read 'Lee Pierson', with a stylized, cursive script.

Lee Pierson

Heritage Park Lot 33 Owner