



AGENDA  
HAYDEN PLANNING COMMISSION  
THURSDAY, JUNE 23, 2022  
7:00 P.M.  
HAYDEN TOWN HALL – 178 WEST JEFFERSON AVENUE, HAYDEN

REGULAR MEETING

1. CALL TO ORDER, MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. CONSIDERATION OF MINUTES  
Review and Consider Approval of June 9, 2022 Planning Commission Minutes
4. PEACE (SONESTA) PARK SUBDIVISION – STEPHEN EVANS (TABLED FROM NOVEMBER 16, 2021)
  - a. Public Hearing: Preliminary Subdivision Plan for Peace Park Subdivision, a 15-lot single-family and duplex residential subdivision in the Residential High Density (RHD) zone district at approximately 200 Harvest Drive, Lots 1-64, Tracts A, B & C, Sonesta Park PUD
  - b. Consideration of recommendation for approval of Peace Park Subdivision Preliminary Subdivision Plan, a 15-lot single-family and duplex residential subdivision in the RHD zone district at approximately 200 Harvest Drive, Lots 1-64, Tracts A, B & C, Sonesta Park PUD
5. PEACE PARK CONCEPTUAL PUD PLAN – EXTENSION  
Consideration for approval of one-year extension of submittal deadline for Peace Park Final PUD Plan
6. SANDHILL INVESTMENTS LLC & TOWN OF HAYDEN – NORTHWEST COLORADO BUSINESS PARK – ANNEXATION, SUBDIVISION & ZONING (TABLED FROM JUNE 9, 2022)
  - a. Public Hearing: Annexation, 2-parcel subdivision and zoning of 117.10 acres of land located in the SE1/4, Section 11 and W1/2 SW1/4, Section 12, T6N, R88W, 6th PM
  - b. Consideration of recommendation for approval of the annexation, 2-parcel subdivision and Open (O) zoning of 117.10 acres of land located in the SE1/4, Section 11 and W1/2 SW1/4, Section 12, T6N, R88W, 6th PM
7. STAFF REPORT
8. ADJOURNMENT

*NOTICE: Agenda is subject to change up to 24 hours before scheduled meeting. If you require special assistance in order to attend any of the Town's public meetings or events, please notify the Town of Hayden at (970) 276-3741 at least 48 hours in advance of the scheduled event so the necessary arrangements can be made.*



The regular meeting of the Hayden Planning Commission was called to order by Chair Amy Williams at 7:07 p.m. Other members present were Vice Chair Michelle Lewis, Melinda Dudley, Carly Kelly, and Tim Frentress. It was noted that Alternate Commissioner Carly Kelly is a voting member for the meeting. Town Planner Tegan Ebbert as well as applicants Paul Brinkman (Brinkman Properties, LLC) and Wendy Lind (Axial Arts, LLC) were present.

**Pledge of Allegiance**

Chair Williams led the Pledge of Allegiance.

**Consideration of Minutes**

Commissioner Dudley moved to approve the Planning Commission minutes for the meeting held on March 26, 2022 as written. Lewis Commissioner seconded the motion. Motion approved unanimously.

**Woodruff Flats Site Plan  
Review Application**

Mr. Brinkman and Ms. Lind introduced themselves and described the various projects they have completed in the Town of Hayden previously. They explained the proposed project, approach they took regarding the design, and the historical context behind the name Woodruff Flats.

Ms. Ebbert explained that the currently vacant 7,000 square foot parcel is zoned Central Business District (CBD). Multifamily housing and commercial office/retail space are uses by right with an approved Site Plan review. The structure is proposed to be 35' in height, which is the maximum height allowed in the CBD Zone District.

The applicant is proposing to construct a multifamily residential structure containing fourteen units. Of the units, thirteen will be one-bedroom units and one will be a two-bedroom unit. The first floor has three units that can function as mixed uses residential/commercial space. The property will be held under one ownership and the units will operate as rental housing.

The proposed parking plan includes fourteen dedicated parking spaces onsite which equates to one space per dwelling unit. Additionally, the applicant has committed to improving the N. Walnut Street right-of-way adjacent to the subject property. With these improvements, six public parking spaces will be created on the street that can be used on a non-exclusive basis. Additionally, the applicants have planned for covered bicycle parking.

A snow removal plan is proposed in lieu of a snow storage plan and a garbage/recycling agreement with a property located one block to the north will be executed in lieu of onsite dumpsters.

Ms. Ebbert reviewed the specific goals contained within the Hayden Forward Master Plan that the proposal is meeting and the favorable staff recommendation for the project. She noted how the architectural components and landscaping comply with the design and standards in the Hayden Development Code.





Commissioner Dudley commented that while she was initially skeptical of the dumpster arraignment she can see the benefits to having centralized garbage collection points shared by multiple sites. Mr. Brinkman explained that central garbage collection points reduce truck traffic, reduce the volume of dumpsters in a community, and are common place in both urban and some rural settings.

Chair Williams noted that she sees a need for one-bedroom rentals in the community and she supports the concept while acknowledging that it is a change from the development we are familiar seeing in Hayden. Commissioner Frentress agreed that this type of development is different than what the Town has previously seen however he sees a need for rentals and housing and he supports the application.

Commissioner Lewis inquired about possible parking shortages or issues on the site. Mr. Brinkman responded that as a property manager he is conscientious of parking as it relates to his tenant's satisfaction with their rental experience. Planning for too little parking typically turns into difficulties for property managers. Each of the proposed units will have one dedicated parking space onsite and prospective tenants will be advised of that limitation. If someone requires multiple parking spaces then this rental likely is not the right fit for them. Ms. Ebbert noted that the Hayden Development Code requires one parking space per bedroom in a development however this proposal includes fourteen onsite parking spaces for fifteen bedrooms. Staff support the proposed parking plan due to the applicant's agreement to install six public/non-exclusive parking spaces adjacent to the property, the inclusion of bicycle parking, and the proximity to the regional transit bus stop. It is staff's position that the intent of the regulations is being met.

#### **Motion –Site Plan**

Commissioner Lewis made a motion to approve the Site Plan to construct a 14-unit apartment structure with mixed commercial/residential use on the first floor to be located at 112 W Jefferson Avenue with the Finding of Fact that:

1. The proposal meets the standards of the Town of Hayden's Development Code, is in general conformance with the intent and purpose of the Hayden Forward Master Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.
2. The proposed parking plan is appropriate for the development because of the improvements to public parking along N Walnut Street adjacent to the subject property, the inclusion of bicycle parking that exceeds the requirements, and the compact urban growth proposed within the core downtown area of the Town.

Subject to the following conditions of approval:



1. The effective date of this approval is the date upon which the Planning Commission approves the application. The approval shall expire three (3) years from its effective date, unless application for a building permit is made within the term of the approval or unless application for renewal of the Site Plan approval is approved pursuant to Section 7.16.020, Hayden Development Code (HDC).
2. The fourteen (14) parking spaces shown on the subject property and six (6) adjacent parking spaces located on N Walnut Street shall be paved.
3. The landscaping, improvements to the N Walnut Street right-of-way, and sidewalk shall be installed prior to the issuance of any Certificate of Occupancy (TCO/CO) or a financial guarantee and associated agreement shall be provided.
4. A sign permit shall be obtained under the applicable provisions of the HDC prior to placing any retail signage is erected on the property.
5. Snow management plan will be provided in detail to Town Staff for Town Manager approval prior to issuance of a building permit.
6. Evidence of a dumpster/recycling agreement will be provided to Town Staff prior to issuance of a any Certificate of Occupancy.
7. Lighting must be downcast and opaquely shielded.

Commissioner Frentress seconded the motion; motion passed unanimously.

**Sandhill Annexation,  
Subdivision, and Rezone**

Ms. Ebbert explained that the advertisements for this item were published however staff determined that these items needed to be rescheduled for both the Town Council and Planning Commission Hearing dates. Staff are requesting that this item be tabled to the Planning Commission Hearing date of June 23, 2022.

**Motion – table agenda items**

Commissioner Frentress made a motion to table the public hearing for the Sandhill annexation, subdivision, and rezone applications to June 23, 2022.

Commissioner Williams Seconded; the motion passed unanimously.

**Staff Report**

Ms. Ebbert reviewed pending projects and upcoming meeting dates. A joint work session is scheduled for June 16, 2022 between the Planning Commission and Town Council to review the Housing Needs Assessment. The next regular Planning Commission hearing is scheduled for June 23, 2022.

**Adjournment**

The Chair adjourned the meeting at 8:03 p.m.



Regular Meeting \_\_\_\_\_ Hayden Planning Commission \_\_\_\_\_ June 9, 2022

Recorded by:

\_\_\_\_\_  
Tegan Ebbert

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
Amy J. Williams, Chair



## **Town of Hayden**

### **Planning Commission Agenda Item**

**MEETING DATE:** June 23, 2022

**AGENDA ITEM TITLE:** Public Hearing: Peace Park Subdivision  
Preliminary Plat

**AGENDA SECTION:** Old Business

**PRESENTED BY:** Mary Alice Page-Allen  
Town Planner

**APPLICANT:** Stephan L. Evans

**CAN THIS ITEM BE RESCHEDULED:** Not preferred.

**ATTACHMENTS:** Applicant Narrative (3 pages), 2/11/2022  
Applicant Narrative Update (8 pages), 5/11/2022  
Draft Protective Covenants (3 pages)  
Atmos Energy Letter, 3/15/2022  
Hayden Public Works Letter, 3/8/2022  
Yampa Valley Electric Association Letter, 3/8/2022  
Yampa Valley Electric Association Email, 2/23/2022  
Traffic Study – Trip Generation Letter  
Stormwater Drainage Report – Preliminary (7 pages)  
Sketch & Conceptual PUD Approval Letter, 12/6/2021  
Hayden Planning Commission Minutes (6 pages), 11/16/2021  
Preliminary Plat, 5/10/2022  
Conceptual Landscape Plan, 10/1/2021  
Preliminary & PUD Drawings (8 pages)

### **BACKGROUND REVIEW:**

The Applicant is proposing to develop Lots 1-64 and Tracts A, B & C, Sonesta Park PUD (“Property”) located at approximately 200 Harvest Drive as a sixteen (16) residential lot subdivision under the Hayden Development Code (HDC) PUD provisions. The Sonesta Park PUD is a 1980 replat of Lot 1, Block 1, Golden Meadows Filing No. 1. The Property sits on the northwest side of Harvest Drive, generally across from Yampa View Estates to the east, north of

the single-family developments of Golden Meadows on Clover Circle and Meadowbrook Court, and approximately 1,000 feet south of the Hayden schools' campus and the West Routt Fire District fire station off S Poplar Street. The Property is zoned Residential High Density (RHD) with a PUD zoning overlay district (2017 Revised Hayden Current Zoning Map).

The Property currently consists of sixty-four (64) of the proposed and unbuilt townhome lots and Tracts A, B & C within the Sonesta Park PUD. Eight (8) townhome units in three (3) buildings were constructed on Lots 65 through 72, Sonesta Park PUD, in 1980, and their foundations, buildings, some of the exterior improvements to these built units and their access, Sonesta Park Drive, encroach into the Property. The Applicant is proposing to create an open space tract around Lots 65-72 for the residents of these properties. The balance of the property is proposed to consist of single-family or duplex residential lots, a Common Area with playground improvements, associated infrastructure including streets, sidewalks, wet and dry utilities, open space and trail areas, stormwater and drainage facilities, and landscaping.

The Applicant received approval for the Sketch Plan and Conceptual (Preliminary) PUD Plan in December, 2021 that allow the Property to be subdivided into the fifteen (15) single-family and duplex residential lots ("Lots") and the "southeast tract" ("SE Tract") surrounding Lots 65-72, Sonesta Park PUD. At that time the Preliminary Plat consideration was tabled to allow the Applicant to submit additional information required for the project, which has now been received, including:

1. Submission of Conditional Capacity to Serve letters from utility providers for the proposed subdivision.
2. A plan that addresses the responsibility for maintaining all roads, open spaces and other public and common facilities in the subdivision and the potential costs to the Town of any proposed responsibilities to be assumed by the Town
3. A draft of declarations and owners' association documentation that is to be established in accordance with the law, structured to provide adequate assurance that any site design standards required by the Hayden Development Code or conditions of approval for the proposed subdivision will be maintained or performed in a manner which is enforceable by the Town.
4. A draft Public Improvements Agreement pursuant to Section 7.24.280, Hayden Development Code including the timeline for completion of the improvements identified therein.

Lots range in size from 5,046 sq. ft. to 10,481 sq. ft. Building envelopes are identified by the setback lines shown and delineated on the Preliminary Plat, Sheet C1, and Overall Site Plan, Sheet C3, with front and rear setbacks of 15 feet and front and side setbacks of 10 feet. Utility easements are proposed to lie within the setbacks. Roads extend from Harvest Drive at the north and south edges of the Property, making use of the existing access points of the private Sonesta Park Drive that serves Lots 65-72. A perimeter trail system is proposed, and 6-foot-wide sidewalks are shown on one side of each street. The Applicant is also proposing a 5-foot-wide attached sidewalk along Harvest Drive from the north line of the proposed subdivision property

to Harvest Drive's connection with S Poplar Street. Storm drainage facilities are integrated into the trail system and in/along roadways leading to detention, infiltration and inlet/outlet facilities. The Grading & Drainage Plan, Sheet C5, shows the entire site slated for overlot grading to facilitate lot accessibility and construction. Grading activities will come to within 5-8 feet from Lots 65-72, Sonesta Park PUD, lot boundaries, approximately 25 feet from the townhome buildings, and will require demolition of the fencing located on proposed Lot 15 extending from the townhomes on Lots 67 and 68. Lots will be served with water, sewer, electrical, gas and communication utilities, and such will require main line extensions.

#### COMPLIANCE WITH HAYDEN FORWARD MASTER PLAN:

Section 7.16.020(f)(1)(iii) of the Hayden Development Code (Code) states that "[t]he development application provides sufficient information to determine that the development application complies with the relevant review criteria" as well as "with the goals and policies of the [Hayden Forward] Master Plan" (Plan). Therefore, any proposal should be considered in light of the applicable policies of the Plan. While the Plan contains numerous policies regarding land use and development, staff has selected the following checklist to highlight the policies most directly applicable to this application. Interested parties are encouraged to review the Plan to determine if there are other policies that may be applicable to the review of this application.

#### HAYDEN FORWARD MASTER PLAN

##### Housing & Neighborhoods Element (HE)

##### HE.ED1: Locate higher density residential near the Town core to support downtown activation.

Complies		Action	Policies
Yes	No		
<u>√</u>	<u>      </u>	HE.ED1.1	Identify lots to encourage infill residential within Hayden's traditional neighborhood street network near downtown. <i>Staff comment: The development site is located within the Golden Meadows neighborhood approximately ¾ mile from Jefferson Avenue and 1,000 feet from the Hayden schools' campus and is an identified infill site.</i>
<u>√</u>	<u>      </u>	HE.ED1.7	Encourage smart growth based on Hayden's traditional grid network of narrow, treelined streets with connections to the commercial core. <i>Staff comment: The proposed roadways mirror other roadways in the Golden Meadows subdivisions, and a street tree lawn is proposed.</i>

**HE.ED2: Increase the quantity of housing units community-wide to achieve a carrying capacity that supports downtown investment.**

Complies		Action	Policies
Yes	No		
<u>✓</u>	<u>      </u>	HE.ED2.2	Maintain high levels of homeownership in the community through creation of a diversity of for-sale housing types at a variety of price points. <i>Staff comment: The Applicant states that one of the public benefits of the proposed development is the provision of “economical single-family and duplex lots”. No pricing information has been provided.</i>
<u>✓</u>	<u>      </u>	HE.ED2.3	Encourage a variety of housing typologies throughout the Town. <i>Staff comment: The proposed development will provide single-family and duplex residential building lots.</i>

**HE.HL1: Provide a continuum of housing for all cycles of life to include seniors, families, single occupancy households, co-living, etc.**

Complies		Action	Policies
Yes	No		
<u>✓</u>	<u>      </u>	HE.HL1.2	Promote development of housing for the local workforce, including multi-family, duplex, single-family and alternative housing types. <i>Staff comment: See above comments.</i>

**HE.FE1: As the Town grows, maintain neighborhood housing diversity through a variety of densities, typologies, and price points for equitable access to schools, public facilities, and job opportunities and to promote socioeconomic mixing.**

Complies		Action	Policies
Yes	No		
<u>✓</u>	<u>      </u>	HE.FE1.1	Encourage development that integrates affordable housing into the neighborhood or project. <i>Staff comment: The Applicant states that one of the public benefits of the proposed development is the provision of “economical single-family and duplex lots”. No pricing information has been provided. Affordable housing is defined in the HDC as housing affordable to families at the 80% AMI level.</i>

## Parks, Recreation & Open Space Element (PRO)

**PRO.HL2: Parks:** Provide for park access within a 10-minute walk of all residential units.

Complies		Action	Policies
Yes	No		
<u>  √  </u>	<u>      </u>	PRO.HL2.5	Incorporate creative, low-cost trail connections including striped bike lanes, soft surface shoulder trails, paved paths, etc. to provide connectivity between parks and open space and neighborhoods. <i>Staff comment: There is a pioneered trail cutting through the Property, across the adjacent 2.4-acre Golden Meadows Open Space parcel and into the Holderness property leading to the Hayden schools' campus that has been used by the Harvest Drive neighborhood residents for many years. The development proposal includes soft-surface perimeter trails as well as hard-surfaced roadway/sidewalk construction that will connect to the proposed perimeter and pioneered trails leading to the school. As well, a sidewalk is proposed along Harvest Drive from the north line of the Property to Harvest Drive's intersection with S Poplar Street, a longstanding need in this area to assure a safe pedestrian pathway. The Property is located approximately 1,000 feet from the school campus and 2,000 feet from the Dry Creek Park entry.</i>

## Transportation Element (T)

**T.ED2: Vehicular Circulation:** Require future transportation networks to contribute to an efficient, well-connected circulation system that provides a logical continuation of the existing street and pathway system.

Complies		Action	Policies
Yes	No		
<u>  √  </u>	<u>      </u>	T.ED2.2	Promote local connectivity with neighborhood-to-neighborhood linkages. <i>Staff comment: See above comments.</i>



**T.HL2: Multi-modal connectivity: Extend pedestrian and bicycle transportation network.**

Complies		Action	Policies
Yes	No		
<u>✓</u>	<u>      </u>	T.HL2.2	Require developers to build bicycle and pedestrian connections as part of new development. <i>Staff comment: See above comments.</i>

**Infrastructure Element (I)**

**I.HL2: Stormwater: Maintain quality stormwater runoff with continued population growth.**

Complies		Action	Policies
Yes	No		
<u>✓</u>	<u>      </u>	I.HL2.2	Design neighborhoods to avoid excessive runoff and minimize the need for stormwater infrastructure. <i>Staff comment: Project improvements include a storm water drainage detention system integrated into the Open Space and trails system.</i>
<u>✓</u>	<u>      </u>	I.HL2.3	Promote use of natural percolation and vegetated swales to minimize the need for off-site infrastructure improvements. <i>Staff comment: The proposed storm water drainage system includes detention and infiltration facilities designed to minimize off-site releases.</i>

**I.HL3: Preserve a dark sky environment.**

Complies		Action	Policies
Yes	No		
<u>✓</u>	<u>      </u>	I.HL3.1	Reduce light pollution through dark sky compliant fixtures with future development. <i>Staff comment: A condition is required that the PUD Plan require that all lighting is directed downward and opaquely shielded. As well, the draft Protective Covenants contain provisions requiring compliance with dark sky standards.</i>

**I.HL4: Require mitigation for development in high risk areas, such as floodplains, wetlands and steeply sloped areas.**

Complies		Action	Policies
Yes	No		
<u>✓</u>	<u>      </u>	I.HL4.1	Development requirements for mitigation measures and design techniques to reduce risks in hazard areas. <i>Staff comment: Building placement will be within delineated building envelopes/setbacks on the PUD Plan and plat, and avoid areas of slopes in excess of 30%, e.g. north of Lots 3-7.</i>

**Resilient Economy (RE)**

**RE.ED1: Land Use: Develop a fiscally resilient land use mix that supports the daily needs of local residents while enhancing their quality-of-life through access to natural amenities and other markets.**

Complies		Action	Policies
Yes	No		
<u>✓</u>	<u>      </u>	RE.ED1.3	Prioritize investment and reinvestment in vacant and underutilized parcels within the municipal boundaries where infrastructure is available, before growing beyond existing Town boundaries. <i>Staff comment: This Property is within the municipal boundaries and has been slated for development since 1980. Water, sewer and dry utility infrastructure is available in the adjacent Harvest Drive.</i>

**RE.HL1: Lifestyle-Driven Living: Focus future development on lifestyle-driven real estate decisions rather than commodity production.**

Complies		Action	Policies
Yes	No		
<u>✓</u>	<u>      </u>	RE.HL1.3	Provide a diverse mix of housing products at a range of price points to support workforce attraction, retention and expansion efforts and reactions to COVID-19. <i>Staff comment: The proposed development will provide in-Town single-family and duplex housing units close to schools, parks and other in-Town amenities.</i>

## COMPLIANCE WITH THE TOWN OF HAYDEN DEVELOPMENT CODE

While the Hayden Development Code (HDC) contains numerous regulations regarding land use, staff has selected the following checklist to highlight the regulations directly applicable to this application. Interested parties are encouraged to review the Code to assess other regulations that are applicable to the review and finalization of these applications.

### Chapter 7.16 – Development Review Procedures

#### Section 7.16.020 – General Procedures and Requirements.

Complies		Section	Standards
Yes	No		
		(f)	<b>Step 6: Review and Decision</b>
<u>√</u>	<u>      </u>	(3)	<b>Findings.</b> The reviewing authority shall adopt written findings which document that a recommendation or decision is based upon a determination of whether the development application complies with the applicable review criteria. The written findings shall state the conditions or mitigation. <i><b>Staff comment: Recommended findings of fact and conditions are included below.</b></i>
<u>√</u>	<u>      </u>	(g)	<b>Termination of Approval.</b> All development approvals shall expire and become void two (2) years after the date of the approval if a building permit has not been issued prior to the expiration date, except when a different duration is specified in the development approval, a different duration is specified in the specific procedures for the development approval or a request for extension is approved by the reviewing authority which granted the original development approval. The owner shall submit a written request for an extension to the Manager prior to the expiration date and shall state the reasons and circumstances for such extension request. The Manager and the Planning Commission may provide one (1) extension for a maximum of one (1) year. The Council may provide multiple extensions and may provide extensions greater than one (1) year. <i><b>Staff comment: A request to extend the filing deadline for the Final PUD Plan is being considered by the Planning Commission concurrently which will allow the Preliminary and Final Plat processes to occur in a timely manner. A condition with regard to the two (2) year deadline is recommended below.</b></i>

**Section 7.16.080 – Subdivisions.**

The purpose of the subdivision review procedures is to ensure compliance with all the standards and requirements in this Development Code and encourage quality development consistent with the goals, policies and objectives in the Master Plan and purposes of the Development Code.

Complies		Section	Standards
Yes	No		
		(f)	<b>Preliminary Plan Review Criteria.</b> The reviewing authority will use the following review criteria as the basis for recommendations and decisions on applications for Preliminary Plan subdivision applications:
<u>√</u>	_____	(1)	The Preliminary Plan is consistent with the approved Sketch Plan and incorporates the Planning Commission recommendations and conditions of approval. <i><b>Staff comment: The Preliminary Plan submittal materials have either incorporated the Sketch Plan conditions of approval or have been reiterated and incorporated into the recommendation below.</b></i>
<u>√</u>	_____	(2)	The proposed subdivision shall comply with all applicable use, density, development and design standards set forth in this Development Code that have not otherwise been modified or waived pursuant to this Chapter and that would affect or influence the layout of lots, blocks and streets and the proposed subdivision does not create lots or patterns of lots that will render compliance with such development and design standards difficult or infeasible. <i><b>Staff comment: A Conceptual PUD Plan that includes various modifications, e.g. setbacks and density standards, has previously been approved.</b></i>
<u>√</u>	_____	(3)	The subdivision application shall comply with the purposes of this Development Code. <i><b>Staff comment: See analysis herein.</b></i>
<u>√</u>	_____	(4)	The subdivision application and proposed land use mix shall be consistent with Official Zoning Map, the Master Plan and other community planning documents. <i><b>Staff comment: See analysis herein.</b></i>
<u>√</u>	_____	(5)	The land shall be physically suitable for the proposed development or subdivision. <i><b>Staff comment: There are steep areas of the site that have been avoided as building sites.</b></i>

- |                            |      |   |
|----------------------------|------|---|
| <u>  √  </u> <u>      </u> | (6)  | The proposed subdivision shall be compatible with surrounding land uses. <b><i>Staff comment: Surrounding uses include single-family, duplex and townhome residential development.</i></b>  |
| <u>  √  </u> <u>      </u> | (7)  | There are adequate public facilities for potable water supply, sewage disposal, electrical supply, fire protection and roads and will be conveniently located in relation to schools, police, fire protection and emergency medical services. <b><i>Staff comment: Confirmation of Capacity to Serve letters have been received from utility providers. The Property is in close proximity to the Hayden schools' campus, West Routt Fire Protection District facilities and the Hayden Police Chief has not identified any concerns.</i></b> |
| <u>  √  </u> <u>      </u> | (8)  | The proposed utility and road extensions are consistent with the utility's service plan and are consistent with the Master Plan. <b><i>Staff comment: The Property is located within the Town municipal limits and appears to have ready access to existing infrastructure.</i></b>   |
| <u>  √  </u> <u>      </u> | (9)  | The utility lines are sized to serve the ultimate population of the service area to avoid future land disruption to upgrade under-sized lines. <b><i>Staff comment: No sizing issues were identified in initial review by Public Works.</i></b>   |
| <u>  √  </u> <u>      </u> | (10) | The subdivision is compatible with the character of existing land uses in the area and shall not adversely affect the future development of the surrounding area. <b><i>Staff comment: Surrounding uses include single-family and townhome residences. Single-family and duplex residential units are proposed.</i></b>   |
| <u>  √  </u> <u>      </u> | (11) | A proposed subdivision for an existing PUD shall be consistent with the relevant PUD Master Plan as reflected in the approval of that PUD. <b><i>Staff comment: A Conceptual PUD Plan has previously been approved.</i></b>   |
| <u>  √  </u> <u>      </u> | (12) | Appropriate utilities, including water, sewer, electric, gas and telephone utilities, shall provide a "conditional capacity to serve" letter for the proposed subdivision. <b><i>Staff comment: Written verifications in this regard have been received.</i></b>  |

√      \_\_\_\_\_

- (13) That the general layout of lots, roads, driveways, utilities, drainage facilities and other services within the proposed subdivision shall be designed in a way that minimizes the amount of land disturbance, minimize inefficiencies in the development of services, maximizes the amount of open space in the development, preserves existing trees/vegetation, and riparian areas, protects critical wildlife habitat and otherwise accomplishes the purposes of this Development Code. ***Staff comment: The layout of the proposed development is similar to that of others in the Golden Meadows subdivision area. The existing vegetation is comprised of native grasses.***

√      \_\_\_\_\_

- (14) Evidence that all areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the applicant and that the proposed use of these areas are compatible with such conditions or that adequate mitigation is proposed. ***Staff comment: Overlot grading is proposed as part of the development construction plans, and Construction Plans will need to implement appropriate mitigation and control measures to minimize impacts to adjacent properties. Additionally, areas with slopes in excess of 30% have been avoided.***

√      \_\_\_\_\_

- (15) The subdivision application addresses the responsibility for maintaining all roads, open spaces and other public and common facilities in the subdivision and that the Town can afford any proposed responsibilities to be assumed by the Town. ***Staff comment: Application materials have been submitted addressing the responsibility for maintenance of these facilities.***

√      \_\_\_\_\_

- (16) Adverse impacts on adjacent or nearby land uses have been identified and appropriate and effective mitigation is proposed. ***Staff comment: See previous comments with regard to slope and mitigation during overlot grading.***

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|--|---|
| <div style="display: flex; align-items: center;"> <div style="border-bottom: 1px solid black; width: 40px; text-align: center; margin-right: 10px;">√</div> <div style="border-bottom: 1px solid black; width: 40px;"></div> </div>  | <p>(17) If applicable, the declarations and owners' association are established in accordance with the law and are structured to provide adequate assurance that any site design standards required by this Development Code or conditions of approval for the proposed subdivision will be maintained or performed in a manner which is enforceable by the Town; and <b><i>Staff comment: A draft of Protective Covenants has been provided.</i></b></p> |
| <div style="display: flex; align-items: center;"> <div style="border-bottom: 1px solid black; width: 40px; text-align: center; margin-right: 10px;">NA</div> <div style="border-bottom: 1px solid black; width: 40px;"></div> </div> | <p>(18) As applicable, the proposed phasing for development of the subdivision is rational in terms of available infrastructure capacity and financing. <b><i>Staff comment: No phasing proposal has been provided or is anticipated.</i></b></p>   |

## Chapter 7.20 – Zone Districts and Official Zoning Map

### Section 7.20.080 – RHD Residential High Density District

Complies		Section	Standards
Yes	No		
<div style="display: flex; align-items: center;"> <div style="border-bottom: 1px solid black; width: 40px; text-align: center; margin-right: 10px;">√</div> <div style="border-bottom: 1px solid black; width: 40px;"></div> </div>			<p><b>Intent.</b> The intent of this district is to provide an increased level of density promoting a mix of uses, multi-family and clustered housing within walking distance to the downtown core. A mix of housing types is anticipated with this density including some inclusionary housing types (accessory dwelling units, workforce housing). Properties in this area should develop with multiple stories with street and open space designs in these areas encouraging pedestrian interaction and discouraging high automobile speeds. Multi-family residential developments shall also be designed around, or adjacent to, open space. <b><i>Staff comment: The Applicant's submittal materials anticipate a maximum of 24 dwelling units on 2.4 acres of lot area reflecting a combination of single-family and duplex dwelling units, and this equates to a net density of approximately ten (10) units per acre (4,417 sq. ft./dwelling unit) and complies with the Uses by Zoning District table standards (Section 7.20.170). Streets and pedestrian connections are proposed that meet the intent of this district. The smaller lot sizes will be conducive to multi-story homes. The PUD Master Plan and Guide will also address compliance with this standard.</i></b></p>

## Chapter 7.24 – Development Standards

### Section 7.24.020 – Application of Community Design Standards

The Planning Commission and the Council will evaluate each proposal based on these principles and the context within which each project is located. The principles are intended to be specific enough to guide development, but not to preclude creative design solutions. Applicants must substantially conform to the design principles in this Section.

#### 7.24.050 – Compact Urban Growth

Complies		Section	Standards
Yes	No		
		(b)	<b>General Provisions.</b>
<u>√</u>	<u>      </u>	(2)	The Town shall grow by designing interconnected neighborhoods. The original downtown area needs to be strengthened by the development of commercial, service and mixed-use projects. <i>Staff comment: This project is located within the Golden Meadows subdivision neighborhoods.</i>

#### 7.24.060 – Neighborhood Design Principles.

Complies		Section	Standards
Yes	No		
		(a)	<b>Intent.</b> To encourage the creation of viable neighborhoods that connect to each other and the integration of new projects into the existing community. New streets, bikeways, sidewalks, paths and trails should connect adjacent neighborhoods. <i>Staff comment: The proposed project includes perimeter trails that tie into other area trails and roads/sidewalks that tie into Harvest Drive, S Poplar Street and area neighborhood sidewalks and paths.</i>
		(b)	<b>Neighborhood structure.</b> Elements to consider integrating into new neighborhoods include:
<u>√</u>	<u>      </u>	(1)	Streets, sidewalks and trails within new neighborhoods should connect to adjacent neighborhoods and the existing town. <i>Staff comment: See previous comment.</i>
<u>√</u>	<u>      </u>	(4)	A variety of housing types, sizes, densities and price ranges. <i>Staff comment: The proposed development will include single-family and duplex residential units. No pricing information has been provided, though application materials indicate that the lots will be "economical".</i>
<u>√</u>	<u>      </u>	(6)	Pedestrian and bike connections throughout residential neighborhoods that are linked to commercial or civic centers and open space systems. <i>Staff comment: The proposed project is located within the Golden Meadows subdivision neighborhoods and will be approximately 1,000 feet from the Hayden schools' campus, approximately 2,000 feet from the Dry Creek Park entrance, and ¾ mile from Jefferson Avenue/US Hwy 40.</i>



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| <div style="text-align: center;">√<br/>_____</div>  | (7) Parks, open space and public plazas that are well integrated into the neighborhood. <b><i>Staff comment: The proposed perimeter trails will tie into traditional neighborhood trails.</i></b>   |
| (c) <b>General provisions.</b><br>The following principles contribute to Hayden’s small town character. New projects will be evaluated with consideration to these existing neighborhood design principles and the context within which a project is located. Failure to incorporate these design principles into a project may be cause for denial of the project by the Town. |   |
| <div style="text-align: center;">√<br/>_____</div>  | (1) Each neighborhood has a center. It is important that every neighborhood have activity centers that draw people together. Activity centers include natural features, park areas and public buildings. <b><i>Staff comment: The proposed project is located within the Golden Meadows subdivision neighborhoods, and is in close proximity to area schools and parks.</i></b>   |
| <div style="text-align: center;">√<br/>_____</div>  | (2) Mix of types of dwelling units. A mix of dwelling unit types shall be distributed through the development. Housing types and the size of lots shall be varied to enable people to remain in the neighborhood as their needs change. <b><i>Staff comment: Single-family and duplex residential units are proposed. Within the PUD Plan, different sizes of dwelling units would be permitted, e.g. duplexes could include rear yard “granny flats” or apartment units integrated into a single-family residence.</i></b> |
| <div style="text-align: center;">√<br/>_____</div>  | (3) Focal points. Focal points, or points of visual termination, shall generally be occupied by more prominent, monumental buildings and structures that employ enhanced height, massing, distinctive architectural treatments, or other distinguishing features, as well as landscape features. <b><i>Staff comment: The topography of the site provides a wide scope of the adjacent landscape within the Town.</i></b>   |

7.24.090 – Streets

Complies		Section	Standards
Yes	No		
		(b)	<b>General provisions.</b> The local street system of any proposed development shall be designed to be safe, efficient, convenient, attractive, and consider all modes of transportation that will use the system. Streets should be an inviting public space and an integral part of community design. Local streets shall provide for both intra- and inter-neighborhood connections to knit developments together. All streets should interconnect to help create a comprehensive network of public areas to allow free movement of cars, bicycles and pedestrians.
<u>√</u>	_____	(1)	<u>Street connections.</u> All streets shall be aligned to join with planned or existing streets consistent with the Town Master Plan. All streets shall be designed to bear a logical relationship to the topography of the land. Intersections of streets shall be at right angles unless otherwise approved by the Town. <b><i>Staff comment: All proposed roadways are designed and connect in accordance with these provisions.</i></b>
<u>√</u>	_____	(2)	<u>Tree-lined streets.</u> All streets shall be lined with trees on both sides with the exception of rural roads and alleys. <b><i>Staff comment: The submitted landscape plan shows trees planted on both sides of the streets.</i></b>
<u>√</u>	_____	(3)	<u>Street layout.</u> The street layout shall form an interconnected system of streets, where feasible primarily in a grid or modified pattern adapted to the topography, unique land features, environmental constraints, and peripheral open space areas. The street layout shall emphasize the location of neighborhood focus points, other internal open space areas, gateways, and vistas. The use of cul-de-sacs and other roadways with a single point of access shall be minimized. The integration of traffic calming features within and adjacent to residential areas shall be utilized when appropriate. <b><i>Staff comment: The proposed roadways provide a looped roadway with two (2) points of access from Harvest Drive and minimizes the length of the internal cul-de-sac serving three (3) of the fifteen (15) proposed lots.</i></b>

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| <input checked="" type="checkbox"/> _____ | (8) <u>Street right-of-way dedication.</u> The full width of right-of-way for all streets being platted must be conveyed to the Town after final acceptance unless otherwise approved by the Town. <b><i>Staff comment: Civil Plans indicate that the new roadways will be dedicated to the Town and public.</i></b>  |
| <input checked="" type="checkbox"/> _____ | (10) <u>Street names.</u> Names of new streets shall not duplicate names of existing streets in Hayden. However, new streets which are extensions of, or which are in alignment with, existing streets within the Town shall bear the names of such streets. Street naming and property address numbering will be coordinated between the Applicant, Town of Hayden and Routt County. <b><i>Staff comment: A condition is recommended below in this regard.</i></b>   |
| <input checked="" type="checkbox"/> _____ | (c) <b>Street standards.</b> Streets shall conform to the adopted Town of Hayden Construction Specifications for Public Improvements and all other applicable laws, rules and regulations. <b><i>Staff comment: The Town of Hayden and West Routt Fire Protection District rely on the Routt County Road &amp; Bridge Department – Road Standards. A condition is included below that requires that Construction Plans be approved by the Hayden Planning Director, Hayden Public Works Director and the West Routt Fire Protection District Chief.</i></b> |

#### 7.24.110 – Sidewalks/Multi-Use Pathways/Trails

Complies Yes      No		Section	Standards
		(a)	<b>Intent.</b> The intent of the standards for sidewalks, multi-use pathways and trails is to assure a safe, convenient and attractive pedestrian/bicycle system that minimizes conflicts between vehicles, bicycles and pedestrians.
<input checked="" type="checkbox"/> _____	<input type="checkbox"/> _____	(2)	<u>Sidewalks required.</u> In all zone districts, except for the O district, sidewalks are required along both sides of a street. With the O district, sidewalks are required along one side of the street unless the development is served by rural streets. <b><i>Staff comment: Six (6) foot wide sidewalks are shown on one side of the proposed roadways. As well, the Applicant has proposed a sidewalk connection on Harvest Drive from the north line of the Project to Harvest Drive's connection with S Poplar Street, a long-needed pedestrian connection for this neighborhood, and a trail system connection to current neighborhood trails. A finding is included below that stipulates that only requiring sidewalks on one side of the internal subdivision roads is appropriate as the Applicant is providing a sidewalk connection on Harvest Drive from the north line of the Project</i></b>

*to Harvest Drive's connection with S Poplar Street, a long-needed pedestrian connection for this neighborhood, and a trail system connection to current neighborhood trails.*

#### 7.24.120 – Easement and Utility Standards

Complies		Section	Standards
Yes	No		
<u>√</u>	<u>      </u>	(c)	<p><b>Underground utilities.</b> Telephone lines, electric lines, cable television lines and other like utility services shall be placed underground. The subdivider shall be responsible for complying with the requirements of this Section, and shall make the necessary arrangements including any construction or installation charges with each utility provider for the installation of such underground facilities. Transformers, switching boxes, meter cabinets, pedestals, ducts and other facilities necessarily appurtenant to such underground utilities shall be placed underground or on the surface but not on utility poles. Screening or fencing is required to the satisfaction of the Council. Electric transmission and distribution feeder lines and necessary appurtenances thereto may not be placed above ground unless they are carrying greater than 115 KV. Upon approval of the Town, such facilities shall be placed within easements or rights-of-way provided for particular facilities. <i>Staff comment: A condition is recommended below that requires that all infrastructure Construction Plans show that lines serving the development are located underground.</i></p>

#### 7.24.130 – Parks and Open Space

Complies		Section	Standards
Yes	No		
<u>√</u>	<u>      </u>	(2)	<p><u>Pocket parks.</u> Every residential development, at Town discretion, shall either provide land for a pocket park or provide a fair share, cash-in-lieu contribution for land or improvements in a nearby park that will serve the neighborhood. This can be credited toward the land dedication requirement at the time of subdivision. A pocket park shall be at least one-half acre and include playground equipment, sprinklered landscaping and be maintained by a homeowner's association or the landowner. <i>Staff comment: Per Section 7.24.120(d)(3)(B), a pocket park is required, and a ¼ acre open space parcel with a playground is proposed. Dry Creek Park is also approximately 2,000 feet from this Project. There are also several open space parcels within the Golden Meadows neighborhood. A finding is included below that stipulates that the proposed playground, the proximity to Dry Creek Park, and the two open space parcels in close proximity to the Project adequately meet the parks and</i></p>

*open space requirements of the Hayden Development Code.*

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| <div style="text-align: center;">√<br/>_____</div> | (5) <u>Trails.</u> The trail system shall link neighborhoods, parks, schools, open spaces, employment centers, community facilities and neighboring communities and thus provide important transportation connections as well as recreational opportunities and access. Developers must provide trail connections to both the Town's trail system and destinations within the neighborhood. <b><i>Staff comment: A trail system is proposed and such ties into existing trails that lead to Hayden schools' campus.</i></b>   |
| <div style="text-align: center;">√<br/>_____</div> | (7) <u>Storm drainage facilities.</u> Storm drainage facilities, including stormwater detention and stormwater retention ponds, may function as open space for active recreation, trail corridors or habitat enhancement areas if they are designed appropriately. Credit toward the open space dedication requirements will be considered on a case-by-case basis by the Council at the time of platting. <b><i>Staff comment: Storm drainage facilities have been integrated into the Open Space and perimeter trails of the proposed development. A finding is included below that it is appropriate to credit the areas of the storm drainage facilities toward the open space dedication requirements for the development.</i></b> |
| (c) <b>General provisions.</b>                     |   |
| <div style="text-align: center;">√<br/>_____</div> | (2) <u>Public access.</u> Areas designated as public open space shall be both visibly and physically accessible to the community. Adequate public access shall be provided to all public open space, natural and developed, directly from the public street and trail system. Pocket park and plazas shall be integrated into the neighborhood design and be accessible to pedestrians and bicyclists. <b><i>Staff comment: A condition requiring such is proposed below.</i></b>   |
| <div style="text-align: center;">√<br/>_____</div> | (5) <u>Ownership and maintenance of open space.</u> Ownership and maintenance of public open space shall be determined by the Town on a case-by-case basis through the review process. <b><i>Staff comment: The Applicant has proposed that a homeowner's association is responsible for the ownership and maintenance of the open space appurtenant to the Project.</i></b>  |
| <div style="text-align: center;">√<br/>_____</div> | (iv) Stormwater detention and retention areas that function as open space shall be owned and maintained by a homeowner's association or the landowner, unless otherwise approved by the Town. <b><i>Staff comment: Storm water facilities are integrated into the open space. Open space is identified for dedication for the use of the public on the Final Plat. See</i></b>  |

*above comment also.*

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| <div style="display: flex; align-items: center;"> <div style="text-align: center; width: 50px;"> <u>√</u><br/> <hr style="width: 100%;"/> </div> <div style="width: 50px; border-bottom: 1px solid black; margin-left: 10px;"></div> </div>  | <p>(iv) Open space protection. Areas designated as open space shall be protected by conveyance to the Town as provided on the plat and by this Chapter, deed restriction or other appropriate method to ensure that they remain open in perpetuity and cannot be subdivided or developed in the future without the approval of the Town. <b><i>Staff comment: See above comments.</i></b></p> |
| <p>(d) <b>Open Space requirements.</b></p>   |   |
| <p>(1) <u>Open Space includes:</u></p>   |   |
| <div style="display: flex; align-items: center;"> <div style="text-align: center; width: 50px;"> <u>√</u><br/> <hr style="width: 100%;"/> </div> <div style="width: 50px; border-bottom: 1px solid black; margin-left: 10px;"></div> </div>  | <p>(i) Areas within the community designated for the common use of the residents of an individual development and/or the community at large. <b><i>Staff comment: A condition is included below that requires the Open Space, trails, and roadways/sidewalks be dedicated to the public on the Final Plat.</i></b></p>  |
| <p>(2) <u>Required open space shall not include the following:</u></p>   |   |
| <div style="display: flex; align-items: center;"> <div style="text-align: center; width: 50px;"> <u>NA</u><br/> <hr style="width: 100%;"/> </div> <div style="width: 50px; border-bottom: 1px solid black; margin-left: 10px;"></div> </div> | <p>(iv) Tree lawns; <b><i>Staff comment: Plans shows the street tree lawns to be located outside of lot boundaries and within the to be publicly dedicated Open Space and roadway/sidewalks areas. Such area has been included in the open area calculation instead of being excluded as a “tree lawn”.</i></b></p>   |

(3) Amount of open space required. The amount of functional open space required in each development will be based on the density of the development, the recreational requirements of the anticipated users and the anticipated opportunities for public recreation within walking distance of the site (1/4 mile). In addition to the streets, all residential subdivisions shall dedicate to the Town a minimum of 20% of the gross land area for public parks, trails and functional open space at the time of the subdivision.

(i) All residential developments. For such residential developments, the developer shall provide:

√ \_\_\_\_\_

(A) A minimum of 20% of the gross land being subdivided for use as functional open space including: pocket or neighborhood parks, plazas, trails, recreational amenities, homeowner association owned landscaped areas (excluding parking lots), natural areas and amenities for residents or other civic purposes. ***Staff comment: Open space, perimeter trails, sidewalks and street tree areas comprise 29% of the proposed development and are proposed to be publicly dedicated.***

√ \_\_\_\_\_

(C) The land for 1 pocket park for every 20 dwelling units or portion thereof which shall be constructed in the subdivision or a fair-share, cash-in-lieu contribution for the cost of the pocket park that will serve the development. ***Staff comment: See previous comments.***

#### 7.24.130 – Contribution for Public School Site

To meet the increased need for schools as a result of increased housing, the subdivider shall dedicate land areas or sites suitable for school purposes, or provide cash-in-lieu of land of the amount specified for every dwelling unit which may be constructed within the subdivision to serve the elementary, middle and high school public school needs of the residents of such dwelling units. ***Staff comment: A condition is recommended below that a fee-in-lieu equivalent to the standards of this section be paid prior to the recording of the Final Plat.***

Complies		Section	Standards
Yes	No		
<u>√</u> _____	_____	(a)	For single-family dwelling units, the amount of land shall be 1.84 acres per 100 dwelling units. <b><i>Staff comment: A condition is recommended below that a fee-in-lieu equivalent to the standards of this section be paid prior to the recording of the Final Plat.</i></b>

<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">Complies Yes</div> <div style="text-align: center;">No</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"><u>√</u></div> <div style="text-align: center;">_____</div> </div>		(b)	For duplexes or triplex dwelling units, the amount of land shall be 1.40 acres per 100 dwelling units.
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#### 7.24.150 – Public sites and dedication requirements

The developer of residential projects shall dedicate public sites for open space, parks, schools, or other civic purposes in accordance with the requirements of this Section to serve the proposed subdivision and future residents thereof.

<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">Complies Yes</div> <div style="text-align: center;">No</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"><u>√</u></div> <div style="text-align: center;">_____</div> </div>		(b)	<b>Fee-in-lieu of dedication.</b> If there is not sufficient property on the plat to provide land for the entire school or park facility required, with the approval of the Council, the subdivider may, in lieu of dedication of all or part of the land requirements, pay fees in lieu of the equivalent land areas which would have been dedicated to public facilities. Fees are to be calculated in [accordance with the provision of this section]. <i>Staff comments: Given the calculation resulting in a small parcel for the school dedication, it is appropriate to accept fee-in-lieu of dedication. A finding and condition in this regard are recommended below.</i>
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#### 7.24.160 – Landscape Design

<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">Complies Yes</div> <div style="text-align: center;">No</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"><u>√</u></div> <div style="text-align: center;">_____</div> </div>		(e)	<b>Submittal standards for landscape plans.</b> All land development applications will be accompanied by the appropriate landscape plan:
		(2)	<u>Preliminary landscape plan.</u> (Submit with preliminary plat [and preliminary PUD] Intent to illustrate the master landscape plan for the development. <i>Staff comments: A Preliminary Landscape Plan has been submitted for review. The Final Landscape Plan will need to be submitted with the Final Plat/Final PUD Plan and incorporated into the Construction Plans for the proposed development.</i>

#### 7.24.280 – Public Improvements Agreement

<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">Complies Yes</div> <div style="text-align: center;">No</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">_____</div> <div style="text-align: center;">_____</div> </div>		(a)	<b>Agreements and Improvements.</b> A Public Improvement[s] Agreement (PIA) stating that the applicant agrees to construct any required public improvements shown in the final plat or Site Plan (if applicable) documents together with security in a form approved by the Town Attorney is required. No subdivision plat shall be signed by the Town or recorded at the office of the Routt County Clerk, and no building permit
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shall be issued for development until a PIA between the Town and the applicant has been executed. Such agreement shall include a list of all agreed-upon public improvements and landscaping, an estimate of the cost of such improvements, the form of guarantee for the improvements, and any other provisions or conditions deemed necessary by the Council to ensure that all improvements will be completed in a timely, quality and cost-effective manner. *Staff comment: A draft of terms and conditions for the PIA was included in the Preliminary Plan submittal materials.*

**7.24.290 – Conveyance of Water Rights as part of Subdivision and/or Annexation**

Complies		Section	Standards
Yes	No		
		(c)	<b>Basic dedication requirement.</b>
<u>√</u>	<u>      </u>	(iii)	Prior to the subdivision or replatting of any land now located within the Town, if such subdivision or replatting requires a change of zone district or if such subdivision or replatting creates an increase in density. <i>Staff comment: The proposed development will reduce the proposed density of the Sonesta Park PUD from seventy-two (72) units to forty (40) possible units if the existing eight (8) townhomes and duplexes were permitted and constructed on all fifteen (15) proposed lots. It should also be noted that the title work identifies a Water Pump Facility Agreement between the Town and the original Sonesta Park PUD developer wherein the developer was a financial participant in the construction of the Water Pump Facility serving the Golden Meadows subdivisions. A finding is included below that states that due to the location within the existing Town municipal boundaries and the reduction of density under this development proposal no conveyance of water rights is required.</i>

## **RECOMMENDATIONS:**

### **PRELIMINARY PLAN**

Staff makes a recommendation for approval of the Preliminary Plan with the Findings of Fact that:

1. The proposal meets the standards of the Town of Hayden's Development Code, is in general conformance with the intent and purpose of the Hayden Forward Master Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.
2. That only requiring sidewalks on one side of the internal subdivision roads is appropriate as the Applicant is providing and constructing a sidewalk connection on Harvest Drive from the north line of the Project to Harvest Drive's connection with S Poplar Street, a long-needed pedestrian connection for this and the greater neighborhood, and a trail system connection to current neighborhood trails.
3. That the proposed playground, the other internal open spaces, the proximity to Dry Creek Park, and the two open space parcels in close proximity to the Project adequately meet the parks and open space requirements of the Hayden Development Code.
4. That it is appropriate to credit the areas of the storm drainage facilities toward the open space dedication requirements for the development.
5. Given the small acreage for dedication for school site, fee in lieu is appropriate and such shall be paid in accordance with the provisions of Section 7.24.140, Hayden Development Code.
6. Due to the location of the Property subject to this application being within the existing Town municipal boundaries and the reduction of density under this development proposal, no conveyance of water rights is required.

Subject to the following conditions of approval:

1. The effective date of this approval is the date upon which the Town Council approves the application. Approval shall expire and become void two (2) years after the effective date unless an extension is approved pursuant to Section 7.16.020 (g), Hayden Development Code.
2. The Open Space, perimeter trails, roadways/sidewalks be dedicated to the public on the Final Plat.
3. Construction Plans shall include the following:
  - a. Provisions to assure viable and compliant access is constructed for Sonesta Park Drive serving the existing townhomes on Lots 65-72, Sonesta Park PUD.
  - b. Implementation of appropriate erosion control and other mitigation measures to minimize the overlot grading and other construction impacts and to minimize impacts on adjacent properties.
  - c. Show that all utility lines serving the development are located underground.

4. Construction Plans shall be reviewed, approved and authorized by the Hayden Planning Director, Hayden Public Works Director and the West Routt Fire Protection District Chief prior to any construction or site improvements being initiated.
5. The rights-of-way for all streets being platted must be conveyed to the Town after final acceptance unless otherwise approved by the Town. The Town Council shall determine whether the Town or a Homeowner's Association will accept maintenance of the road rights-of-way.
6. Street naming and property address numbering shall be coordinated between the applicant and the Town.
7. The construction of a pocket park playground within the subdivision is required to be included in the Construction Plans and constructed pursuant to the provisions of the Public Improvements Agreement.
8. A fee-in-lieu for public school site equivalent to the standards of Section 7.24.140, Hayden Development Code, shall be paid prior to recording of the Final Plat.

**MANAGER'S RECOMMENDATION/COMMENTS:** *I concur with this recommendation.*



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Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

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February 11, 2022

Mary Alice Page-Allen, MPA AICP CMC  
Planning & Economic Development Director  
Town of Hayden  
178 West Jefferson  
Hayden, CO 81639-0190  
970-276-3741 office

Re: Sonesta Park Subdivision –  
Peace Park Subdivision - Preliminary Plan  
Four Points Project #1409-001

Dear Mary Alice;

This letter serves as the narrative for the Preliminary Plan for the proposed Peace Park Subdivision (formerly Sonesta Park Subdivision) (Project). The Sonesta Park PUD was an approved in 1980 in the Town of Hayden consisting of 72 townhomes and/or apartments. The first three buildings consisting of eight units were constructed in 1980 along the Harvest Drive frontage. No additional units have been constructed on the site since 1980. However, the foundations and buildings of the units built in 1980 are outside of the PUD plat property lines from the approved PUD of Sonesta Park. The units have been bought and sold over the years without objections from banks or the title companies despite being outside of the property lines. The proposed Peace Park Subdivision being submitted proposes to create an open space tract around the property lines of Lots 65-72 and create open space for the residents of these properties. The proposed outline is shown on the existing conditions plan, the preliminary plat and the site plan.

The new Peace Park Subdivision Project consists of (16) residential lots, associated infrastructure and amenities including: streets, sidewalks, wet and dry utilities, open space areas, stormwater best management practices, and landscaping. The sixteen residential lots are broken into ten duplex lots and six single family lots, the lots range in size from 5,046 sq. ft. to 10,481 sq. ft. We are confident this Project conforms to Hayden's municipal code, master plan, and the community's forward vision.

### **Existing Conditions**

TRACTS A, B, C AKA COMMON AREA SONESTA PARK THM is 5.03 acres of vacant undisturbed natural land with native soils and grassy vegetation. The land slopes from west to east-northeast with variable grades ranging from 5%-35% with some spotty northerly grades reaching up to 50%. Soils are expected to consist of a top layer of organics and topsoil from 0.5-feet to 2.0-feet in depth with a subgrade of predominantly clay and clay-loam. Soils are predominantly classified as a NRCS hydrologic group C soil. This classification indicates a slow infiltration rate when thoroughly wet. Soils of this nature tend to have a clayey layer or soils of a finer texture that impedes the downward movement of water.

Adjacent residential developments includes the Sonesta Park Townhome development, Golden Meadows Subdivision Filing No. 1, and The Meadow Subdivision. Vacant land borders the west and north property lines. Harvest Drive borders the land and would serve as the arterial connector road for the Project.

### **Consistency with Eligibility Criteria**

The land and Project are consistent with Hayden Town Code eligibility criteria as outlined in section 7.16.080(b). The Project is consistent with the Comprehensive Plan. The innovative and functional design approach utilizes all land efficiently and effectively to provide quality construction ready residential lots. The proposed grading scheme allows for easy lot accessibility and construction. All lots will be served with water, sewer, electrical, and communications utilities.

The Project has ample open land area that meets open space requirements. It consists of a well-blended mixture of soft surface trails, sidewalks, drainage features, stormwater treatment, and landscaping.

The two proposed access points intersecting with Harvest Drive are smart and economical approach for both vehicular and pedestrian traffic. The proposed traffic and drainage infrastructure both compliments and improves the existing Sonesta Park Drive townhome access.

Stormwater detention and treatment is designed into the Project to mitigate the negative impacts of stormwater runoff caused by development. This positively impacts all downstream receivers of the stormwater runoff and is a standard application in almost all new subdivision developments today.

The Project will greatly benefit the Hayden public by providing economical single-family and duplex lots. It contains open space, accessibility, utilities, landscaping, environmental mitigation, and compatibility to maximize land value. With the Routt County populations and economy rapidly growing this development will provide much needed lots and infrastructure for the future residents of Hayden.

### **Consistency with Hayden Municipal Code**

The Project conforms to Hayden Municipal Code and development standards. The land is currently zoned as Residential High Density (RHD). However, the developer intends to create lots most suitable for single-family detached homes and duplexes. This open minded approach allows for a mix of residential development that is consistent with the area.

The Project conforms to neighborhood design principals by providing two vehicular access points and multiple pedestrian access points to sidewalks and trails. The site design blends and improves the existing Sonesta Park Townhome development. The porous landscaped detention facilities, trails, and landscaping was designed to serve as focal points when entering the development from Harvest Drive.

Water and sewer main connections shall occur within the Harvest Drive right-of-way and all lots shall be served with strategically placed service connections. Electrical and communications utility connection points are located next to the Project and said connections can be coordinated with the respective utility companies. Utility easements shall be appropriately dedicated along the front, side and rear property lines as necessary to accommodate utility service. At a minimum, all lots shall have utility and drainage easements that are consistent with the code. New fire hydrants are proposed at the intersection of the two proposed collector roads and at the cul-de-sac. The new fire hydrants and existing fire hydrants along Harvest Drive will adequately serve all proposed lots according to Routt County fire standards.

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The streets were designed to the West Routt Fire standards and provide a looped connection and two access points with Harvest Drive. Standards for intersections, sidewalks, trees, line-of-sight, and drainage were incorporated in the design. The site plans is amended from Sketch Plan approval to remove some interior sidewalks and design of an off-site sidewalk along Harvest Drive to connect to offsite northwest of the project. Additional offsite improvements will improve drainage conveyance on Harvest Drive.

Over 25% of the development is open space area thoughtfully blended into the overall proposed development design and existing surrounding developments. Open space is geared toward recreational benefit, drainage functionality, and aesthetics.

The landscaping conforms to code and is integrated well into the overall design. Both irrigated and non-irrigated species of plants are proposed. Irrigation is proposed along the access corridors whereas non-irrigated drought tolerant native grasses are proposed along the outside perimeter and soft surface trail.

Stormwater drainage infrastructure was a key component of this development. The intent was to provide detention, water quality treatment, and drainage facilities into the open space, landscaping, and entry focal points. The two porous landscape detention facilities and the landscaping around them it shall help to screen the houses in the background view from Harvest Drive.

### **Consistency with Hayden Forward Master Plan**

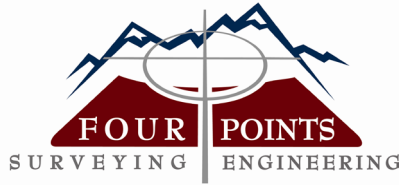
The Project is consistent with the Hayden Forward Master Plan 2020. The Project provides quality and easily accessible lots for Hayden residents. The zoning provides developers the opportunity to develop multi-family units like duplexes and will also providing ability for a homeowner to purchase a lot and build a single-family detached home. Growing housing demand and increased costs for new home construction require economical lots for construction efficiency. The interconnecting trails and sidewalks outfitted with thoughtful landscaping features provide a key recreational component that is consistent to Hayden's forward vision.

### **Conclusion**

We believe the Project meets all of the requirements of a PUD and is in line with Hayden standards, the Hayden Forward Master Plan, and Hayden Comprehensive Plan. We look forward to the approval of the preliminary plan, and working with the Town of Hayden to bring this project forward as a new residential subdivision.

Thank you,

Joe Wiedemeier, PE  
Four Points Surveying & Engineering



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Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

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May 11, 2022

Mary Alice Page-Allen, MPA AICP CMC  
Planning & Economic Development Director  
Town of Hayden  
178 West Jefferson  
Hayden, CO 81639-0190  
970-276-3741 office

Re: Sonesta Park PUD  
Peace Park - Sonesta Park Subdivision  
Four Points Project #1409-001

Dear Mary Alice;

Please accept this letter as the narrative and outline of the responsibility for infrastructure and Public Improvements Agreement for the Peace Park Subdivision and a reply to an email requesting this information from March 5, 2022.

We are submitting conditional capacity to serve letters from Yampa Valley Electric Association, Town of Hayden, and Atmos Energy. Comcast Cable does not serve this area of Hayden. We believe the project can be served as outlined in the letters.

Four Points and the property owner propose the ownership and maintenance of the open space parcels, parks, and stormwater detention ponds are the responsibility of the homeowners' association as outlined under Section 7.24.130 (C5) General Provisions; Ownership and Maintenance of Open Space. The maintenance responsibility shall include the stormwater detention areas within the Peace Park Subdivision.

The public improvements required for the Peace Park Subdivision will be completed and maintained as outlined in Public Improvements Agreement Section 7.24.280 of the Hayden Development Code. An outline of the proposed Improvements Agreement including the twenty items listed in 7.24.280 (d) is outlined on the attached spreadsheet. It estimated that all public improvements shall be completed within two years of the start of construction including roadways, utilities, trails, offsite improvements, and drainage improvements.

The public roadways, curbs and gutters, and the sidewalk for the Peace Park Subdivision shall be maintained by the Town of Hayden after a one-year warranty period and after final acceptance from the Town of Hayden Public Works. Maintenance of said facilities is the responsibility of the property owner or Homeowners' Association prior to acceptance. Four Points recommends that a request be made in writing from the project engineer to the Town Engineer requesting a preliminary acceptance inspection. The preliminary request will include a testing summary letter, inspection reports, and an outline of any field modifications made to the infrastructure during construction. The Town Engineer and project engineer can then complete a site inspection and create a preliminary punch list. The punch list will outline items that need to be completed and the project engineering will update the original improvements agreement. If the work is

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completed satisfactorily for preliminary acceptance, the Town Engineer will provide a letter of preliminary acceptance to include any conditions and punch list items that must be completed prior to final acceptance. The preliminary acceptance will begin a one-year warranty period. Prior to and during the one-year warranty period all maintenance, and other upkeep of the improvements is the responsibility of the property owner or HOA. The owner proposes to pay the Town of Hayden \$2000 or an amount to be negotiated for snow removal for the first year after preliminary acceptance of the roadway. After the one-year period ends the project engineer may request a final acceptance by written request that outlines measures completed from the punch list items and any other changes. If the work is deemed satisfactorily for final acceptance, the Town of Hayden will provide a resolution to accept the improvements by the Town of Hayden and the improvements will become the responsibility of Town of Hayden.

Please reply or call with any questions regarding this proposed process.

Sincerely;  
Four Points Surveying and Engineering  
Walter Magill,  
970-819-1161







Project: Peace Park - Hayden, CO  
Project No:



FPSE Project Ref: 1409-001      1670-002  
Original Date:      5/11/2022  
Original Total Estimate:      \$ 1,136,313

Revision No.	Prepared By:	Total Estimate Remaining After Request

Item No	Improvement Description	Unit of Measure	Engineers Estimate <sup>(a)</sup>			Status		Pro-Rated Remaining Cost	Total <sup>(c)</sup>
			Estimated Quantity	Estimated Unit Price(b)	Subtotal Cost	% Quantity Remaining this period	Quantity Remaining This period		
	<b>Public</b>								
	<b>Overlot Grading</b>								
	Clearing and Grubbing	AC	5	\$ 1,200.00	\$ 6,000.00	100%	5	\$ 6,000.00	\$ 6,000.00
	Topsoil - Strip and stockpile on site	CY	8,000	\$ 3.42	\$ 27,360.00	100%	8,000	\$ 27,360.00	\$ 27,360.00
	Topsoil - Place and Grade in Designated Areas	CY	4,000	\$ 3.42	\$ 13,680.00	100%	4,000	\$ 13,680.00	\$ 13,680.00
	Common Unclassified Excavation (Suitable Cut)	CY	15,200	\$ 5.00	\$ 76,000.00	100%	15,200	\$ 76,000.00	\$ 76,000.00
	Common Embankment (Compacted Fill)	CY	5,000	\$ 7.00	\$ 35,000.00	100%	5,000	\$ 35,000.00	\$ 35,000.00
	<b>Roadway <sup>(e)</sup></b>								
	Grading and Shaping subgrade	SY	3,760	\$ 3.00	\$ 11,280.00	100%	3,760	\$ 11,280.00	\$ 11,280.00
	8" Imported Sub-base Pit Run	CY	830	\$ 95.00	\$ 78,850.00	100%	830	\$ 78,850.00	\$ 78,850.00
	4" Imported Base Material Class VI and Shouldering	CY	415	\$ 105.00	\$ 43,575.00	100%	415	\$ 43,575.00	\$ 43,575.00
	Asphalt Pavement - 4" Lift	CY	345	\$ 125.00	\$ 43,125.00	100%	345	\$ 43,125.00	\$ 43,125.00
	Asphalt Pavement - Tack Coat and 2" Top Lift	CY	172	\$ 150.00	\$ 25,800.00	100%	172	\$ 25,800.00	\$ 25,800.00
	Street Striping / Crosswalk Stripe	LS	1	\$ 1,000.00	\$ 1,000.00	100%	1	\$ 1,000.00	\$ 1,000.00
	Street Light	EA	3	\$ 5,000.00	\$ 15,000.00	100%	3	\$ 15,000.00	\$ 15,000.00
	Stop Sign	EA	3	\$ 300.00	\$ 900.00	100%	3	\$ 900.00	\$ 900.00
	<b>Stormwater and Drainage</b>								
	12" CMP Culvert	LF	12	\$ 84.00	\$ 1,008.00	100%	12	\$ 1,008.00	\$ 1,008.00
	4-ft Valley Pan	LF	80	\$ 61.00	\$ 4,880.00	100%	80	\$ 4,880.00	\$ 4,880.00
	CDOT Type C Inlet (Modified, for Detention Ponds)	EA	2	\$ 5,094.00	\$ 10,188.00	100%	2	\$ 10,188.00	\$ 10,188.00
	12" HDPE Pipe	LF	630	\$ 65.00	\$ 40,950.00	100%	630	\$ 40,950.00	\$ 40,950.00
	12" CMP Flared End Sections	EA	5	\$ 817.00	\$ 4,085.00	100%	5	\$ 4,085.00	\$ 4,085.00
	Nyloplast Comb Curb Inlet (3'x2') Std Cast Iron Grate	EA	8	\$ 4,637.50	\$ 37,100.00	100%	8	\$ 37,100.00	\$ 37,100.00
	2-ft Catch Curb & Gutter	LF	2,025	\$ 60.00	\$ 121,500.00	100%	2,025	\$ 121,500.00	\$ 121,500.00
	Rip Rap D50 12"	CY	10	\$ 80.00	\$ 800.00	100%	10	\$ 800.00	\$ 800.00
	Detention Ponds Rock Wall Construction	CY	100	\$ 80.00	\$ 8,000.00	100%	100	\$ 8,000.00	\$ 8,000.00
	Detention Ponds Sand and Peak Filter Mix	CY	40	\$ 64.00	\$ 2,560.00	100%	40	\$ 2,560.00	\$ 2,560.00
	Mirifi 140N Geotextile Lining (Det. Pond only)	SF	1,000	\$ 1.00	\$ 1,000.00	100%	1,000	\$ 1,000.00	\$ 1,000.00
	Detention Pond 4" Perf Drain Pipe	LF	40	\$ 20.00	\$ 800.00	100%	40	\$ 800.00	\$ 800.00
	Infiltration Basin (screened rock, mirifi 140n, 12" Pipe)	LS	1	\$ 2,500.00	\$ 2,500.00	100%	1	\$ 2,500.00	\$ 2,500.00
	<b>Sidewalks and Trails</b>								
	Five (5') foot wide concrete walk w/ base material	SF	6,200	\$ 9.00	\$ 55,800.00	100%	6,200	\$ 55,800.00	\$ 55,800.00

Project: Peace Park - Hayden, CO	
Project No:	



FPSE Project Ref: 1409-001	1670-002
Original Date:	5/11/2022
Original Total Estimate:	\$ 1,136,313

Revision No.		Prepared By:	Total Estimate Remaining After Request

Item No	Improvement Description	Unit of Measure	Engineers Estimate <sup>(a)</sup>			Status		Pro-Rated Remaining Cost	Total <sup>(c)</sup>
			Estimated Quantity	Estimated Unit Price(b)	Subtotal Cost	% Quantity Remaining this period	Quantity Remaining This period		
	Bike Rack	EA	1	\$ 1,000.00	\$ 1,000.00	100%	1	\$ 1,000.00	\$ 1,000.00
	8' Wide Soft Surface Trail includes GeoTex and Base	CY	480	\$ 109.25	\$ 52,440.00	100%	480	\$ 52,440.00	\$ 52,440.00
	Dry Stack Boulder Walls	LS	1	\$ 3,000.00	\$ 3,000.00	100%	1	\$ 3,000.00	\$ 3,000.00
	<b>Construction Sedimentation and Erosion Control</b>								
	Erosion Control / Storm Water Management	LS	1	\$ 10,000.00	\$ 10,000.00	100%	1	\$ 10,000.00	\$ 10,000.00

Project: Peace Park - Hayden, CO  
Project No:



FPSE Project Ref: 1409-001      1670-002  
Original Date:      5/11/2022  
Original Total Estimate:      \$ 1,136,313

Revision No.		Prepared By:	Total Estimate Remaining After Request

Item No	Improvement Description	Unit of Measure	Engineers Estimate <sup>(a)</sup>			Status		Pro-Rated Remaining Cost	Total <sup>(c)</sup>
			Estimated Quantity	Estimated Unit Price(b)	Subtotal Cost	% Quantity Remaining this period	Quantity Remaining This period		
	<b>Water and Sewer <sup>(d)</sup></b>								
	<b>Water</b>								
	8" Main Tap	EA	2	\$ 1,000.00	\$ 2,000.00	100%	2	\$ 2,000.00	\$ 2,000.00
	6" C900	LF	20	\$ 62.40	\$ 1,248.00	100%	20	\$ 1,248.00	\$ 1,248.00
	8" C900	LF	1,100	\$ 83.20	\$ 91,520.00	100%	1,100	\$ 91,520.00	\$ 91,520.00
	1" Copper Service Line	LF	660	\$ 52.00	\$ 34,320.00	100%	660	\$ 34,320.00	\$ 34,320.00
	1" Corporation Stop	EA	16	\$ 780.00	\$ 12,480.00	100%	16	\$ 12,480.00	\$ 12,480.00
	1" Curb Stop	EA	16	\$ 390.00	\$ 6,240.00	100%	16	\$ 6,240.00	\$ 6,240.00
	6" Gate Valve MJ	EA	2	\$ 1,800.00	\$ 3,600.00	100%	2	\$ 3,600.00	\$ 3,600.00
	8" Gate Valve MJ	EA	4	\$ 2,000.00	\$ 8,000.00	100%	4	\$ 8,000.00	\$ 8,000.00
	FH Assembly	EA	2	\$ 3,500.00	\$ 7,000.00	100%	2	\$ 7,000.00	\$ 7,000.00
	8" 45° Bend	EA	2	\$ 550.00	\$ 1,100.00	100%	2	\$ 1,100.00	\$ 1,100.00
	8" 22.5° Bend	EA	4	\$ 526.09	\$ 2,104.35	100%	4	\$ 2,105.00	\$ 2,105.00
	8" 11.25° Bend	EA	3	\$ 482.61	\$ 1,447.83	100%	3	\$ 1,448.00	\$ 1,448.00
	8"x6" MJ Swivel Tee	EA	2	\$ 432.00	\$ 864.00	100%	2	\$ 864.00	\$ 864.00
	8"x8" MJ Swivel Tee	EA	3	\$ 750.00	\$ 2,250.00	100%	3	\$ 2,250.00	\$ 2,250.00
	ARV and MH	EA	1	\$ 8,000.00	\$ 8,000.00	100%	1	\$ 8,000.00	\$ 8,000.00
	Carsonite Service Marker	EA	16	\$ 85.00	\$ 1,360.00	100%	16	\$ 1,360.00	\$ 1,360.00
									\$ -
	<b>Sewer</b>								\$ -
	Connection to existing manhole (8" core and grout)	EA	1	\$ 500.00	\$ 500.00	100%	1	\$ 500.00	\$ 500.00
	8" PVC SDR35	LF	1,050	\$ 62.50	\$ 65,625.00	100%	1,050	\$ 65,625.00	\$ 65,625.00
	4' Diameter Manholes (4' to 6') (Type A)	EA	7	\$ 4,680.00	\$ 32,760.00	100%		\$ -	\$ 32,760.00
	4" SDR Service Lines	LF	600	\$ 46.80	\$ 28,080.00	100%	600	\$ 28,080.00	\$ 28,080.00
	4" Sewer Service Connection	EA	15	\$ 624.00	\$ 9,360.00	100%	15	\$ 9,360.00	\$ 9,360.00
	Carsonite Service Marker	EA	15	\$ 88.40	\$ 1,326.00	100%	15	\$ 1,326.00	\$ 1,326.00



## **PROTECTIVE COVENANTS**

WHEREAS, Stephan L. Evans ("Peace Park") whose address is 26210 West Highway 40, Steamboat Springs, Colorado, 80487 is the owner of the real property described in Exhibit A, attached hereto and by this reference made a part hereof ("Peace Park Subdivision"); and

WHEREAS, the Peace Park Subdivision desires to maintain, secure, and enforce protective covenants regulating the usage of the Peace Park Subdivision for the benefit of themselves, their successors and assigns. Stephen L. Evans has formed the Peace Park Homeowners Association, Inc. ("Association") to act as the owners association for the Peace Park Subdivision.

NOW THEREFORE, there are hereby created, declared and established for the Peace Park Subdivision the following protective covenants which shall run with the Peace Park Subdivision and are and shall be binding upon and inure to the benefit of all present and future owners of the Peace Park Subdivision and the Atwood Property, and their respective heirs, successors, grantees and assigns.

### **RESTRICTIONS**

1. No noxious or offensive activities shall be conducted upon the Peace Park Subdivision or within any building or structure erected on the Peace Park Subdivision, nor shall anything be done thereon or therein which may be or may become an annoyance, disturbance or nuisance to others.
2. No trash, ashes, clippings, waste or other refuse shall be disposed of on the Peace Park Subdivision except within designated areas or areas screened from public view and protected from disturbance.
3. No dogs shall be allowed or permitted to run at large within the Peace Park Subdivision. Dogs off leash within Lots or designated dog parks are not considered running at large. Leash laws shall be enforced by the Association. Dogs shall not be permitted to bark such that barking can be heard in dwelling units situated on neighboring lots created on the Peace Park Subdivision. No dogs shall be allowed to trespass on any land adjoining the Peace Park Subdivision.
4. Each owner of any lots created on the Peace Park Subdivision shall maintain its lot and all structures and landscaping thereon in a safe, clean and attractive condition, free of trash, rubbish and dead wood.
5. No sound or odor shall be emitted from any lot or structure created on the Peace Park Subdivision that is unreasonably offensive to others, except such as may be necessary and related to the activities carried on under any allowance approved by the Association's design review committee.
6. No signs, billboards or other advertising structures shall be erected on the Peace Park Subdivision unless approved by the Architectural design review committee or other applicable governing entity.
7. Individual residential exterior lighting for the purposes of illuminating entrances, decks, driveways parking areas and similar purposes shall be downcast and opaquely shielded. There shall be no general floodlighting of buildings or lots created on the Peace Park Subdivision.

8. A roof pitch of less than 4' rise with a 12' run (4/12 pitch) on all main roof structures on the Peace Park Subdivision shall be prohibited, except for contemporary/modern design homes as approved by the Association's design review committee. Small, decorative roof areas may have different roof pitches. Roof overhangs of at least 12" shall be required on every residence on the Peace Park Subdivision. No highly reflective roofing material shall be permitted or installed on any structure on the Peace Park Subdivision. In addition to the above, a roof pitch of 3' rise with a 12' run (3/12 pitch) shall be permitted only in the areas shown on Exhibit D, attached hereto and incorporated herein by this reference.
9. Surface scars, cut and filled slopes and all other excavated, graded and other areas shall be final graded and replanted with vegetative cover or otherwise landscaped to prevent erosion. In addition, sufficient erosion control measures shall be designed to minimize site erosion during the subsequent spring runoff.
10. Either the Association or the owner of each lot on the Peace Park Subdivision upon which a residence is or has been constructed shall plant and maintain trees in accordance with the Landscape Plan. Declarant, or its successor, shall plant trees on each lot that is created in accordance with the Landscape Plan.
11. Dwellings with an unfinished appearance shall not be permitted on the Peace Park Subdivision, other than rock, log, rough cut wood or other natural finishes approved by the Association's design review committee.
12. All homes shall be built on permanent type foundations in compliance with the International Building Code as adopted by the Town of Hayden. No mobile homes or any previously occupied used home may be placed on any lot. The definition of mobile home is a residential dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence, built prior to enactment of the Federal Manufactured Home Construction and Safety Standards, or is a dwelling unit designed to be mobile. No homes built on a permanent chassis will be allowed. No single section manufactured homes will be allowed. The use of construction methods involving homes manufactured off site or the use of panelized construction will be allowed upon approval of the Association's design review committee.
13. All lots within the Peace Park Subdivision shall be restricted to residential use only. All commercial uses and activities (including home daycare) shall be expressly prohibited in the subdivision.
14. Peace Park Homeowners Association, Inc. ("Association") will work to coordinate with residents on the control of all noxious weeds within the property boundary based on the Routt County Weed Management Guide during construction, revegetation and each growing season.

#### **COMPLIANCE WITH PROVISIONS OF THESE COVENANTS**

15. Peace Park HOA, its successors and assigns, shall comply strictly with the provisions of these Covenants. Failure to comply with any of them shall be grounds for an action against the person in violation to recover sums due and for damages or injunctive relief or both, maintainable by the



aggrieved owner of either the Peace Park Subdivision or any lot created thereon. Any and all such action or actions may be brought for (a) breach of contract and/or covenants, (b) actual damages resulting therefrom, (c) interest on the amount of damage at the rate of eighteen percent per year, (d) specific performance, (e) injunctive relief and/or on any other legal theory or basis deemed appropriate by the part or parties bringing such action. All reasonable attorneys' fees and costs incurred by the prevailing party in the prosecution or defense of any such action shall be paid in full by the non-prevailing party, and any judgement entered in any such suit shall include such an award.

#### **VIOLATION ENFORCEMENT**

16. Each day of violation of these Covenants shall constitute a distinct and separate violation. Furthermore, the applicability of any statutes of limitation to actions brought to enforce these Covenants is specifically waived and may not be asserted as a defense to any such action.

#### **MODIFICATION AND AMENDMENT**

17. These Covenants may be modified by an agreement signed in writing by the Association. The provisions of these Protective Covenants are to run with the land and be binding upon all parties and all persons claiming under them for a period of thirty years with automatic successive, consecutive thirty year extensions thereafter.

#### **SEVERABILITY**

18. Invalidation of any of these Covenants or any part thereof by judgement or court action shall in no manner whatsoever affect any of the remaining covenants or provisions, which shall remain in full force and effect.

[Signature Page Follows]



March 15, 2022

Sonesta Park PUD  
Sonesta Park Subdivision  
440 S Lincoln Ave, Suite 4A  
Steamboat Springs, CO 80477  
[wnmpepis@gmail.com](mailto:wnmpepis@gmail.com) 970.819-1161

RE: Availability of Natural Gas or "Will Serve" notification regarding proposed project Peace Park Subdivision for the Sonesta Park Subdivision, Hayden, CO 81639: in the Town of Hayden, County of Routt, and State of Colorado.

To whom it may concern:

Atmos Energy Corporation is willing and able to construct the necessary natural gas distribution infrastructure to serve the proposed/planned property on the northeast side of Harvest Drive about 1000 feet south of the Poplar Street intersection, in the Town of Hayden Colorado, 81639. The cost to extend or construct the natural gas line infrastructure, including individual lot service lines, are borne by the developer/owner requesting the extension of the natural gas line infrastructure. The developer/owner requesting natural gas service, including requests for new developments, of such a size and magnitude as to effect the integrity and reliability of the natural gas distribution system without additional reinforcement shall be responsible for the reinforcement costs and said costs will be included as part of the overall Main Extension and Service Line cost.

The developer/owner will be responsible for providing utility easements necessary for the installation of the natural gas infrastructure if not already provided in the utility easement within the road right of way. At the time of installation, the utility easements for the natural gas main extension and/or service line(s) shall be to final grade with clear access to the easements and all property pins should be visible and clearly marked. If necessary, all sleeves for road crossings shall be installed prior to the installation of the natural gas main extension as per specifications provided by Atmos Energy Corporation.

The construction and installation of all-natural gas infrastructures will adhere to Atmos Energy Corporation specifications and Tariff on file with the Colorado Public Utility Commission and are subject to State and Federal Regulatory and Pipeline Safety oversight.

If you have any questions, please telephone Georgia Harper at 970-415-2185.

Sincerely,

A handwritten signature in cursive script that reads "Georgia Harper".

Georgia Harper

Atmos Energy Corporation  
Customer Service  
Toll free 1-888-286-6700  
[atmosenergy.com](http://atmosenergy.com)



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Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

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March 8, 2022

Town of Hayden Public Works  
Bryan Richards  
178 West Jefferson  
Hayden, CO 81639-0190  
970-276-3741 office

Re: Sonesta Park PUD  
Sonesta Park Subdivision  
Four Points Project #1409-001

Dear Mr. Richards;

Please accept this letter as a request and ability to survey the proposed Peace Park Subdivision for the Sonesta Park Subdivision. The owners of Lots 1-64 and Tracts A and B are ready to submit a sixteen (16) lot subdivision in place of the current PUD. The sixteen lots will be a total of ten duplex lots and six single family lots. The maximum build out is twenty six residences. The property is located on the northeast side of Harvest Drive about 1000 feet south of the Poplar Street intersection. Routt County Pin No. 158288001.


Per Chapter 7, Section 16.08(e)(12) of the 2022 Town of Hayden development the applicant is requesting a written conditional capacity to serve letters from the Town of Hayden Public Works. The applicant is planning to install domestic water mains, sanitary sewer mains and services, and stormwater improvements for the subdivision. Currently there are town service lines on the Sonesta Park Drive and Harvest Drive.

Please sign the attached letter and return if you feel comfortable with the language or provide a separate letter.

Please reply or call with any questions.

Sincerely;  
Four Points Surveying and Engineering  
Walter Magill,  
970-819-1161

Town of Hayden – Public Works has the “conditional capacity to serve” water and sewer service lines for the proposed Peace Park Subdivision.

  
Bryan Richards



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Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

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March 8, 2022

YVEA  
Scott Flowers

Re: Sonesta Park PUD  
Sonesta Park Subdivision  
Four Points Project #1409-001

Dear Mr. Flowers;

Please accept this letter as a request and ability to survey the proposed Peace Park Subdivision for the Sonesta Park Subdivision. The owners of Lots 1-64 and Tracts A and B are ready to submit a sixteen (16) lot subdivision in place of the current PUD. The sixteen lots will be a total of ten duplex lots and six single family lots. The maximum build out is twenty six residences. The property is located on the northeast side of Harvest Drive about 1000 feet south of the Poplar Street intersection. Routt County Pin No. 158288001.

Per Chapter 7, Section 16.08(e)(12) of the 2022 Town of Hayden development the applicant is requesting a written conditional capacity to serve letters from the Yampa Valley Electric Association

Please sign the attached letter and return if you feel comfortable with the language or provide a separate letter.

Please reply or call with any questions.

Sincerely;  
Four Points Surveying and Engineering  
Walter Magill,  
970-819-1161

Yampa Valley Electric Association has the "conditional capacity to serve" electricity for the proposed Peace Park Subdivision.

Scott Flowers

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## Mary Alice Page-Allen

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**From:** Scott Flowers <SFlowers@yvea.com>  
**Sent:** Wednesday, February 23, 2022 10:26 AM  
**To:** Mary Alice Page-Allen  
**Subject:** RE: Sonesta Subdivision - Preliminary Plat - Submittal - Four Points

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Mary Alice,

There is a couple of things YVEA would like to address and are as follows:

1. The existing easements are not shown on the utility plan.
2. Open spaces should be listed as open space/utility easements. YVEA will probably take the underground back to the overhead line to have a loop feed and would be crossing these to do so.
3. YVEA will be designing as a front lot fed so the set back line should be listed as set back/utility easement.
4. C4 shows the trail on the north side that we have a 3 phase pole in the middle of the trail. The pole at the west corner says protect in place, nothing as to what they would want to do with the one in the trail, but would need to probably move all 3 poles in order to relocate it so if they can re-route the trail around the pole as they did for the detention pond would be the most economical if that is possible.

That is what I see at this time. If you have any questions feel free to contact me here in the Craig office.

Respectfully,

**Scott Flowers**  
Field Service Rep  
(970) 824-1463



**Steamboat Springs:**  
2211 Elk River Road  
Steamboat Springs, CO 80487  
970-879-1160

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3715 East US HWY 40  
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---

**From:** Mary Alice Page-Allen <mary.alice@haydencolorado.org>  
**Sent:** Tuesday, February 22, 2022 4:53 PM  
**To:** Bryan Richards <bryan.richards@haydencolorado.org>; Scott Flowers <SFlowers@yvea.com>; Greg Tuliszewski <greg.tuliszewski@haydencolorado.org>; Christy Sinner <csinner@haydenschools.org>; Trevor Guire <tguire72@gmail.com>  
**Subject:** FW: Sonesta Subdivision - Preliminary Plat - Submittal - Four Points

All,

Attached is the preliminary plat plans for Peace Park Subdivision (fka Sonesta Park), along with a copy of the Letter of Approval of the previously considered Sketch Subdivision Plan and Conceptual PUD Plan.

Please let me know your comments and concerns. I would appreciate having that information by March 3<sup>rd</sup>.

Thanks!  
Mary Alice

Mary Alice Page-Allen, MPA AICP CMC  
Planning & Economic Development Director  
Cell: (970) 846-4582



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September 27, 2021

Town of Hayden Planning Department  
178 W Jefferson Avenue  
Hayden, CO 81639

RE: Sonesta Subdivision Traffic Study – Trip Generation Letter

To whom it may concern,

### **Introduction and Project Description**

Four Points Surveying and Engineering (FPSE) completed a trip generation analysis for the proposed single family residential subdivision in Hayden, Colorado known as the Sonesta Subdivision. The Owner is proposing to develop a (16) lot single-family housing subdivision located on Harvest Drive in Hayden Colorado. Since the land is zoned residential high density (RHD) there is potential for duplex development. For this traffic study, FPSE assumed that half of the lots would be single family homes and the other half would be duplex homes. This would amount to (24) single family dwelling units. FPSE also included trip generation numbers for the existing Sonesta Park Townhome development due to the fact that traffic from Sonesta Park Drive would be directed to the new roads that are proposed connecting to Harvest Drive. The Sonesta Park Townhome development is fully built out and includes (8) townhomes.

### **Trip Generation**

Four Points obtained data from the Institute of Transportation Engineers (ITE) Trip Generation, 10<sup>th</sup> Edition, to estimate the potential trips associated with this project. The following ITE categories were used to estimate trip generation.

- Land Use #210 – Single Family Detached Housing: ITE Description: *“Single family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision”*
- Land Use #220 – Multi-Family Housing (Low-Rise): ITE Description *“Low rise multi-family housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels.*

Analysis was performed using the study data available for General Urban/Suburban Areas. Trip generation estimates were summarized in Table 1 and Table 2 below for weekday and weekend (Saturday) trips, respectively. Data figures are provided in Attachment A and Attachment B for Single-Family and Multi-Family Housing, respectively. Source of data is from ITE Trip Generation 10<sup>th</sup> Edition, 2017.

**Table 1 – Weekday Trip Generation Estimates**

Land Use	Size	Dwelling Unit	Average Weekday Daily Trips		Weekday AM Peak Hour Trips (7-9 AM)		Weekday PM Peak Hour Trips (4-6 PM)	
			Rate	Total	Rate	Total	Rate	Total
Land Use ITE 210 Single-Family	24	DU	9.44	227	0.74	18	0.99	24
Land Use ITE 220 Multi-Family	8	DU	7.32	59	0.46	4	0.56	4
Total Trips	-	-	-	285	-	21	-	28
North Road Trips	-	-	-	214	-	16	-	21
South Road Trips	-	-	-	71	-	5	-	7

**Table 2 – Saturday Trip Generation Estimates**

Land Use	Size	Dwelling Unit	Average Saturday Daily Trips		Saturday Peak Hour Trips (7-9 AM, 4-6 PM)	
			Rate	Total	Rate	Total
Land Use ITE 210 Single-Family	24	DU	9.54	229	0.93	22
Land Use ITE 220 Multi-Family	8	DU	6.68	53	0.54	4
Totals	-	-	-	282	-	27
North Road Trips	-	-	-	212	-	20
South Road Trips	-	-	-	71	-	7

**Trip Distribution**

FPSE assumed that a 100% of all trips would be directed toward South Poplar Street leading into Hayden. This would be a left hand turn from one of the two proposed intersections. However some trips may be direct south on Harvest Drive but that number is considered negligible.

There are two new roads (North Road and South Road) proposed as part of the development that would intersect with Sonesta Park Drive and Harvest Drive. Based on the proposed lot placement and existing townhome placement, FPSE assumed that 75% of the total traffic would be directed toward the North Road and 25% of the traffic would be directed toward the South Road.

Attachment C is an exhibit of the expected trip distribution for the trip generation estimates.



### **Pedestrian, Bicycle, and Transit Facility Analysis**

The proposed development is expected to generate some pedestrian and bicycle traffic from the residents of the subdivision. The amount of pedestrian and bicycle traffic is not expected to be significant and Four Points is confident that the proposed sidewalk infrastructure will safely accommodate pedestrian and bicycle traffic.

The proposed development will increase vehicular, bicycle, and pedestrian traffic. The increase in traffic is not expected to be significant enough to warrant modifications to existing traffic infrastructure.

Please call or reply with any questions regarding this study.

Sincerely;

Joe Wiedemeier, PE  
Four Points Surveying and Engineering

#### **Attachments:**

Attachment A: Land Use ITE 210 Single-Family ITE Trip Generation Survey Data Figures

Attachment B: Land Use ITE 220 Multi-Family ITE Trip Generation Survey Data Figures

Attachment C: Trip Generation Exhibit for Sonesta Subdivision and Sonesta Townhomes

## **Land Use: 210**

### **Single-Family Detached Housing**

#### **Description**

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

#### **Additional Data**

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia.

#### **Source Numbers**

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 903, 925, 936

## Single-Family Detached Housing (210)

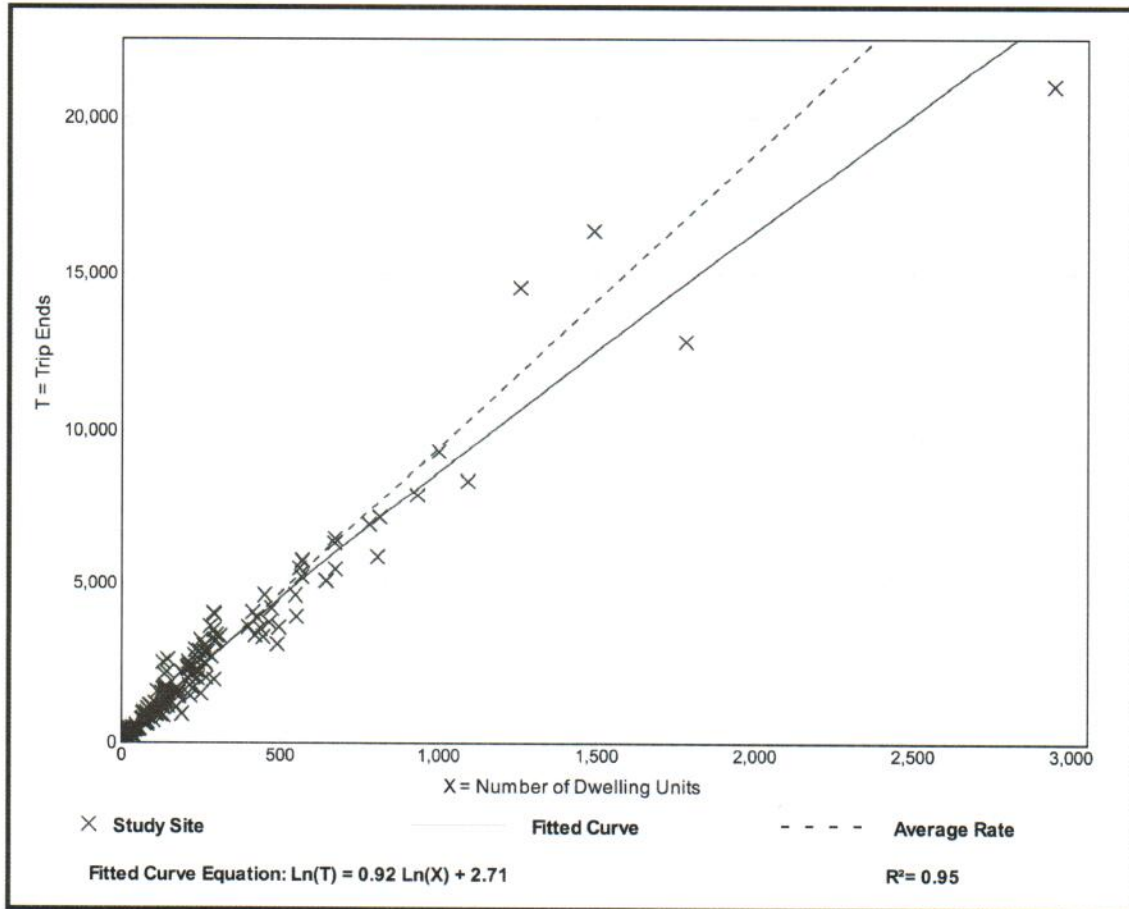
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 159  
Avg. Num. of Dwelling Units: 264  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

### Data Plot and Equation



## Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 173

Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate

0.74

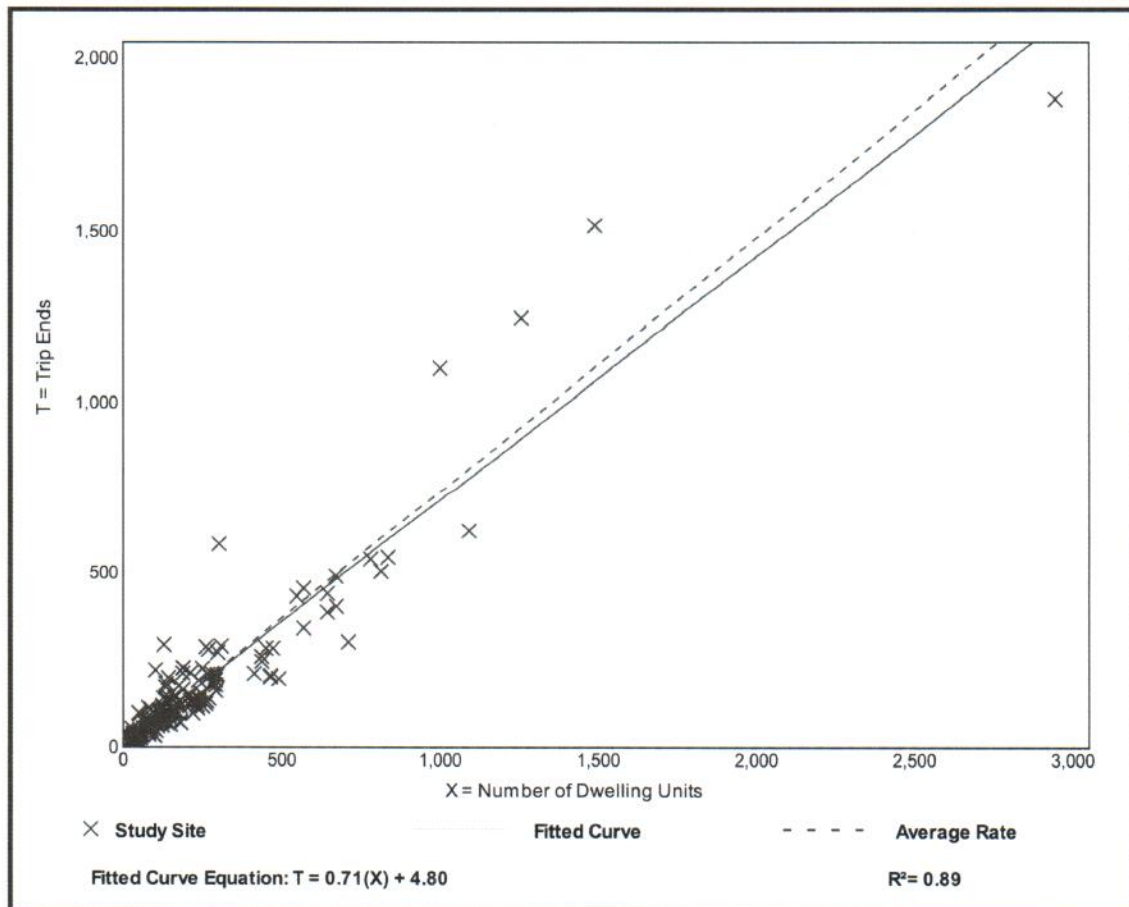
Range of Rates

0.33 - 2.27

Standard Deviation

0.27

### Data Plot and Equation



## Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 190

Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate

Range of Rates

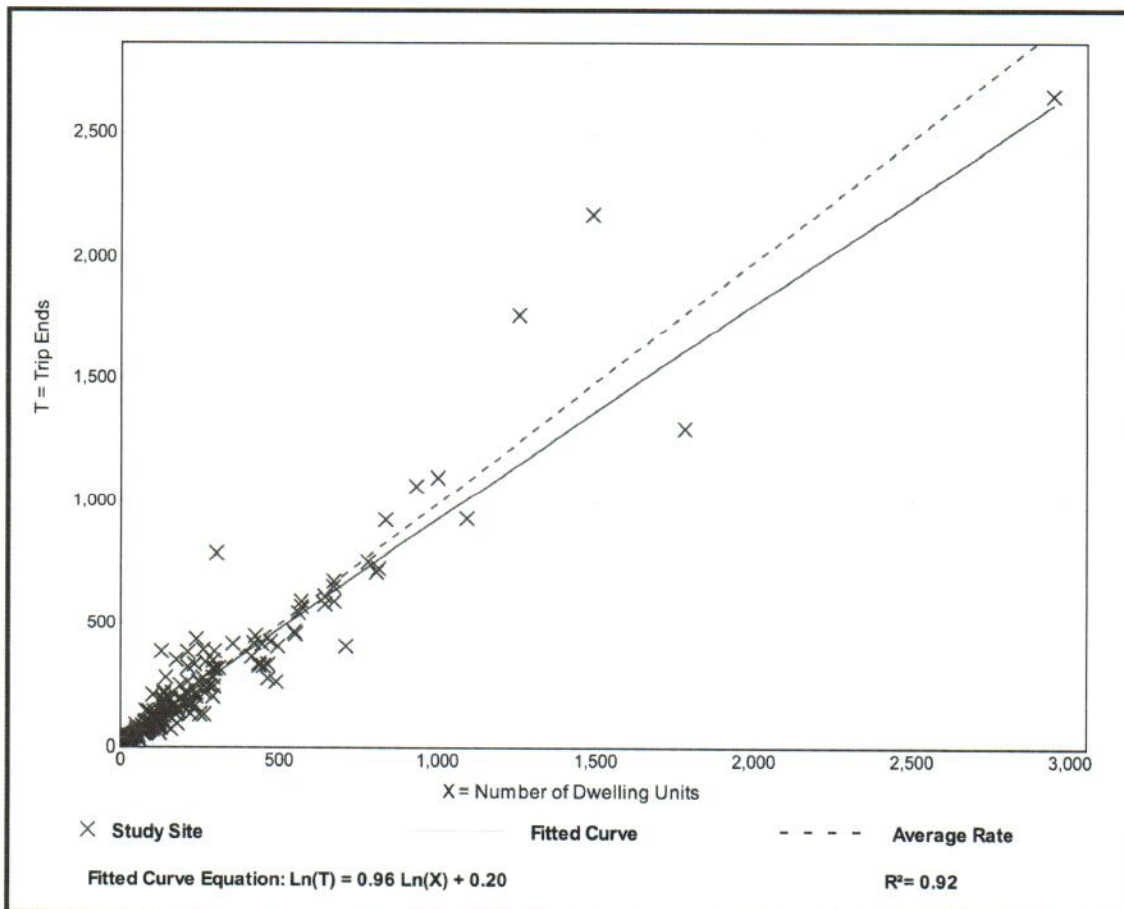
Standard Deviation

0.99

0.44 - 2.98

0.31

### Data Plot and Equation





## Single-Family Detached Housing (210)

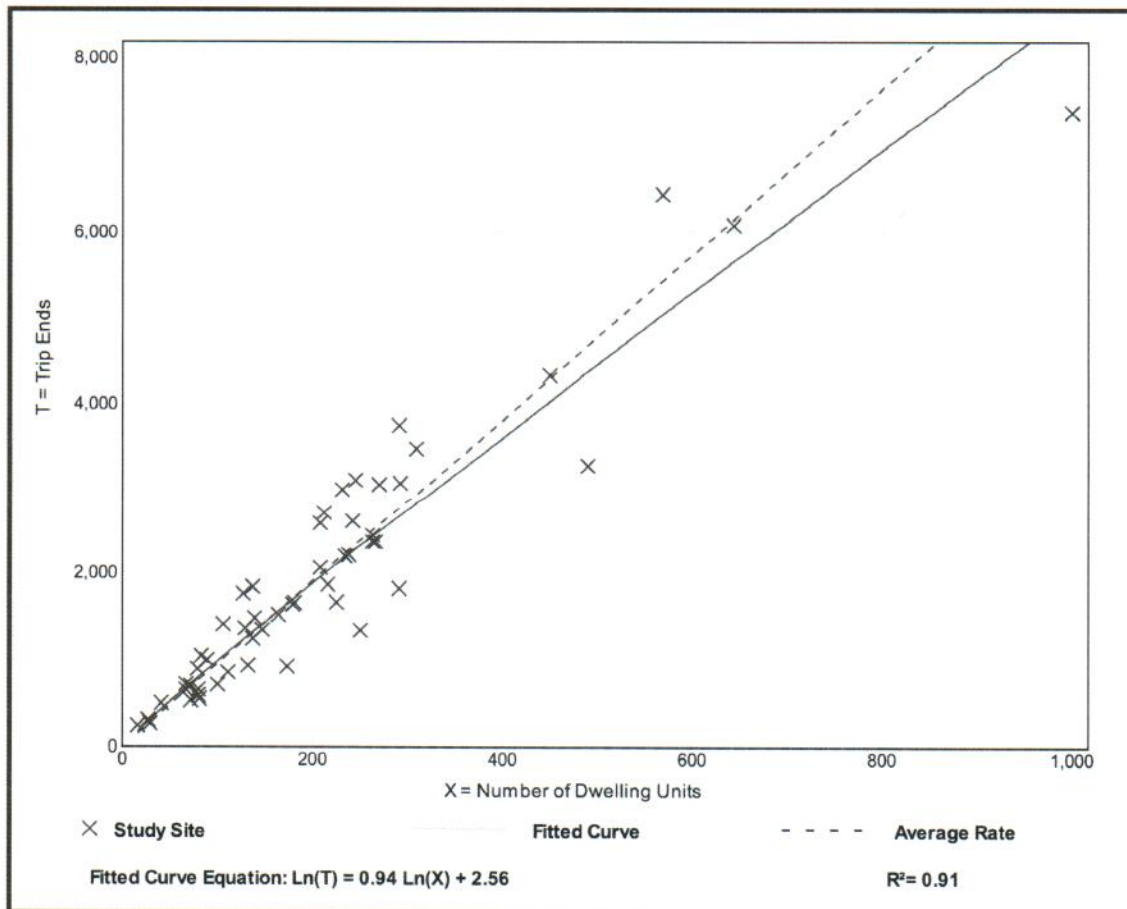
Vehicle Trip Ends vs: Dwelling Units  
On a: Saturday

Setting/Location: General Urban/Suburban  
Number of Studies: 52  
Avg. Num. of Dwelling Units: 207  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.54	5.32 - 15.25	2.17

### Data Plot and Equation



## Single-Family Detached Housing (210)

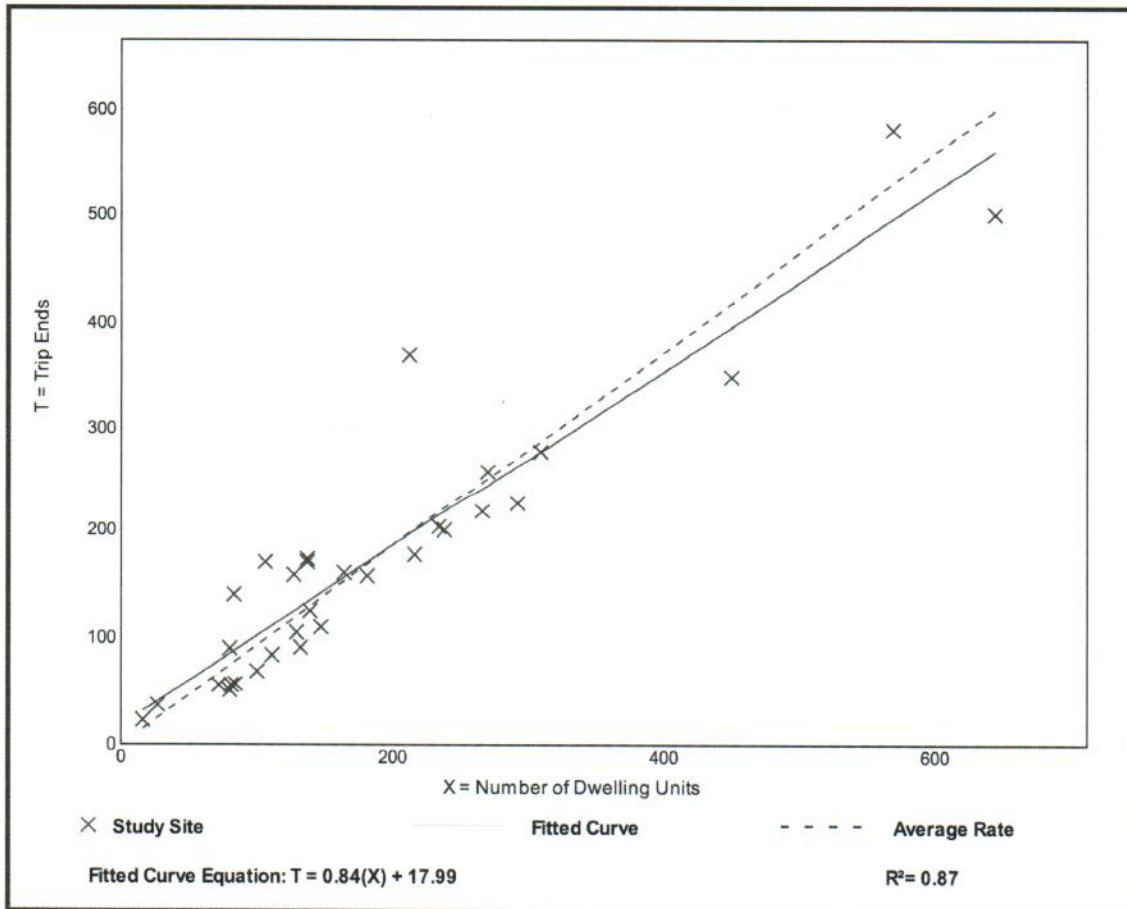
Vehicle Trip Ends vs: Dwelling Units  
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 31  
Avg. Num. of Dwelling Units: 188  
Directional Distribution: 54% entering, 46% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.64 - 1.75	0.26

### Data Plot and Equation



## Land Use: 220

### Multifamily Housing (Low-Rise)

#### Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

#### Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.



The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

*It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.*

#### **Source Numbers**

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951

## Multifamily Housing (Low-Rise) (220)

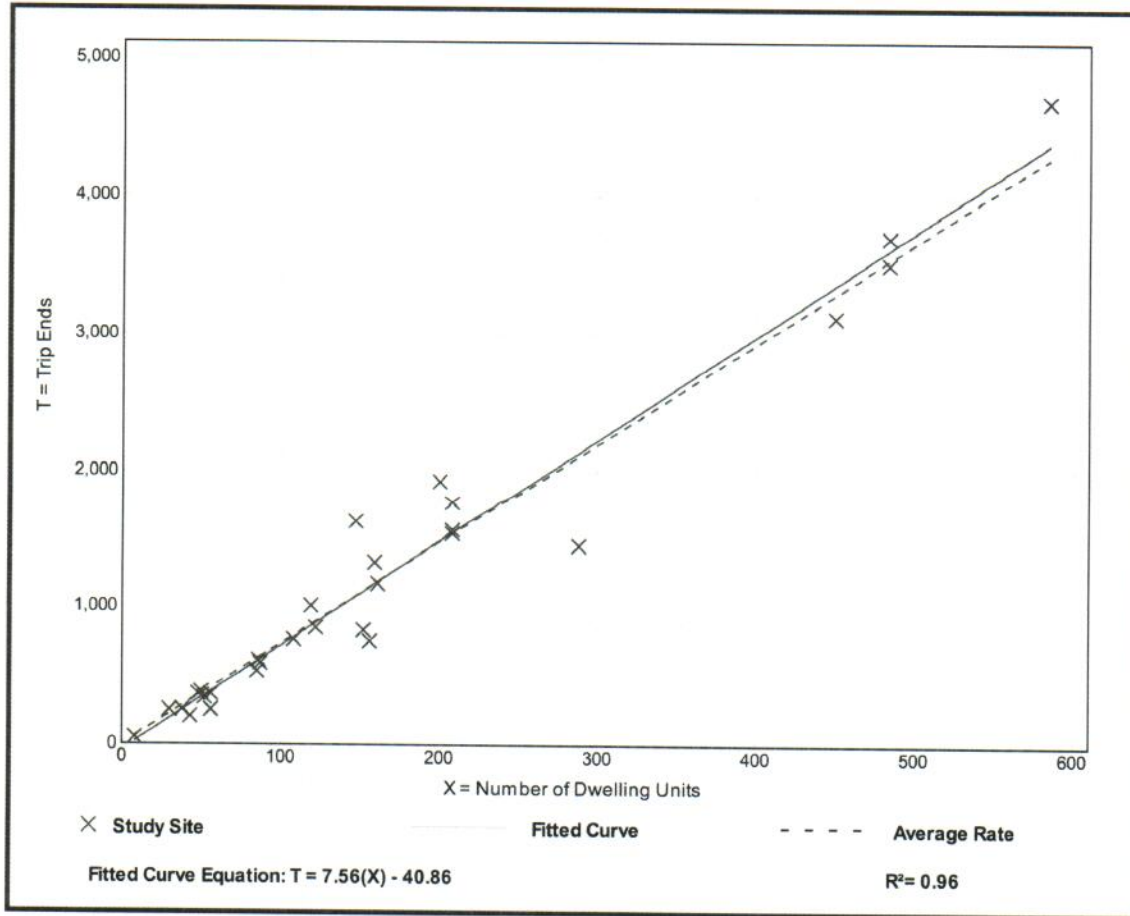
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 29  
Avg. Num. of Dwelling Units: 168  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

### Data Plot and Equation



## Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 42

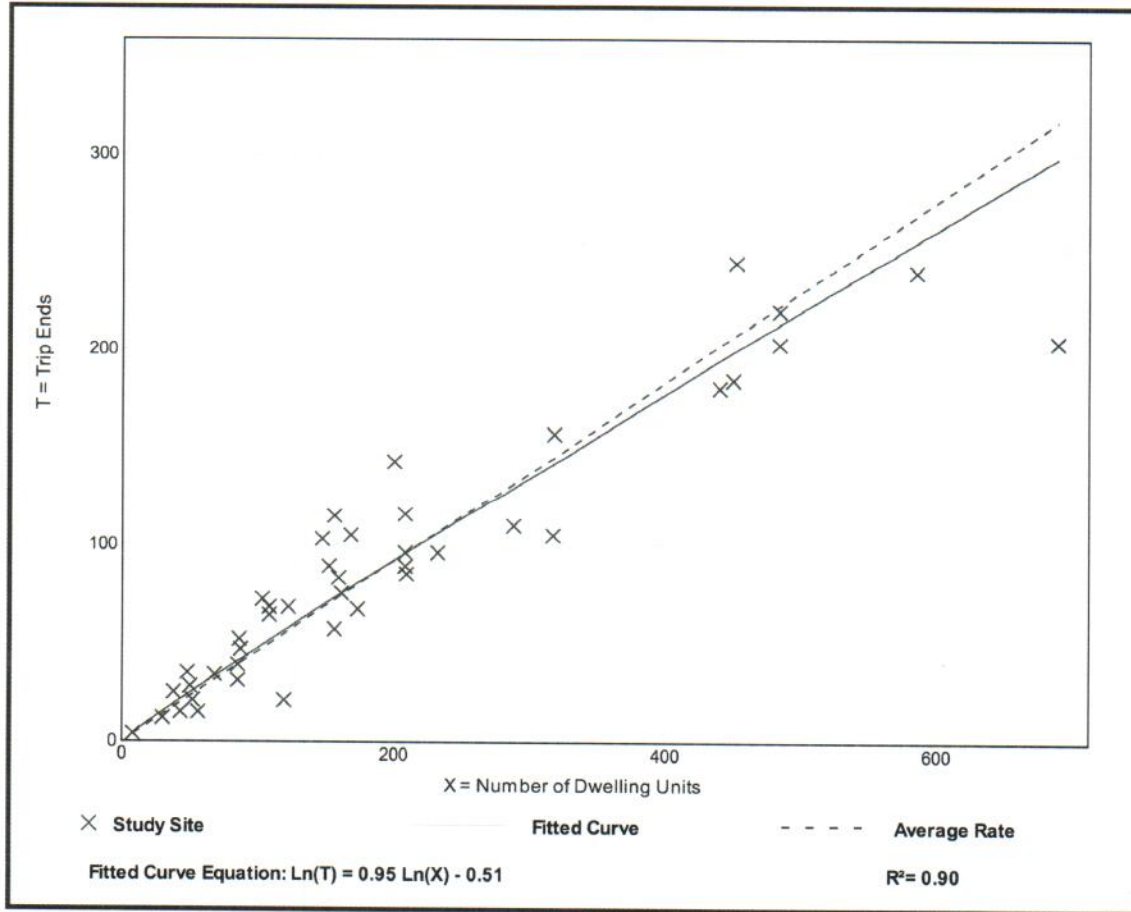
Avg. Num. of Dwelling Units: 199

Directional Distribution: 23% entering, 77% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

### Data Plot and Equation



## Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate

0.56

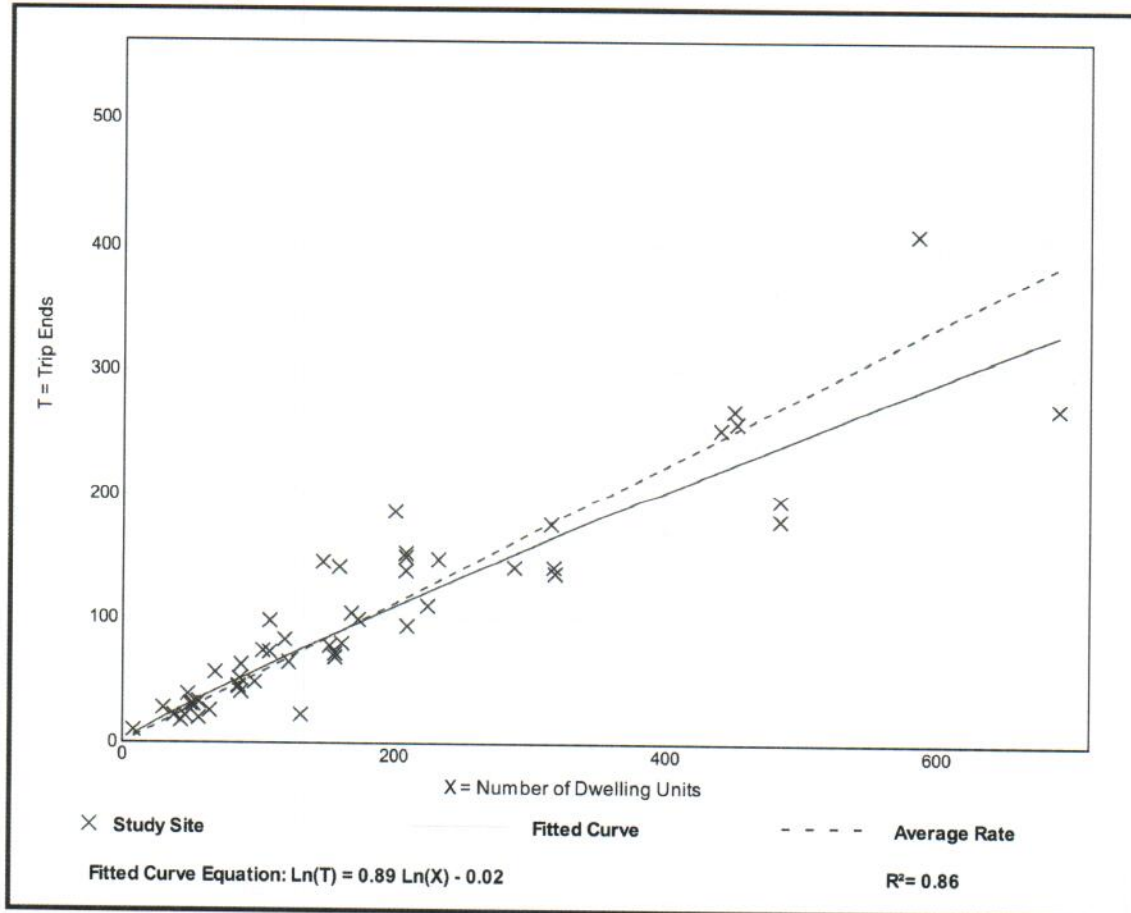
Range of Rates

0.18 - 1.25

Standard Deviation

0.16

### Data Plot and Equation



## Multifamily Housing (Low-Rise) (220)

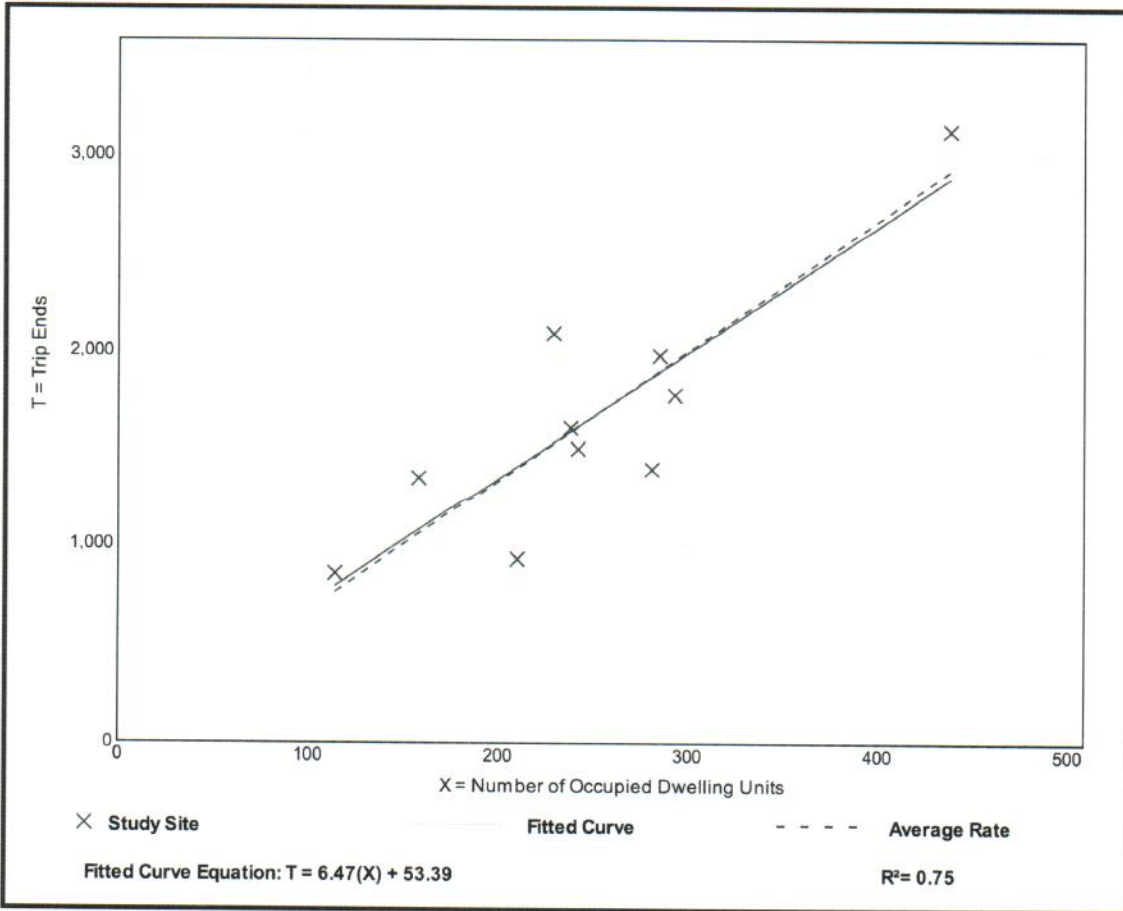
Vehicle Trip Ends vs: Occupied Dwelling Units  
On a: Saturday

Setting/Location: General Urban/Suburban  
Number of Studies: 10  
Avg. Num. of Occupied Dwelling Units: 249  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Occupied Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.68	4.41 - 9.14	1.37

### Data Plot and Equation



## Multifamily Housing (Low-Rise) (220)

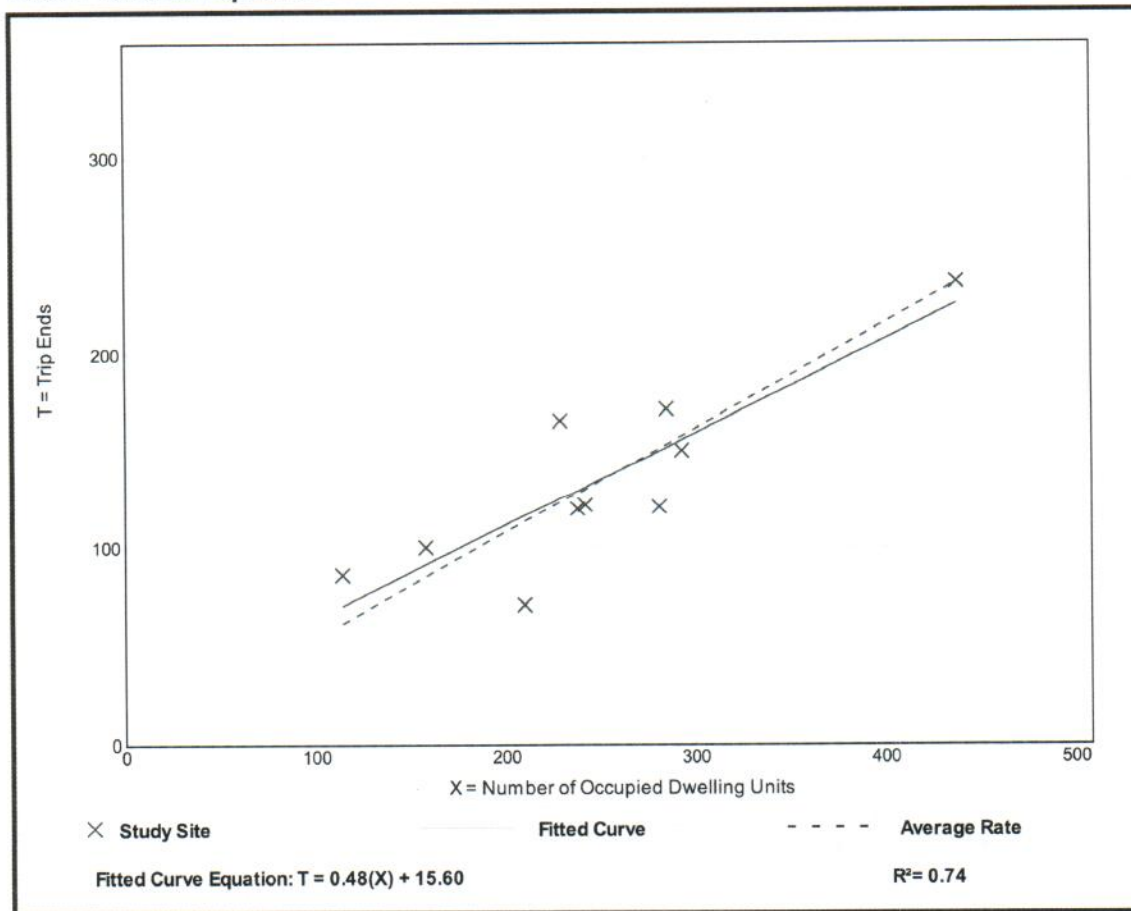
Vehicle Trip Ends vs: Occupied Dwelling Units  
On a: Saturday, Peak Hour of Generator

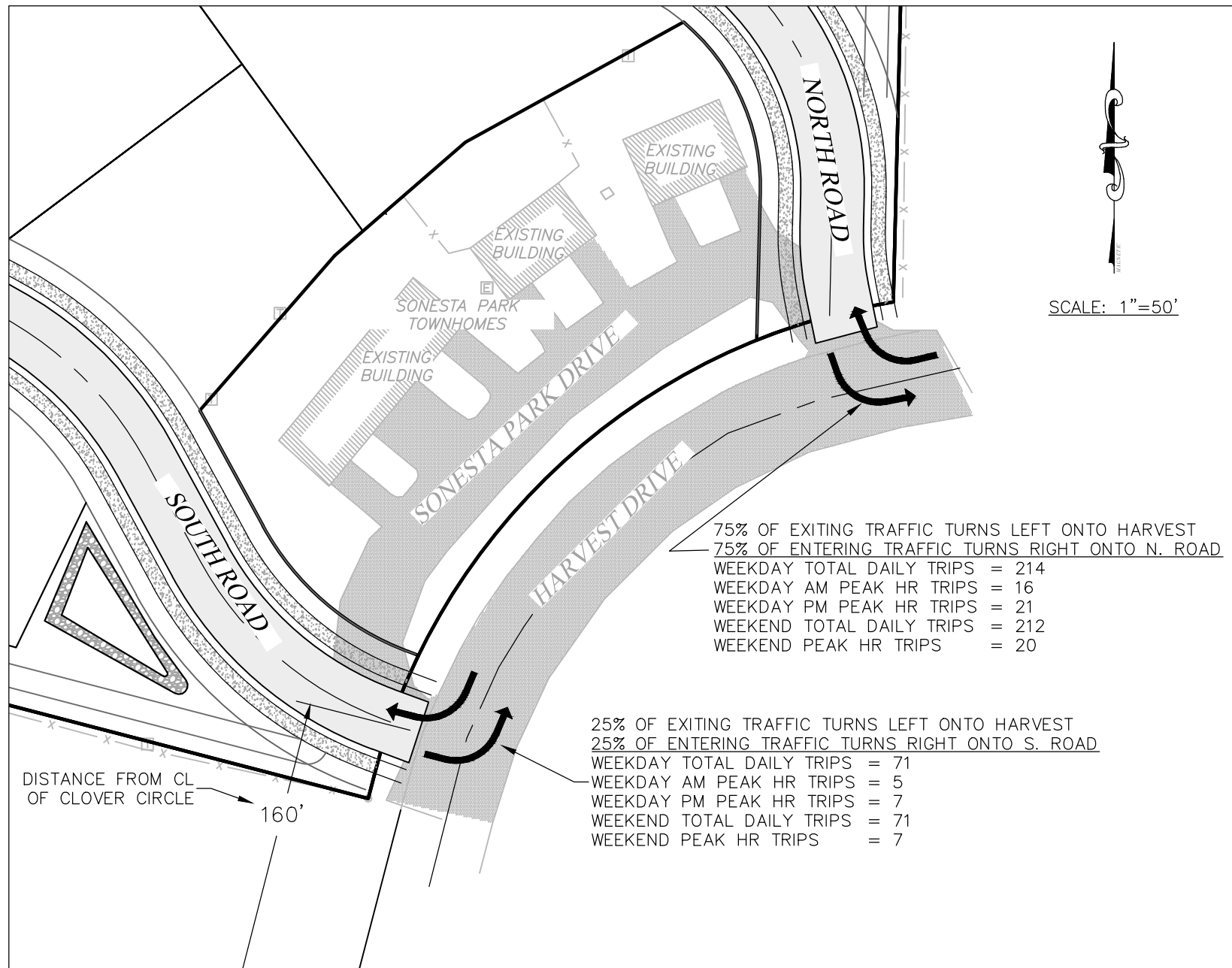
Setting/Location: General Urban/Suburban  
Number of Studies: 10  
Avg. Num. of Occupied Dwelling Units: 249  
Directional Distribution: 54% entering, 46% exiting

### Vehicle Trip Generation per Occupied Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.54	0.34 - 0.75	0.11

### Data Plot and Equation





**ATTACHMENT B EXHIBIT: TRIP GENERATION & TRIP DISTRIBUTION**





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Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

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Date: October 8, 2021

Town of Hayden Planning Department  
178 W Jefferson Avenue  
Hayden, CO 81639

RE: Sonesta Subdivision Stormwater Drainage Report – PRELIMINARY

### **Introduction**

This drainage report presents an analysis of stormwater runoff and stormwater management for the proposed Sonesta Subdivision (Project) to be re-platted and developed into single-family lots on existing land with legal description: *TRACTS A, B, C, AKA COMMON AREA SONESTA PARK THM*. Total area to be subdivided and developed is 5.0 acres.

### **Drainage Criteria and Methodology Used**

Design rainfall: NOAA Atlas 14, Volume 8, Version 2 for Steamboat Springs, CO.

- Minor Event (5-year) 24-hour rainfall depth: 1.59 inches
- Major Event (100-year) 24-hour rainfall depth: 2.91 inches

This report was prepared in accordance with the most recent version of the City of Steamboat Springs Drainage Criteria. Effects of the proposed development on storm runoff were determined for the 5- year (minor) and 100- year (major) storm events using the Rational Method,  $Q = CiA$ , where  $Q$  is the design flow rate,  $i$  is the storm intensity,  $A$  is the basin area, and  $C$  is the runoff coefficient. The storm intensity,  $i$ , for a particular area varies based on geographical location. Steamboat Springs design storm intensities are approximately 20% greater than that of Hayden's. Therefore peak flow calculations are conservatively higher by approximately 20% since the relationship is linear.

### **Existing Conditions – Reference Drainage Exhibit DR1**

The Project area is mostly undeveloped with native vegetation. Sonesta Park Townhomes development currently exists along the southeast property line. Topography is variable, with gentle to steep grades, with spotty 2:1 slopes located at the northern end of the site. A natural ridge that runs SW to NE splits flows. There is minimal existing stormwater infrastructure on the property. All that currently exists is a curb and gutter on Harvest Drive. There are no significant off-site flows to analyze for this study. (3) defined outfall design points were identified from field surveying and topography. Runoff from EB1 and EB2 flows to an undefined channel at Design Point No. 1. This channel leads to a larger drainage channel that leads to Dry Creek. Dry Creek flow into the Yampa River.



### Existing Soils

A USDA National Resources Conservation Service (NRCS) web soil survey was performed for the Project area and surrounding areas. See attached NRCS soil survey report. Three NRCS soil types were identified for the site:

- 50% Shermap Loam, Hydrologic Group C
- 40% Morapos Loam, Hydrologic Group C
- 5-10% Bulkley Silty Clay, Hydrologic Group D
  - o Located primarily near the entrance at Harvest Drive

### **Proposed Conditions – Reference Drainage Exhibit DR2**

The Project consists of (16) single-family residential lots, streets, sidewalks and open space. Proposed drainage infrastructure includes crowned paved roads, mountable catch curbs, storm inlets, storm sewers, detention facilities, and water quality treatment. Two detention facilities (South Detention Pond and Northeast Detention Pond) will collect and treat stormwater runoff from developed drainage basins DB1 and DB2. A third detention facility (North Detention Pond) will collect and disperse water into the ground from DB3. The area inlets and storm sewers serving DB1 and DB2 were designed to convey the major event peak flows without causing backup into the street. Runoff from DB3 will be concentrated at the North end of the site where an infiltration gallery is proposed at the bottom of the detention facility. Storm Sewer Discharges will be outfitted with flared end sections and fortified with a rip-rap scour aprons to dissipate energy and disperse flows into existing drainage patterns.

Harvest Drive right-of-way drainage improvements include the addition of a roadside ditch and culvert crossing at the North Road to convey flows generated from the development. The ditch and culvert will also serve as the discharge point for the South and Northeast detention facilities, respectively. Additionally the ditch will provide extra snow storage volume and collect flows generated from the existing townhome development.

### **Basin Delineation**

Table 1 summarizes drainage basin areas, imperviousness, and calculated peak volumetric flow rates for the minor (5-year) and major (100-year) rainfall events for the existing basins (EB), developed basins (DB), and sub-basins (SB).

**Table 1: Basin Summary of Existing and Developed Peak Flows for Minor and Major Rainfall Events**

Basin ID	Area (acres)	Impervious Area (%)	Runoff	
			Q <sub>5</sub> (cfs)	Q <sub>100</sub> (cfs)
EB1	2.60	2%	0.66	4.49
EB2	0.50	2%	0.24	1.61
EB3	1.84	2%	0.54	3.68
EB4	0.10	2%	0.06	0.41
EB5	0.51	88%	1.33	3.29
DB1	2.40	35%	1.45	5.62
DB2	1.57	45%	1.08	3.80
DB3	0.74	32%	0.82	3.28
SB1	0.56	39%	0.53	1.96
SB2	1.28	33%	1.05	4.17
SB3	0.56	35%	0.52	2.02
SB4	0.35	51%	0.40	1.33
SB5	1.22	43%	0.84	2.99

## **Stormwater Collection Network**

### **DB1 and DB2**

Stormwater will be conveyed by a series of ditches and mountable curbs and gutters that will lead to Nyloplast combination curb and gutter inlets and Nyloplast area inlets. 12" HDPE stormwater pipe is proposed to convey flows to the porous landscape detention facilities (PLDF). Flows will go through detention and treatment before being discharged through a modified Type C inlet and 12" stormwater outlet piping.

### **DB3**

Stormwater flows from the proposed lots and areas surrounding the trails will be conveyed by ditches to a small detention facility capable of managing the minor rainfall event.

## **Proposed Detention and Stormwater Quality**

Two porous landscape detention facilities (PLDF) and a detention/infiltration basin will provide both detention and water quality treatment. These are denoted as the South and Northeast PLDFs. The FAA method was used to size the detention facility per City of Steamboat Springs standards. Discharge will be regulated with a modified Type C inlet. Orifice plates will manage discharge for the minor and major storm events. An emergency overflow weir will discharge excess flows in the event of the structure inlet or outlet pipe malfunctioning.

The PLDF sand filter area was designed using the Urban Drainage and Flood Control District (UDFCD) Stormwater Best Management Practice Design Workbook UD-BMP (Version 3.07, March 2018). The workbook utilizes impervious area, tributary area, and average runoff producing storm depth for Steamboat Springs to determine water quality capture volume (WQCV) and minimum required flat surface treatment area.

The North detention facility is capable of detaining up to the minor event and will house an engineered infiltration gallery to promote groundwater infiltration of the surface runoff from DB3. The natural ground will provide water quality treatment.

Drainage easements will be provided for each of the three stormwater detention facilities.

The South and Northeast PLDF outlet structures shall be a CDOT Type C inlet or similar type of structure. The Type C inlet will be modified to control outflow from the PLDF. The major event will be managed by Type C inlet grate, the capacity of which is provided in the attachments.

## **Conclusions**

In conclusion:

- The historical discharge points will be maintained.
- The proposed stormwater collection system will effectively convey the major rainfall (100-year) event without inundating the roads.
- The PLDFs will effectively detain minor event flows and provide water quality treatment for the 1.25-year design event. Larger events like the major event (100-year) flows will be effectively conveyed through the outlet structure and stormwater piping.
- The North detention pond will effectively detain minor event flows and provide groundwater infiltration and water quality treatment.
- A roadside ditch along Harvest Drive and culvert crossing at Sonesta Park Drive is proposed to manage stormwater flows generated from the development and convey flows off site.

## **References**

City of Steamboat Springs Engineering Standards, Section 5.0 Drainage Criteria. Prepared for City of Steamboat Springs, Department of Public Works, September 2007, updated July 2019.

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Joe Wiedemeier, PE 0054959 State of Colorado  
Four Points Surveying and Engineering

## **Attachments**

- Existing and Proposed Conditions Drainage Exhibits (DR1 & DR2)
- USDA NRCS Web Soil Survey of Project Area
- Existing and Proposed Basin Drainage Calculations
- Nyloplast Combination Inlet and Type C Inlet Capacity Chart
- 12" Stormwater Pipe Flow Capacity Calculations
- PLDF Design Storm Detention Calculations
- PLDF Water Quality Treatment Calculations

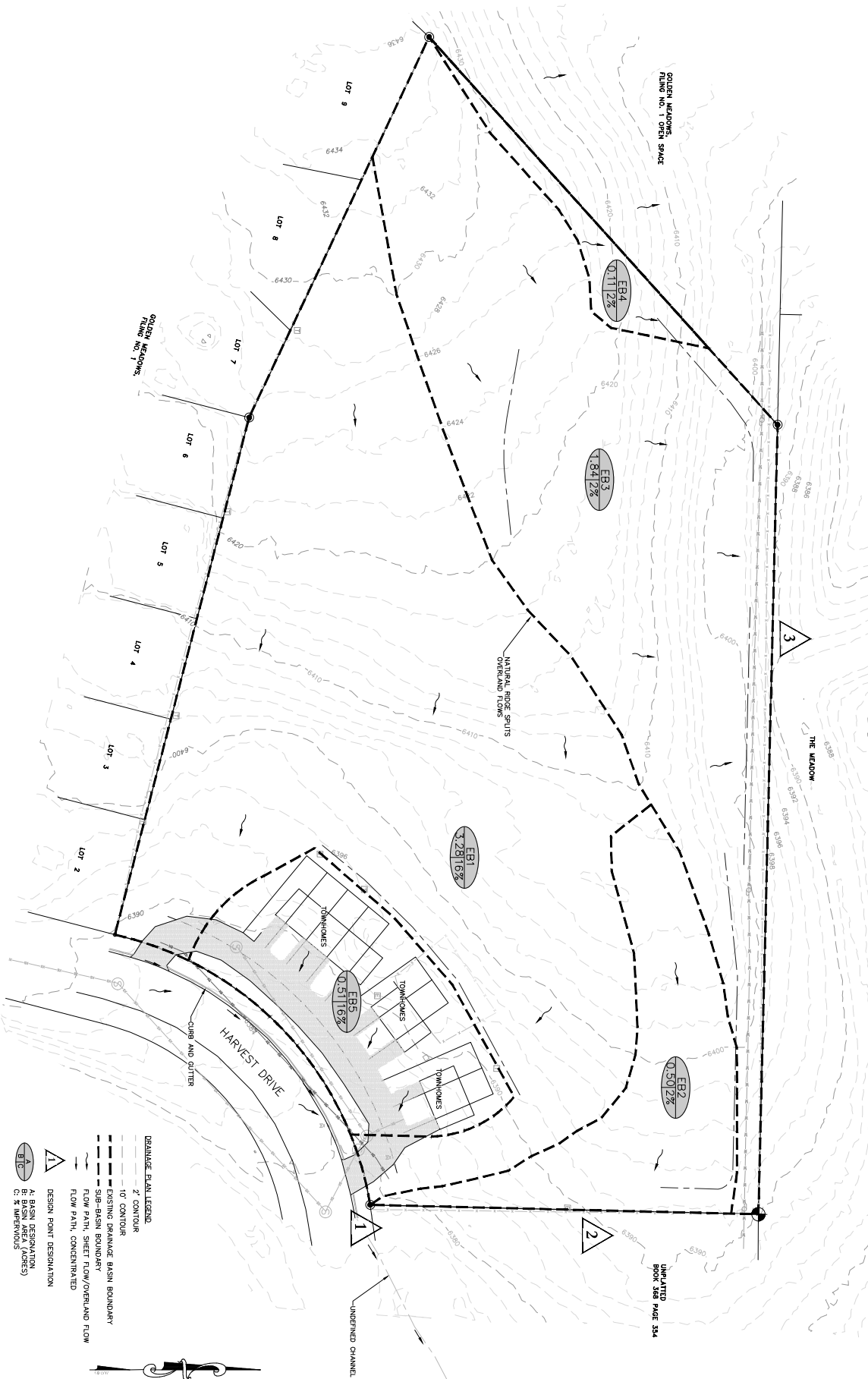
**Attachment - Existing and Proposed Conditions Drainage Exhibits (DR1 & DR2)**

Basin ID	Area (Acres)	Impervious Area (%)	Runoff	
			Q <sub>1</sub> (cfs)	Q <sub>10</sub> (cfs)
EB1	2.60	2%	0.66	4.49
EB2	0.50	2%	0.24	1.61
EB3	1.84	2%	0.54	3.68
EB4	0.11	2%	0.03	0.24
EB5	0.51	88%	1.33	5.29

# DESIGN POINTS:

1. ERI FLOWS LEAVE THE SITE IN THE FORM OF CONCENTRATED FLOW IN A ROADSIDE DITCH.
2. ERI FLOWS LEAVE THE SITE IN THE FORM OF OVERLAND SHEET FLOW.
3. ERI FLOWS LEAVE THE SITE IN THE FORM OF OVERLAND SHEET FLOW.

- DRAINAGE PLAN LEGEND**
- 2' CONTOUR
  - 10' CONTOUR
  - EXISTING DRAINAGE BASIN BOUNDARY
  - SUB-BASIN BOUNDARY
  - FLOW PATH, SHEET FLOW/OVERLAND FLOW
  - FLOW PATH, CONCENTRATED
  - △ DESIGN POINT DESIGNATION
  - A: BASIN DESIGNATION
  - B: BASIN AREA (ACRES)
  - C: % IMPERVIOUS



GOLDER MEADOWS, PLUMB NO. 1 OPEN SPACE

THE MEADOW

UNPLATTED BOOK 358 PAGE 354

## SONESTA SUBDIVISION HARVEST DRIVE HAYDEN, CO 80487

No.	DATE	REVISIONS	INT



448 S. Lincoln Ave., Suite 1A  
Steamboat Springs, CO 80487  
970.871.5777  
www.fourpoints.com

**DRAWING:**  
EXISTING  
CONDITIONS  
DRAINAGE

**SHEET #**  
DR1

**Horizontal Scale**  
1" = 30'

**Vertical Scale**  
1" = 20'

**DATE:** 10/22/2021  
**DRAWN BY:** JAW  
**CHECKED BY:** JAW  
**DESIGNED BY:** JAW  
**PROJECT:** SONESTA SUBDIVISION  
**PROJECT NO.:** 2021-001



Basin ID	Area (acres)	Impermeable Area (%)	Q <sub>1</sub> (cfs)	Q <sub>2</sub> (cfs)
DB1	2.40	25%	0.28	3.21
DB2	1.40	25%	0.28	3.21
DB3	0.74	25%	0.62	3.28
DB4	0.56	25%	0.46	1.91
DB5	1.26	25%	0.94	4.09
SB1	0.56	25%	0.46	1.91
SB2	0.56	25%	0.46	1.91
SB3	0.56	25%	0.46	1.91
SB4	0.56	25%	0.46	1.91
SB5	1.05	25%	0.61	2.49

- DESIGN POINTS:
1. DB1 AND DB2 DISCHARGE FROM SITE.
  2. SOUTH DETENTION POND DISCHARGES INTO GULLEY PIPE.
  3. SOUTH DETENTION POND DISCHARGES INTO PROPOSED ROADSIDE DITCH.
  4. DB5 DISCHARGES FROM SITE IN THE FORM OF GROUNDWATER INFILTRATION.

- DESIGN POINT DESIGNATION
- A. BASIN DESIGNATION
  - B. BASIN AREA (ACRES)
  - C. % IMPERVIOUS

- DRAINAGE PLAN LEGEND
- EXISTING 2' CONTOUR
  - EXISTING 10' CONTOUR
  - PROPOSED 2' CONTOUR
  - PROPOSED 10' CONTOUR
  - EXISTING DRAINAGE BASIN BOUNDARY
  - SUB-BASIN BOUNDARY
  - FLOW PATH, SHEET FLOW/OVERLAND FLOW
  - FLOW PATH, CONCENTRATED
  - PROPOSED SLOPE LABEL
  - PROPOSED INLET
  - PROPOSED STORMWATER PIPE

SONESTA SUBDIVISION  
HARVEST DRIVE  
HAYDEN, CO 80487

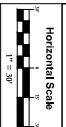
No.	DATE	REVISIONS

448 S. Lincoln Ave. Suite 1A  
Boulder, CO 80501  
303.441.5577  
www.fourpointsurvey.com



SHEET #  
DR2

PROPOSED  
CONDITIONS  
DRAINAGE



DATE: 10/22/2021  
DRAWN BY: JAW  
CHECKED BY: JAW  
SCALE: AS SHOWN  
PROJECT: SONESTA SUBDIVISION  
SHEET: DR2



December 6, 2021

Stephen Evans  
26120 W Highway 40  
Steamboat Springs, CO 80487

via e-mail [captmse@gmail.com](mailto:captmse@gmail.com)

RE: Sonesta Park  
Sketch & Conceptual Planned Unit Development Plan Approval

Dear Steve:

On December 2, 2021, the Hayden Town Council approved your Sketch Plan and Conceptual Planned Unit Development (PUD) application for a 16-lot single-family and duplex residential subdivision in the Residential High Density (RHD) zone district at approximately 200 Harvest Drive. The approval is subject to the following findings of fact and conditions of approval:

**PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN:**

**Findings of Fact:**

1. The proposal meets the standards of the Town of Hayden's Development Code, is in general conformance with the intent and purpose of the Hayden Forward Master Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.
2. It is appropriate to authorize this development proposal as a Major Planned Unit Development (PUD) Amendment to the existing Sonesta Park PUD Plan originally approved in 1980.
3. The PUD Plan will provide a residential development with a type of lot sizes and building types that create a viable neighborhood that connects with others and integrates into the community with new streets, bikeways, sidewalks, paths and trails and thereby meets the intent of the underlying zone district.
4. The proposed PUD will provide increased choice of living and housing environments.

**Subject to the following conditions of approval:**

1. The effective date of this approval is December 2, 2021. Within six (6) months following approval of the preliminary PUD plan, the applicant shall initiate the second stage of the application process by filing with the Manager a final PUD plan and subdivision plat, containing in final form all the information required in the preliminary PUD plan, along

with such other documents as may be necessary to implement the plan or to comply with all applicable requirements of this Development Code. Upon written request by the applicant prior to the application lapsing, the Planning Commission, for good cause, may extend the period for filing the final PUD plan for a period not to exceed six (6) months.

2. The final PUD plan shall delineate building envelopes that avoid areas of 30%+ slope.
3. The final PUD plan shall show the Western Slope Gas Easement (Gas Easement) area as a dedicated Open Space and shall only permit fencing outside of the Gas Easement area.
4. The PUD Master Plan and Guide submitted with the final PUD plan shall be updated to include “[a] list of uses to be allowed within the PUD by right, a list of uses to be allowed only with a [conditional use] permit and a list of temporary uses” in accordance with Section 7.16.080(e)(1)(ii), HDC.
5. These standards shall be incorporated into the PUD Master Plan and Guide.
  - a. A statement specifying the standards of the RHD zone district and the HDC to which modifications are proposed, e.g. setbacks, building heights, minimum/maximum floor area of dwelling units, gross density of the development, lot frontage, and the justification therefore.
  - b. A statement that all exterior lighting shall be directed downward and opaquely shielded.
  - c. A statement that at least one-third of each lot shall be devoted to outdoor living areas, including, but not limited to landscaped areas, patios, walkways, fences, gardens and similar features, but excluding driveways and parking spaces.

## **SKETCH PLAN**

### **Findings of Fact:**

1. The proposal meets the standards of the Town of Hayden’s Development Code, is in general conformance with the intent and purpose of the Hayden Forward Master Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.
2. There is a need or desirability within the community for the applicant’s development and the development will help achieve a balance of land use and/or housing types in conformance with the applicable provisions of the Hayden Forward Master Plan and Hayden Development Code.
3. Due to the integration of the storm drainage facilities into the open space and trail areas, it is appropriate to credit the areas of the storm drainage facilities toward the open space dedication requirements for the development.
4. Given the small acreage for dedication for school site, fee in lieu is appropriate and such shall be paid in accordance with the provisions of Section 7.24.140, Hayden Development Code.
5. Due to the location of the Property subject to this application being within the existing Town municipal boundaries and the reduction of density under this development proposal, no conveyance of water rights is required.

### **Subject to the following conditions of approval:**

1. The effective date of this approval is December 2, 2021. Approval shall expire and become void two (2) years after the effective date unless an extension is approved pursuant to Section 7.16.020 (g), Hayden Development Code.



2. The Western Slope Gas Easement area shall be dedicated an Open Space easement on the Final Plat.
3. The Open Space, perimeter trails, roadways/sidewalks be dedicated to the public on the Final Plat.
4. Construction Plans shall include the following:
  - a. Provisions to assure viable and compliant access is constructed for Sonesta Park Drive serving the existing townhomes on Lots 65-72, Sonesta Park PUD.
  - b. Implementation of appropriate erosion control and other mitigation measures to minimize the overlot grading and other construction impacts measures to minimize impacts on adjacent properties.
  - c. Show that all utility lines serving the development are located underground.
5. Construction Plans shall be reviewed, approved and authorized by the Hayden Planning Director, Hayden Public Works Director and the West Routt Fire Protection District Chief.
6. The rights-of-way for all streets being platted must be conveyed to the Town after final acceptance unless otherwise approved by the Town. The Town Council shall determine whether the Town or a Homeowner's Association will accept maintenance of the road rights-of-way.
7. The applicant shall provide a proposal for the maintenance of the Open Space, trails and roadways/sidewalks acceptable to the Town.
8. The determination of the appropriate ownership structure meeting the standards of Section 7.24.120, Parks and Open Space, Hayden Development Code shall be determined by the Town Council prior to the submittal of the Final Plat.
9. Street naming and property address numbering shall be coordinated between the applicant and the Town.
10. The construction of a pocket park within the subdivision is required or a fair share, cash-in-lieu contribution for land or improvements in a nearby park paid prior to recording the Final Plat is required per Section 7.24.120(d)(3)(C), Hayden Development Code.
11. A fee-in-lieu for public school site equivalent to the standards of Section 7.24.140, Hayden Development Code, shall be paid prior to recording of the Final Plat.

If you find there is additional information you need or you have any questions, please don't hesitate to contact me at (970) 276-3741 or e-mail at [mary.alice@haydencolorado.org](mailto:mary.alice@haydencolorado.org).

Sincerely,



Mary Alice Page-Allen  
Town Planning & Economic Development Director

:map

ec: Walter Magill, Four Points Surveying & Engineering, [walterm@fourpointsse.com](mailto:walterm@fourpointsse.com)  
file



The regular meeting of the Hayden Planning Commission was called to order by Chair Amy Williams at 7:00 p.m. Other members present were Tim Frentress, Emily Waldron and Melinda Dudley. Town Planner Mary Alice Page-Allen was also in attendance.

**Pledge of Allegiance**

Chair Williams led the Pledge of Allegiance.

**Consideration of Minutes**

Commissioner Frentress moved to approve the Planning Commission minutes for the meeting held on October 14, 2021 as written. Commissioner Waldron seconded the motion. Motion approved unanimously.

**Sonesta Park Planned Unit  
Development (PUD) /  
Subdivision – Stephen L. Evans  
– Approx. 200 Harvest Drive**

Mary Alice reviewed the Staff Report, noting that the applicant is proposing to amend the Sonesta Park PUD to resubdivide Lots 1-64 and Tracts A, B & C as sixteen (16) residential lots. She noted that Lots 65-72 have existing townhomes constructed on them, and explained that some of these townhomes encroach into the property owned by the applicant. She identified the SE Tract, an open space parcel within the proposed subdivision surrounding the existing townhomes that is being proposed to address the encroachments between the involved private property owners. She stated that the original PUD zoning was approved in the 1970s and there is underlying Residential High Density (RHD) zoning, and added that the site is located within the Golden Meadows Subdivision, Filing 1 and approximately 1000 feet south of the Hayden schools' campus and the West Routt Fire District fire station. Mary Alice reviewed her staff recommendation that the Preliminary PUD and Sketch Plan be approved subject to several findings of fact and associated conditions of approval, and that the Preliminary Plan be tabled for submission of additional information.

Walter Magill, Four Points Surveying & Engineering, reviewed the plans for the proposal, noting the residential lot building areas, open spaces, 24-foot-wide public roads with mountable curbs, gutter and sidewalks, installation of on-site storm drainage facilities are planned. He reviewed the water and sewer utility plans, noting that planned overlot grading and utility installation will require a state storm water permit and associated best management practices are implemented.

In response to a question from Commission Waldron, Mr. Magill stated that the storm water drainage facilities are designed to manage a 25-year storm event. Commissioner Waldron, noting the impacts related to climate change, noted that such may prove insufficient and should be considered.

There was discussion regarding the existing pioneered trail, the proposal for the perimeter trail and its connections to area trails and the school property.

Chair Amy Williams opened the meeting for public comment.



Alicia Mangold, 139 Harvest Drive, asked about the traffic impacts of the proposed development particularly due to the existing traffic issues related to the curve transition on the northern end of Harvest Drive and the lack of sidewalks. She asked if there were any plans or consideration for additional traffic controls or roadway improvements. She stated that this area is dangerous particularly for bicyclists and pedestrians. Mary Alice stated that the project does not include offsite improvements for area sidewalks, adding that internal sidewalks and trail connections are proposed. She noted that due to the inclusion of the Sonesta PUD within the Golden Meadows Subdivision these types of improvements along Harvest Drive were not required at the time of initial development in the 1980s, adding that when the unplatted adjacent parcel is developed sidewalks and roadway improvements will need to be considered in this area and that the current proposal is one-half or less of the originally planned 64 units.

Chuck Vedepo, 402 Clover Circle, stated that he concurs with Ms. Mangold's safety concerns, and is also concerned about the impacts of storm drainage and erosion on Harvest Drive related to the development. He asked if the proposed trails will be maintained yearround. Mary Alice replied that the perimeter trails are to be developed as soft-surface that are only maintained seasonally, and who is responsible for maintenance is to be determined.

There were no additional public comments.

Chair Williams stated that it is good to see development and that the current proposal is better than the originally proposed 64 units. She asked Stephen Evans what his intent with the development is. Mr. Evans replied that it is his goal to build affordable housing, that he has been building homes for 47 years and would like to construct small homes for families or make lots available to quality builders.

Commissioner Frentress asked about the how the cul-de-sac will be developed, noting there is a steep drop-off in this area. Mr. Magill stated that the grading work will include this area, and that there may be opportunities for snow storage in the adjacent open space and such will be researched. Mary Alice noted that any off-site drainage will need to go to public facilities or into private facilities or grounds only with permission.

Commissioner Dudley asked about the proposed tree lawns and how such will integrate with lot access. Mr. Magill stated that driveways will extend from the mountable curbs and will be limited in width to protect the tree lawn areas.

There were no further comments or questions.



**Motion – Preliminary Planned Unit Development (PUD) Plan**

**Commissioner Dudley made a motion to approve the Preliminary Planned Unit Development Plan with the Findings of Fact that:**

1. The proposal meets the standards of the Town of Hayden's Development Code, is in general conformance with the intent and purpose of the Hayden Forward Master Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.
2. It is appropriate to authorize this development proposal as a Major Planned Unit Development (PUD) Amendment to the existing Sonesta Park PUD Plan originally approved in 1980.
3. The PUD Plan will provide a residential development with a type of lot sizes and building types that create a viable neighborhood that connects with others and integrates into the community with new streets, bikeways, sidewalks, paths and trails and thereby meets the intent of the underlying zone district.
4. The proposed PUD will provide increased choice of living and housing environments.

Subject to the following conditions of approval:

1. The effective date of this approval is the date upon which the Town Council approves the application. Within six (6) months following approval of the preliminary PUD plan, the applicant shall initiate the second stage of the application process by filing with the Manager a final PUD plan and subdivision plat, containing in final form all the information required in the preliminary PUD plan, along with such other documents as may be necessary to implement the plan or to comply with all applicable requirements of this Development Code. Upon written request by the applicant prior to the application lapsing, the Planning Commission, for good cause, may extend the period for filing the final PUD plan for a period not to exceed six (6) months.
2. The final PUD plan shall delineate building envelopes that avoid areas of 30%+ slope.
3. The final PUD plan shall show the Western Slope Gas Easement (Gas Easement) area as a dedicated Open Space and shall only permit fencing outside of the Gas Easement area.
4. The PUD Master Plan and Guide submitted with the final PUD plan shall be updated to include "[a] list of uses to be allowed within the PUD by right, a list of uses to be allowed only with a [conditional use] permit and a list of temporary uses" in accordance with Section 7.16.080(e)(1)(ii), HDC.
5. These standards shall be incorporated into the PUD Master Plan and Guide.
  - a. A statement specifying the standards of the RHD zone district and the HDC to which modifications are proposed, e.g. setbacks, building heights, minimum/maximum floor



area of dwelling units, gross density of the development, lot frontage, and the justification therefore.

- b. A statement that all exterior lighting shall be directed downward and opaquely shielded.
- c. A statement that at least one-third of each lot shall be devoted to outdoor living areas, including, but not limited to landscaped areas, patios, walkways, fences, gardens and similar features, but excluding driveways and parking spaces.

Commissioner Waldron seconded the motion; motion passed unanimously.

Motion – Sketch Plan

Commissioner Dudley moved to approve the Sketch Plan with the Findings of Fact that:

1. The proposal meets the standards of the Town of Hayden's Development Code, is in general conformance with the intent and purpose of the Hayden Forward Master Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.
2. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types in conformance with the applicable provisions of the Hayden Forward Master Plan and Hayden Development Code.
3. Due to the integration of the storm drainage facilities into the open space and trail areas, it is appropriate to credit the areas of the storm drainage facilities toward the open space dedication requirements for the development.
4. Given the small acreage for dedication for school site, fee in lieu is appropriate and such shall be paid in accordance with the provisions of Section 7.24.140, Hayden Development Code.
5. Due to the location of the Property subject to this application being within the existing Town municipal boundaries and the reduction of density under this development proposal, no conveyance of water rights is required.

Subject to the following conditions of approval:

1. The effective date of this approval is the date upon which the Town Council approves the application. Approval shall expire and become void two (2) years after the effective date unless an extension is approved pursuant to Section 7.16.020 (g), Hayden Development Code.
2. The Western Slope Gas Easement area shall be dedicated an Open Space easement on the Final Plat.
3. The Open Space, perimeter trails, roadways/sidewalks be dedicated to the public on the Final Plat.



4. Construction Plans shall include the following:
  - a. Provisions to assure viable and compliant access is constructed for Sonesta Park Drive serving the existing townhomes on Lots 65-72, Sonesta Park PUD.
  - b. Implementation of appropriate erosion control and other mitigation measures to minimize the overlot grading and other construction impacts measures to minimize impacts on adjacent properties.
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7. The applicant shall provide a proposal for the maintenance of the Open Space, trails and roadways/sidewalks acceptable to the Town.
8. The determination of the appropriate ownership structure meeting the standards of Section 7.24.120, Parks and Open Space, Hayden Development Code shall be determined by the Town Council prior to the submittal of the Final Plat.
9. Street naming and property address numbering shall be coordinated between the applicant and the Town.
10. The construction of a pocket park within the subdivision is required or a fair share, cash-in-lieu contribution for land or improvements in a nearby park paid prior to recording the Final Plat is required per Section 7.24.120(d)(3)(C), Hayden Development Code.
11. A fee-in-lieu for public school site equivalent to the standards of Section 7.24.140, Hayden Development Code, shall be paid prior to recording of the Final Plat.

Commissioner Waldron seconded the motion; passed unanimously.

Motion – Preliminary  
Subdivision Plan

Commissioner Waldron moved to table consideration of the Preliminary Subdivision Plan to January 13, 2022 to allow for the submission of additional information including:

1. Submission of Conditional Capacity to Serve letters from utility providers for the proposed subdivision.
2. A plan that addresses the responsibility for maintaining all roads, open spaces and other public and common facilities in the subdivision and the potential costs to the Town of any proposed responsibilities to be assumed by the Town



Special Meeting

Hayden Planning Commission

November 16, 2021

3. A draft of declarations and owners' association documentation that is to be established in accordance with the law, structured to provide adequate assurance that any site design standards required by the Hayden Development Code or conditions of approval for the proposed subdivision will be maintained or performed in a manner which is enforceable by the Town.
4. A draft Public Improvements Agreement pursuant to Section 7.24.280, Hayden Development Code including the timeline for completion of the improvements identified therein.

Commissioner Dudley seconded the motion; motion passed unanimously.

Adjournment

Commissioner Frentress moved to adjourn the meeting at 8:47 p.m. Commissioner Dudley seconded the motion. Motion passed unanimously.

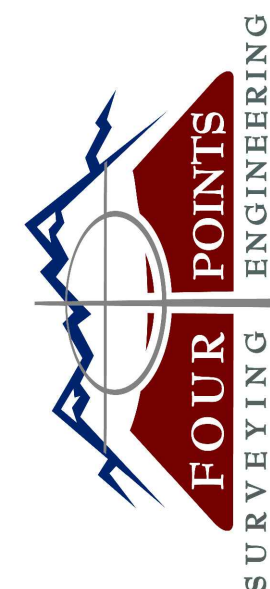
Recorded by:

\_\_\_\_\_  
Mary Alice Page-Allen

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_  
Amy J. Williams, Chair



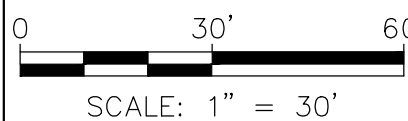


440 S. Lincoln Ave, Suite 4A  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
[www.fourpointsse.com](http://www.fourpointsse.com)

[illegible]

**PEACE PARK SUBDIVISION  
LOTS 1-15,  
PEACE PARK P.U.D.  
TOWN OF HAYDEN, CO**

### HORIZONTAL SCALE



CONTOUR INTERVAL = 2 ft

DATE: 5/10/2022

JOB #: 1409-001

DRAWN BY: SDW
DESIGN BY: ILW

DESIGN BY: JLW  
REVIEW BY: MDM

IF THIS DRAWING IS PRESENTED IN A  
FORMAT OTHER THAN CALX 001, THE

FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

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## I

## ACCEPTED

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**pl**

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## AI

## N

### III

M

## LINE

EL

## REFERENCES

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PR

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SHEET NO.

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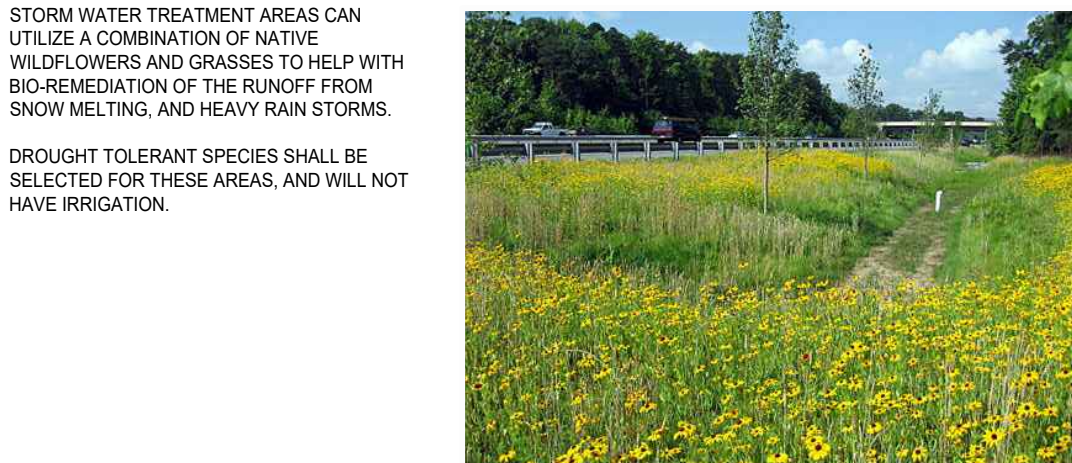


**NOT FOR CONSTRUCTION**



CTB: 40SCALE - PDF.CTB  
PLOT DATE: 9/30/2021 3:49 PM BY: ANDREW BENJAMIN  
DRAWING FILE: C:\USERS\ANDREW\PROJECTS\SONESTA SUBDIVISION\SONESTA-B51.DWG

1 SAMPLE IMAGE: STORM WATER PLANTINGS



6 CONCEPTUAL LANDSCAPE PLAN SITE LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- EXISTING 10 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- EXISTING EDGE OF GRAVEL
- CENTER LINE OF DITCH
- EXISTING FENCE
- PHASE LINE
- PROPOSED EDGE OF CONCRETE
- DECK
- PROPOSED BUILDING
- OVER-HANG
- PROPOSED POND
- SIDEWALK/BOARDWALK
- PERIMETER DRAIN
- WALL
- VEGETATION OUTLINE
- STORM WATER DRAINAGE SWALE
- NON-IRRIGATED NATIVE GRASSES
- IRRIGATED NO-MOW TREE LAWN
- SOFT SURFACE TRAIL
- ASPHALT
- CONCRETE
- GRAVEL
- ROCK/RIIP RAP

8 CONCEPTUAL LANDSCAPE PLAN PLANT LEGEND

- Proposed Street Trees (33 Total)  
Sample Plant Materials: Gleditsia, Fraxinus, Populus spp.  
Size: 2.50" minimum caliper
- Proposed Quaking Aspen (08 Total)  
Sample Plant Materials: Populus tremuloides  
2.50" minimum caliper (Clumps and Single Stem)
- Native and cultivated evergreen shrubs (03 Total)  
Sample Plant Materials: Juniperus, Picea, Pinus spp.  
Size: #5 Container Minimum
- Native and cultivated deciduous shrubs (04 Total)  
Sample Plant Materials: Prunus, Cornus, Rosa, etc.  
Size: #5 Container Minimum
- Proposed Ornamental Trees (14 Total)  
Sample Plant Materials: Malus, Acer, Crataegus spp.  
Size: 2.50" Minimum Caliper
- Perennial Groundcovers
- Native and Ornamental Perennials (07 Total)  
Size: #1 Container Minimum

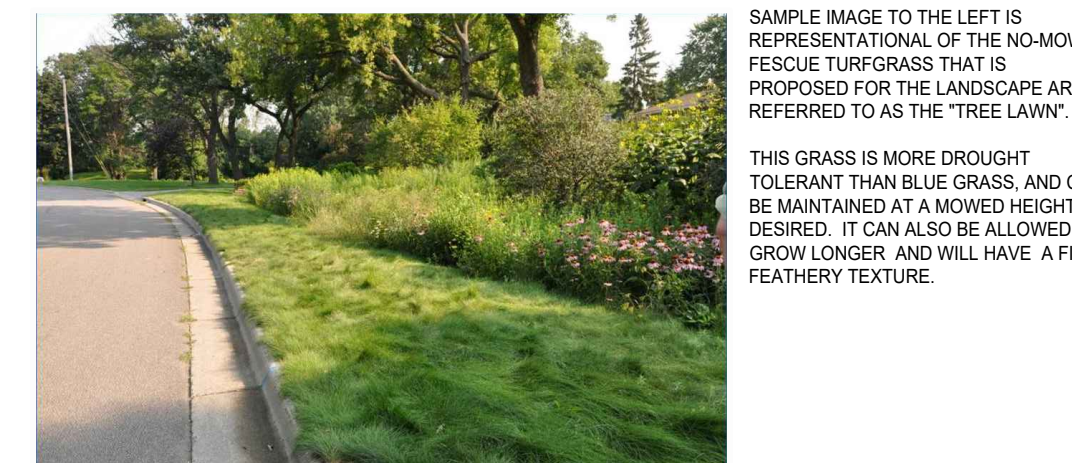
9 IRRIGATION NOTES

- All plant material shown will be irrigated by an automatic irrigation system to be designed. The irrigation system shall be designed using common industry practices and principals. The system shall be installed in such a manner as to maintain efficiency and performance. The existing conditions of the site will determine the ultimate design and layout of the irrigation system.
- At the request of the owner, an as-built plan will be required for submission at the conclusion of the project. All field changes will be recorded, and updated as necessary.
- Valve box locations are not to be installed in sod areas whenever possible. Take advantage of planting beds, and native turf areas outside the fence for potential valve box locations.
- Provide mainline isolation wherever possible through the use of schedule 40 pvc ball valves (to be stored as necessary).
- Multiple Points-of-Connection to be provided for providing irrigation water for the system. Locations have not been determined at this time. Locations to be designated prior to construction. Site plumber to provide 1-1/2" copper (minimum) extending 12" from the foundation wall, a minimum of 18" below grade. A fitting should be provided for conversion to PVC. When not located in building mechanical rooms, remote locations may be provided.
- Controller locations have not been determined at this time. A 110v dedicated circuit will be required as a power source for the controllers. Locations to be specified prior to installation. Mounting and connection of 110v power to controller will be required.

10 PLANTING NOTES

- Prior to the start of any excavation for the project both on and off the site, the contractor shall notify the utility notification center of Colorado at: 1-800-422-1987 and verify that all existing utilities have been located and marked.
- Contractor shall thoroughly familiarize themselves with all construction documents, specifications, and site conditions prior to bidding and prior to construction. Any discrepancies between drawings, specifications, and site conditions shall be reported immediately to the Landscape Designer for clarification and resolution prior to bidding or construction.
- All trees to be located outside of the water and sewer utility easements.
- All dimensions are taken to face of building except where otherwise noted.
- For layout and dimensioning of lots, see engineering drawings.
- Screened images show existing conditions. Where existing conditions lie under or are impinged upon by proposed buildings and/or site elements, the existing condition will be removed, abandoned and/or capped or demolished as required.
- Contractor shall begin maintenance immediately after planting and will continue until final acceptance. The landscape contractor shall guarantee all plant materials for one (1) full year from date of acceptance.
- The landscape contractor shall supply all plant materials in quantities sufficient to complete all plantings shown on this drawing. All plant materials are subject to the approval of the Landscape Designer, at the nursery, and at the site.
- All plant materials shall conform to the guidelines established by the American Association of Nurserymen. All plants to be balled in burlap and containerized, and shall bear the same relationship to finish grade as to original grades before digging.
- Mulch for planted areas to be aged cedar bark, partially decomposed, dark brown in color and free of wood chips thicker than 1/4 inch. Stone mulch for planted areas to be a mixture of native stone, pea gravel, and other varied sizes of indigenous material to be placed in such a way to be random and visually (natural) in appearance.
- Planting soil mix: excavated soil to be thoroughly incorporated with black gold soil conditioner (or equivalent) to be added per manufacturer's recommended rates.
- All areas of the site which have been disturbed and not otherwise developed shall be loamed and seeded with a minimum depth of 6" depth topsoil.
- All plant materials to be under an automatic drip irrigation system to be installed.

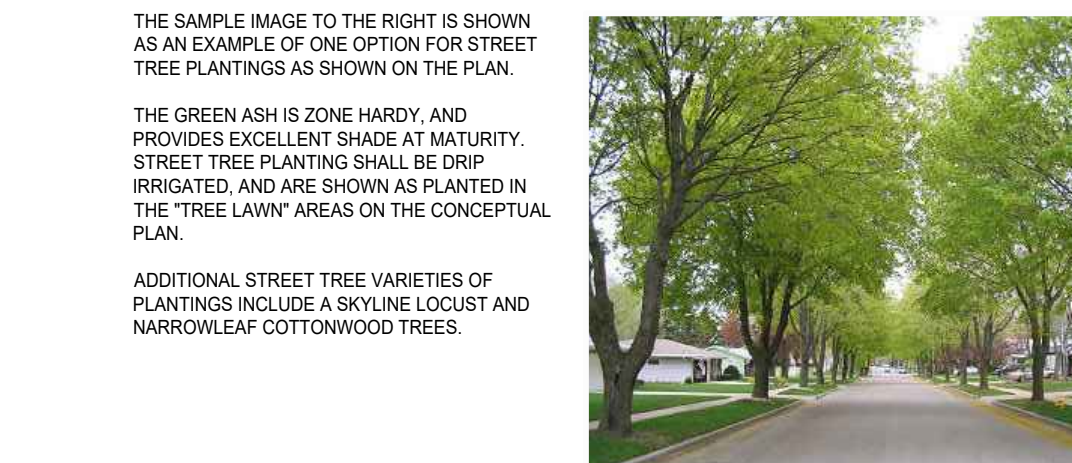
2 SAMPLE IMAGE: NO-MOW GRASS



7 CONCEPTUAL LANDSCAPE PLAN

- THE SAMPLE IMAGE TO THE LEFT IS REPRESENTATIONAL OF THE NO-MOW FESCUE TURFGRASS THAT IS PROPOSED FOR THE LANDSCAPE AREA REFERRED TO AS THE "TREE LAWN".
- THIS GRASS IS MORE DROUGHT TOLERANT THAN BLUE GRASS, AND CAN BE MAINTAINED AT A MOWED HEIGHT IF DESIRED. IT CAN ALSO BE ALLOWED TO GROW LONGER, AND WILL HAVE A FINE FEATHERY TEXTURE.
- ADDITIONAL STREET TREE VARIETIES OF PLANTINGS INCLUDE A SKYLINE LOCUST AND NARROWLEAF COTTONWOOD TREES.

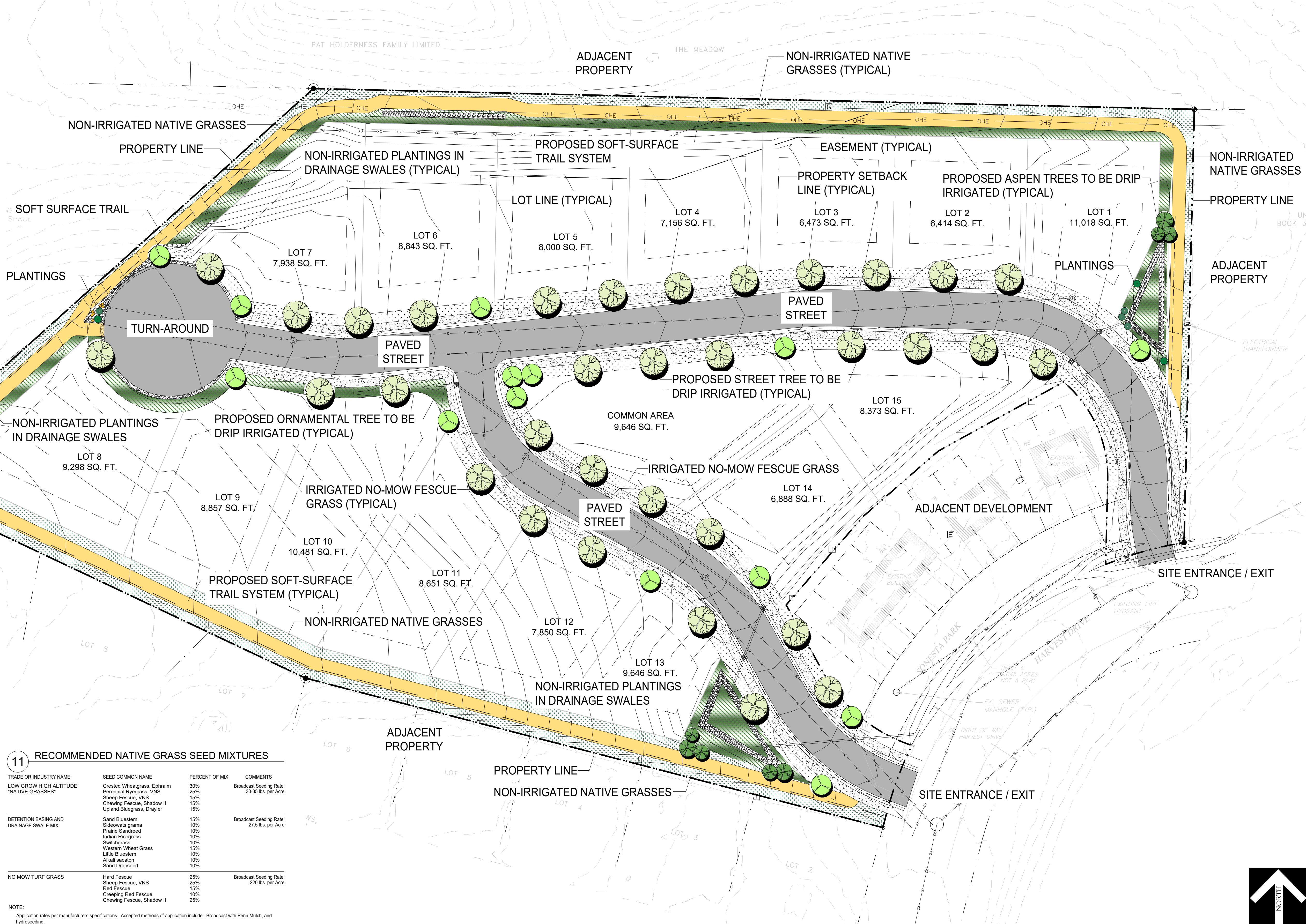
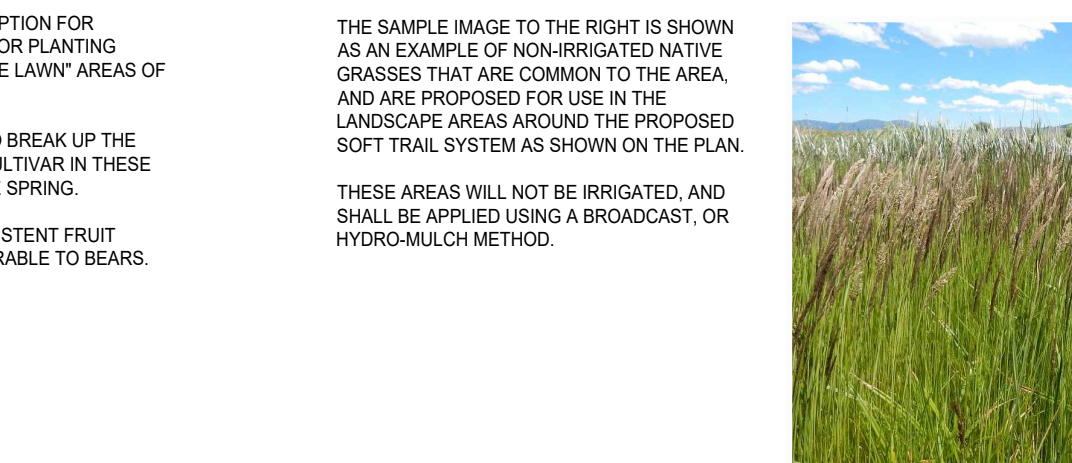
3 SAMPLE IMAGE: GREEN ASH STREET TREE



4 SAMPLE IMAGE: FLOWERING STREET TREES



5 SAMPLE IMAGE: TYPICAL NATIVE GRASSES



11 RECOMMENDED NATIVE GRASS SEED MIXTURES

TRADE OR INDUSTRY NAME:	SEED COMMON NAME	PERCENT OF MIX	COMMENTS
LOW GROW HIGH ALTITUDE "NATIVE GRASSES"	Crested Wheatgrass, Ephraim	30%	Broadcast Seeding Rate: 30-35 lbs. per Acre
	Perennial Ryegrass, VNS	25%	
	Sheep Fescue, VNS	15%	
	Chewing Fescue, Shadow II	15%	
	Upland Bluegrass, Drayler	15%	
DETENTION BASING AND DRAINAGE SWALE MIX	Sand Bluestem	15%	Broadcast Seeding Rate: 27.5 lbs. per Acre
	Sidewalks grama	10%	
	Prairie Sandreed	10%	
	Indian Ricegrass	10%	
	Switchgrass	10%	
NO MOW TURF GRASS	Hard Fescue	25%	Broadcast Seeding Rate: 220 lbs. per Acre
	Sheep Fescue, VNS	25%	
	Red Fescue	15%	
	Creeping Red Fescue	10%	
	Chewing Fescue, Shadow II	25%	

NOTE: Application rates per manufacturers specifications. Accepted methods of application include: Broadcast with Penn Mulch, and hydroseeding.

440 S. Lincoln Ave, Suite 4B  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
matthew@fourpointssse.com

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REVISIONS		
No.	DATE	

SONESTA PARK SUBDIVISION

LOTS 1-15,  
SONESTA PARK P.U.D.  
TOWN OF HAYDEN, CO

Horizontal Scale

1" = 30'

Contour Interval = 2 ft

DATE: 10/01/2021  
JOB #: 1409-001  
DRAWN BY: AAB  
DESIGN BY:  
REVIEW BY:

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36" GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:

CONCEPTUAL  
LANDSCAPE PLAN

SHEET #

L1

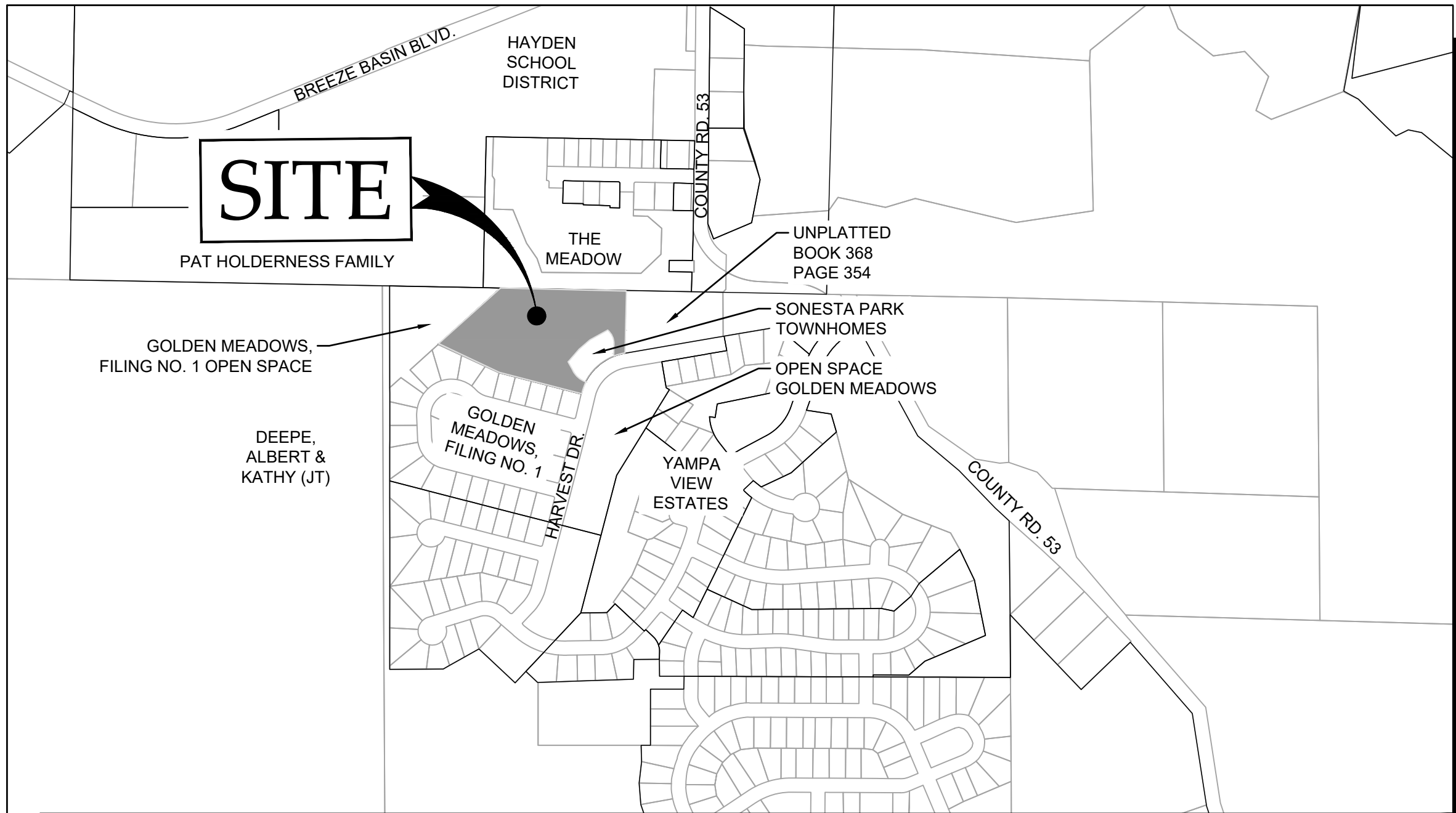


LEGEND	EXISTING	PROPOSED
PROPERTY BOUNDARY	_____	_____
SECTION LINE	=====	=====
LOT BOUNDARY	_____	_____
EASEMENT	_____	_____
SETBACK	_____	_____
EDGE OF ASPHALT	=====	=====
CURB	_____	_____
CURB FLOWLINE	-----	-----
2 FT CONTOUR	-----	-----
10 FT CONTOUR	-----	-----
EDGE OF GRAVEL	-----	-----
CENTER LINE OF DITCH	→ - - - - - →	→ - - - - - →
WATER LINE	—X—X—X—X—X—X—	—W—W—W—W—W—W—
CURB STOP, GATE VALVE, FIRE HYDRANT		
THRUST BLOCK		
SEWER LINE	—X—X—X—X—X—X—	—S—S—S—S—S—S—
MANHOLE AND CLEANOUTS		
ELECTRICAL - UNDERGROUND	—X—X—X—X—X—X—	—UG—
ELECTRICAL - OVERHEAD	—X—X—X—X—X—X—	—OHE—
ELECTRICAL - OVERHEAD - HIGH VOLTAGE	—X—X—X—X—X—X—	—HVE—
ELECTRICAL-PRIMARY	—X—X—X—X—X—X—	—E—E—
FIBER OPTIC	—X—X—X—X—X—X—	—FO—
TELEPHONE	—X—X—X—X—X—X—	—T—
UNDERGROUND	—X—X—X—X—X—X—	—UGT—
UTILITY PEDESTALS		
POWER POLE/ LIGHT POLE		
GAS	—X—X—X—X—X—X—	—GAS—
FENCE	—X—X—X—X—X—X—	—X—X—X—X—X—X—
WOODEN FENCE	—□—□—□—	—□—□—□—
PROPOSED EDGE OF CONCRETE DECK	_____	_____
PROPOSED BUILDING OVERHANG	_____	_____
PROPOSED POND	_____	_____
SIDEWALK/ BOARDWALK	_____	_____
PERIMETER DRAIN	—ST—ST—	—ST—ST—
WALL	_____	_____
VEGETATION OUTLINE		
PROPERTY CORNERS		
STORM INLET		
CULVERT W/ FLARED END SECTIONS (OUTLETS)		
ASPHALT		
CONCRETE		
GRAVEL/SOFT SURFACE		
ROCK/RIP RAP		

DETAIL OR SECT #  
SHEET #

AP	ANGLE POINT	INV	INVERT
APR	APPROXIMATE	LF	LINAL FEET
A	ASPHALT	LP	LOW POINT
BFF	BASEMENT FINISH FLOOR	LP	LOW PRESSURE SEWER
BLDG	BUILDING	MAX	MAXIMUM
BW	BOTTOM OF WALL	MIN	MINIMUM
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GROUND
BW	BACK OF WALK	O/S	OFFSET
C	CURB	OH	OVERHEAD
CC	CURB CUT	PC	POINT OF CURVATURE
CG	CURB AND GUTTER	PED	PEDESTAL
CL	CENTERLINE	PI	POINT OF INTERSECTION
CMP	CORRUGATED METAL PIPE	PLY	PROPERTY LINE
C/O	CLEAN OUT	PLDF	POROUS LANDSCAPE DETENTION FACILITY
CONC	CONCRETE	PR	PROPOSED
CNR	CORNER	PT	POINT
CR	CURB RETURN	PVC	POINT OF VERTICAL CURVE
CS	CURB STOP	PVC	POLYVINYL CHLORIDE PIPE
Cu	COPPER PIPE	PVI	POINT OF VERTICAL INTERSECTION
D	DEPTH	RD	ROAD
DI	DRAIN INLET	R	RADIUS
DIP	DUCTILE IRON PIPE	ROW	RIGHT-OF-WAY
DMH	DRAINAGE MANHOLE	RW	RETAINING WALL
DRN	DRAIN	SQFT	SQUARE FEET
DT	DITCH	SMH	SEWER MANHOLE
DW	DRIVEWAY	SS	SANITARY SEWER
ECP	ENGINEERING CHANGE PROPOSAL	STA	STATION
EG	EXISTING GRADE	SW	SIDEWALK
EL	ELEVATION	TB	THRUST BLOCK
ELEC	ELECTRICAL	TBC	TOP BACK OF CURB
EW	EDGE OF WALK	TBR	TO BE REMOVED
EX	EXISTING	TBW	TOP BACK OF WALK
FES	FLARED END SECTION	TEL	TELEPHONE
FFE	FINISH FLOOR ELEVATION	TOP	TOP OF PIPE
FG	FINISH GRADE	TOW	TOP OF WALL
FH	FIRE HYDRANT	TYP	TYPICAL
FL	FLOW LINE	VOL	VOLUME
FT	FOOT OR FEET	VP	VALLEY PAN
G	GRAVEL	W	WIDTH
GB	GRADE BREAK	WL	WATERLINE
HC	HAND/CAP RAMP	W/	WITH
HP	HIGH POINT		
IN	INLET		

Located in the NE 1/4 of Section 16,  
Township 6 North, Range 88 West, 6th P.M.,  
Town of Hayden, Routt County, Colorado



SCALE: 1" = 500'

C1	COVER PAGE & NOTES
C2	EXISTING CONDITIONS PLAN
C3	OVERALL SITE PLAN
C4	ROAD & TRAIL PLAN
C4.1	CONNECTOR TRAIL IMPROVEMENT PLAN & PROFILE
C5	GRADING & DRAINAGE PLAN
C6	CUT & FILL GRADING PLAN
C7	UTILITY PLAN
C8	OPEN SPACE PLAN

## L1 LANDSCAPE PLAN

TOWN OF HAYDEN PUBLIC WORKS  
178 W. JEFFERSON AVE.  
HAYDEN, CO 81639  
CONTACT: SCOTT PRICE 970-276-3741  
Scott.Price@haydencolorado.org

YAMPA VALLEY ELECTRIC COMPANY  
2211 ELK RIVER ROAD  
STEAMBOAT SPRINGS, CO  
CONTACT: LARRY BALL 970-871-2264

ATMOS ENERGY  
30405 DOWNHILL DRIVE  
STEAMBOAT SPRINGS, CO  
CONTACT: DON CRANE 970-879-3223

CENTURY LINK  
138 7TH STREET  
STEAMBOAT SPRINGS, CO  
CONTACT: JASON SHARPE  
JASON.SHARPE@CENTURYLINK.COM 970-328-2517

COMCAST  
625 SOUTH LINCOLN, SUITE #205  
STEAMBOAT SPRINGS, CO 80487  
CONTACT: TONY HILDRETH 970-401-2782  
TONY\_HILDRETH@COMCAST.COM

CALL TWO BUSINESS DAYS BEFORE YOU DIG, GRADE  
OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES  
1-800-922-1987

1. BENCHMARK = FOUND RED PLASTIC CAP ON #5 REBAR, ELEVATION=7369.12 IN THE SOUTH-EAST PROPERTY CORNER (SEE EXISTING CONDITIONS PLAN).
2. EXISTING CONDITIONS SURVEYED BY FOUR POINTS SURVEYING & ENGINEERING COMPLETED ON OCTOBER 20, 2020. TOPOGRAPHY GENERATED FROM 2018 ROUTT COUNTY GIS LIDAR DATA.
3. TOWN OF HAYDEN PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH HAYDEN TOWN MUNICIPAL CODE. THE TOWN OF HAYDEN IS NOT RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND QUALITY OF THE DRAWINGS, DESIGN, DIMENSIONS, AND ELEVATIONS SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE.
4. ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.
6. ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE TOWN OF HAYDEN STANDARD SPECIFICATIONS.
7. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE TOWN OF HAYDEN UTILITIES STANDARD SPECIFICATIONS, LATEST EDITION.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK SUCH AS RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DETERWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
9. PRIOR TO ANY WORK IN THE RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT ROUTT COUNTY ROAD AND BRIDGE FOR PERMIT REQUIREMENTS.
10. PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE FOR INSPECTIONS AND TESTING AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO DOCUMENT THAT PROJECT IS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PRIOR TO MAKING ANY CHANGES TO THE
11. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, NIGHT CLOSURE) TO ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
13. CONTRACTOR MUST SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) AND EROSION CONTROL PLAN (ECP) FOR REVIEW AND APPROVAL BY ROUTT COUNTY PLANNING PRIOR TO START OF CONSTRUCTION. THE CSMP AND ECP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
14. THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY OF STEAMBOAT SPRINGS ENGINEERING SERVICES SPECIFICATION OR AS REQUIRED BY THE TOWN OF HAYDEN: WATER, SEWER, AND STORM SEWER.
15. RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER. ALL PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP.
16. ASPHALT PAVEMENT MANAGEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER ROUTT COUNTY ROAD AND BRIDGE SPECIFICATIONS.

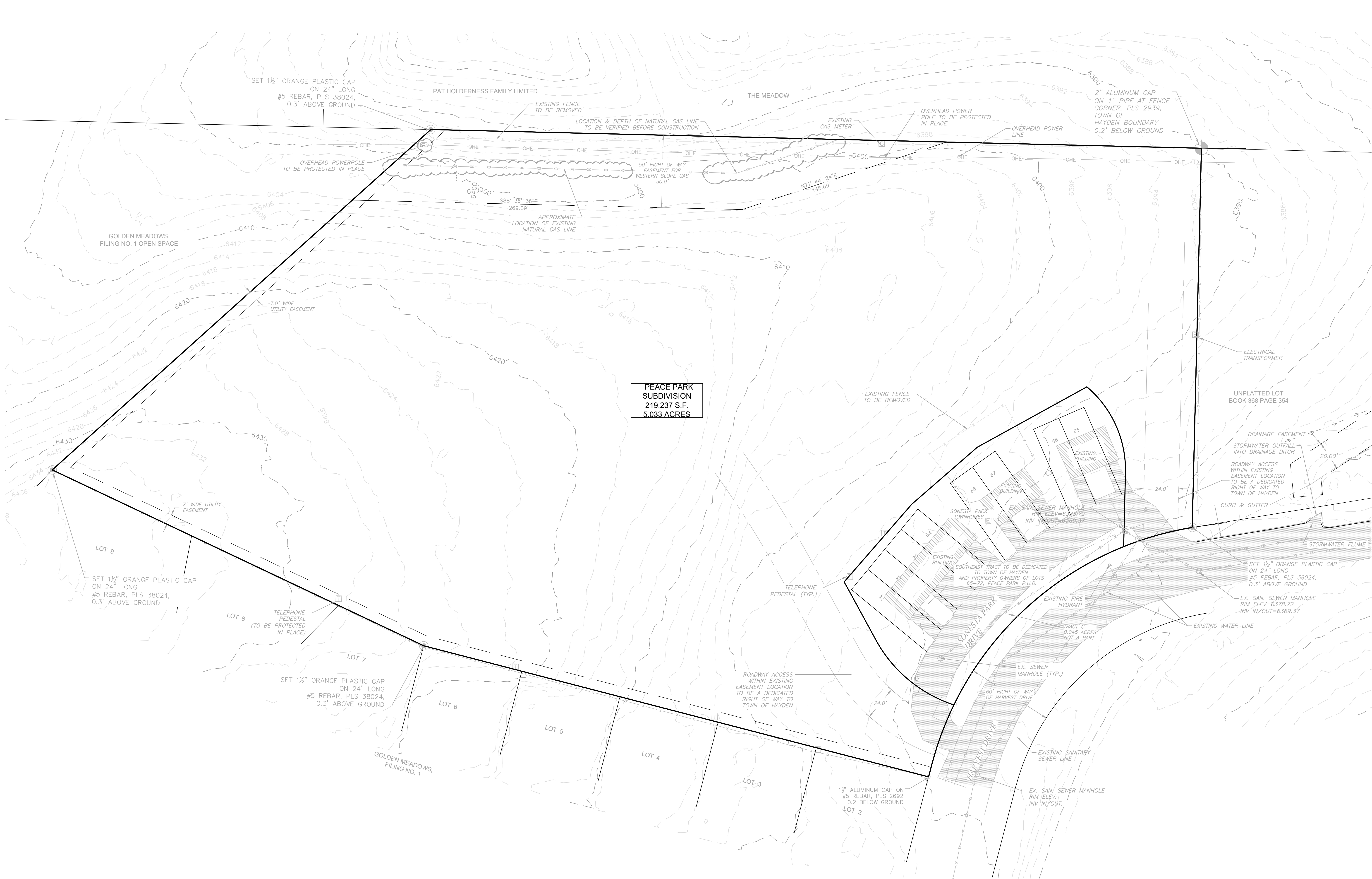
1. GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
2. VEGETATED SLOPES 2:1 AND GREATER REQUIRE SOIL STABILIZATION WITH STRAW BLANKET AT MINIMUM UPON FINAL GRADING AND SEEDING/REVEGETATION.
3. ADJUST RIMS OF CLEANOUTS, MANHOLES, VALVE COVERS TO FINAL GRADE.

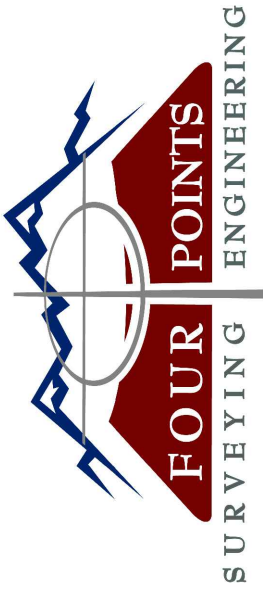
1. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) TO THE COUNTY PLANNING DEPARTMENTS FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
2. CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, INSPECTING, AND MAINTAINING A NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVING EROSION CONTROL WHEN PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED.
4. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

1. EXISTING UTILITY LOCATIONS WERE OBTAINED FROM FIELD LOCATES AND FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLES. POTHOLES AND VERIFICATION OF LINE LOCATIONS SHALL BE REQUIRED AT ALL EXISTING UTILITY CROSSINGS.
2. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICE LINES IS TEN (10') FEET.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF HAYDEN WATER AND SEWER STANDARDS AND SPECIFICATIONS, LATEST EDITION.
4. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN LINE IS SEVEN (7) FEET UNLESS OTHERWISE NOTED. ALL WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND SEAMLESS BETWEEN FITTINGS.
5. MINIMUM SEPARATION BETWEEN UTILITY PEDESTALS AND FIRE HYDRANTS IS FIFTEEN (15') FEET. MINIMUM SEPARATION BETWEEN FIRE HYDRANTS, WATER OR SEWER MAINS, AND ENDS OF CULVERTS IS FIVE (5') FEET. MINIMUM SEPARATION BETWEEN WATER AND SEWER SERVICE LINES IS TEN (10') FEET. NO RIP-RAP IS PERMITTED WITHIN TEN (10') FEET OF A SEWER MAIN.
6. VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY.
7. SEWER SERVICES ARE ANTICIPATED TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2% UNLESS OTHERWISE NOTED.
8. WATER SERVICES ARE ANTICIPATED TO BE ONE (1") INCH DIAMETER, POLYETHYLENE PRESSURE PIPE, UNLESS NOTED OTHERWISE.
9. DISINFECTION, BACTERIOLOGICAL, AND HYDROSTATIC TESTING IS REQUIRED FOR THE 8" DIP WATER/FIRE SERVICE PIPE.
10. ALL MECHANICAL JOINTS, RESTRAINT, THRUST BLOCKS AND CROSSING MUST BE OBSERVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
11. MECHANICAL RESTRAINTS AND THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, REDUCERS AND DEAD ENDS.
12. ALL FITTINGS ASSOCIATED WITH UTILITY INSTALLATION WILL BE ON-SITE PRIOR TO WATER LINE INSTALLATION.
13. SHARED WATER SERVICE CURB STOPS FOR DUPLEXES SHALL NOT BE PERMITTED. EACH INDIVIDUAL DUPLEX UNIT SHALL HAVE ITS OWN INDEPENDENT CURB STOP. METER PITS SHALL BE INSTALLED FOR ALL UNITS AND SHALL BE INSTALLED WITHIN THE UTILITY EASEMENT.

DRAWINGS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING NOT FOR CONSTRUCTION	No.	DATE	REVISIONS	INT		<b>Four Points Surveying &amp; Engineering</b> 440 S. Lincoln Ave, Suite 4A P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 <a href="mailto:matthew@fourpointse.com">matthew@fourpointse.com</a>	SHEET #  <div style="font-size: 48pt; font-weight: bold; text-align: center;">C1</div>
DATE: 5/10/2022							
JOB #: 1409-001							
DRAWN BY: J.L.W							
DESIGN BY: J.L.W							
REVIEW BY: MDM							
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.							







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No.	DATE	REVISIONS	INT

**PEACE PARK SUBDIVISION**

**LOTS 1-15,**

**PEACE PARK P.U.D.**

**TOWN OF HAYDEN, CO**

**HORIZONTAL SCALE**

0 30' 60'

SCALE: 1" = 30'

CONTOUR INTERVAL = 2 ft

DATE: 5/10/2022

JOB #: 1409-001

DRAWN BY: SDW

DESIGN BY: JLW

REVIEW BY: MDM

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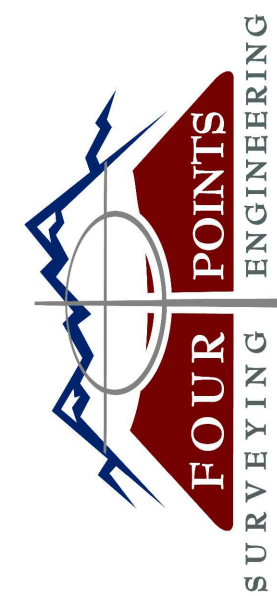
**EXISTING  
CONDITIONS PLAN**

SHEET NO.

**C2**

NOT FOR CONSTRUCTION



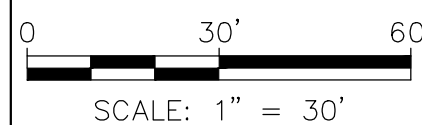


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PEACE PARK SUBDIVISION  
LOTS 1-15,  
PEACE PARK P.U.D.  
TOWN OF HAYDEN, CO

HORIZONTAL SCALE



CONTOUR INTERVAL = 2 ft

DATE: 5/10/2022

JOB #: 1409-001

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## OVERALL SITE PLAN

**DRAWING:**

SHEET NO.

# C3

**NOT FOR CONSTRUCTION**





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PEACE PARK SUBDIVISION  
LOTS 1-15,  
PEACE PARK P.U.D.  
TOWN OF HAYDEN, CO

HORIZONTAL SCALE

CONTOUR INTERVAL = 2 ft
DATE: 5/10/2022
JOB #: 1409-001
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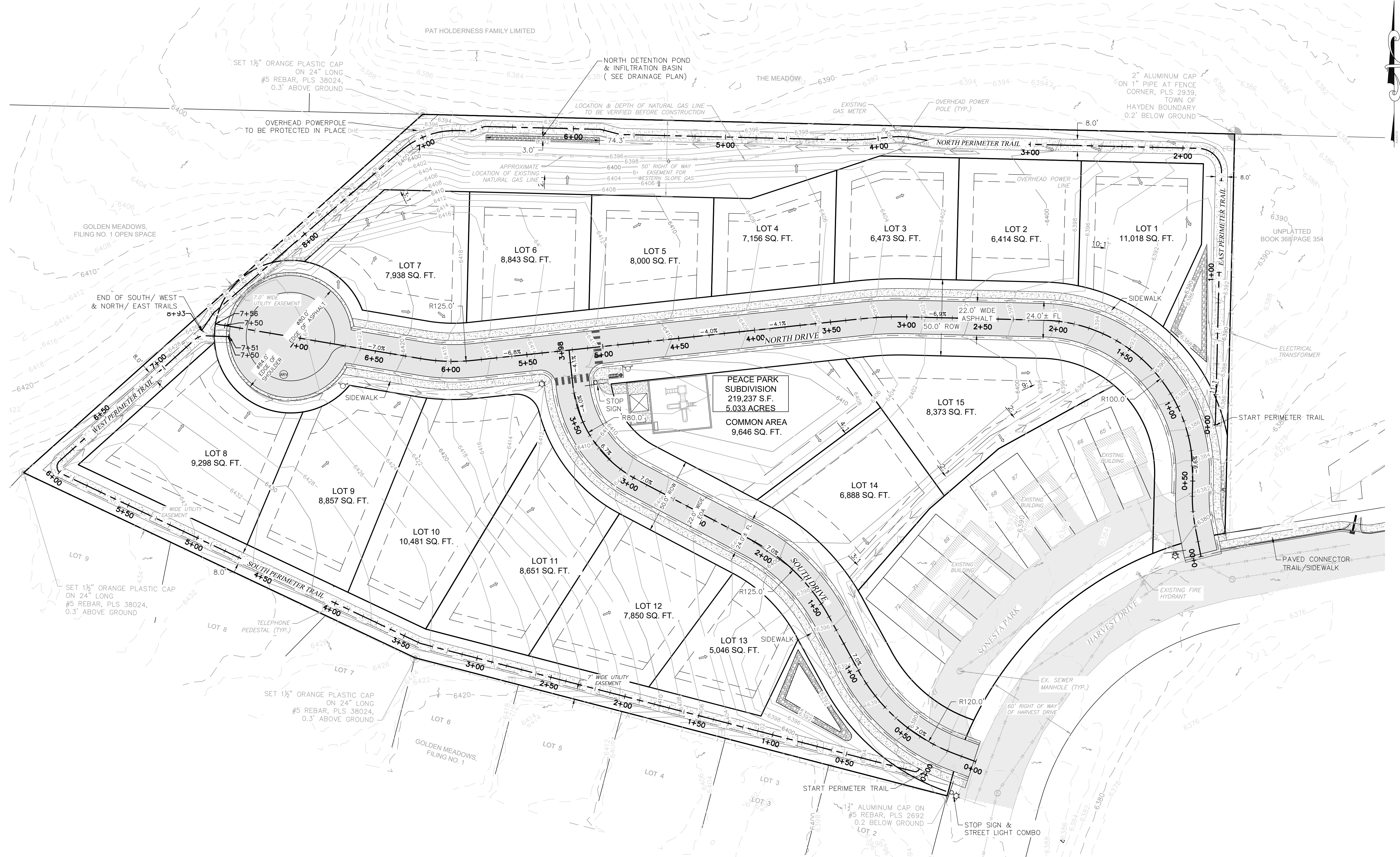
## ROAD & TRAIL PLAN

**DRAWING:**

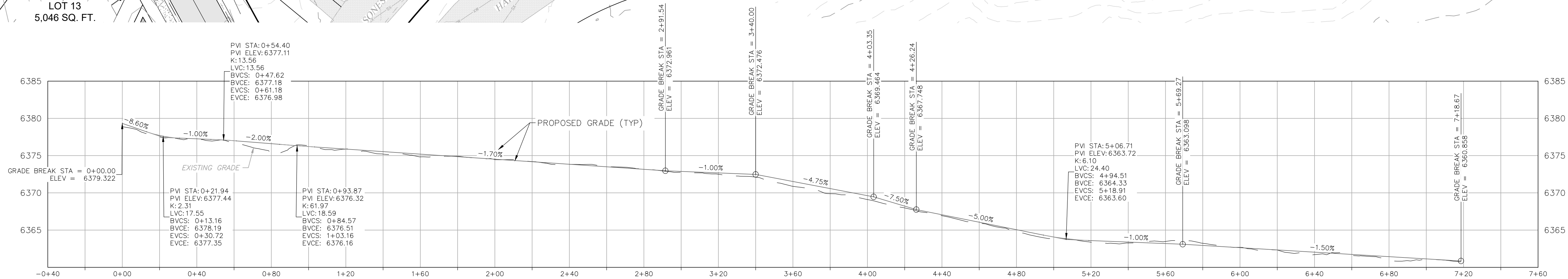
SHEET NO.

## C4

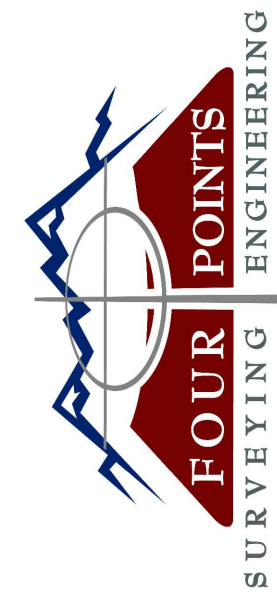
**NOT FOR CONSTRUCTION**







**NOT FOR CONSTRUCTION**

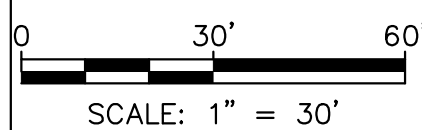


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**LOTS 1-15,  
PEACE PARK P.U.D.  
TOWN OF HAYDEN, CO**

### HORIZONTAL SCALE



CONTOUR INTERVAL = 2 ft

DATE: 5/10/2022

JOB #: 1409-001

DESIGN BY: JLW

REVIEW BY: MDM

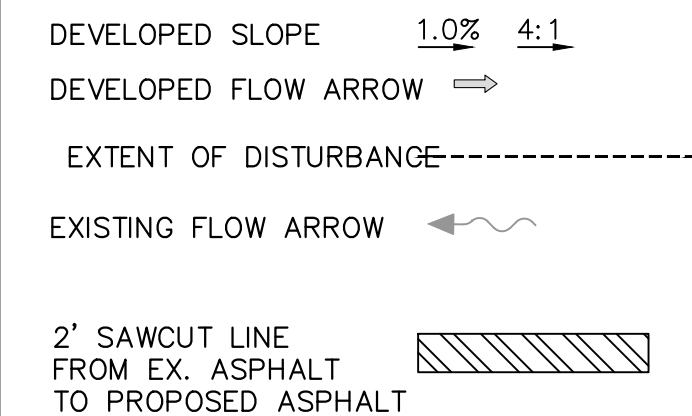
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GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: **CONNECTOR TRAIL  
IMPROVEMENT PLAN  
& PROFILE**

SHEET NO.
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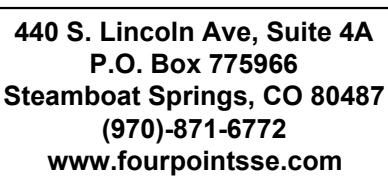
## C4.1





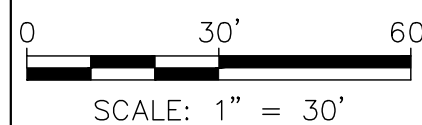
**NOT FOR CONSTRUCTION**



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PEACE PARK SUBDIVISION  
LOTS 1-15,  
PEACE PARK P.U.D.  
TOWN OF HAYDEN, CO

HORIZONTAL SCALE



CONTOUR INTERVAL = 2 ft

DATE: 5/10/2022

JOB #: 1409-001

DESIGN BY: JLW

REVIEW BY: MDM

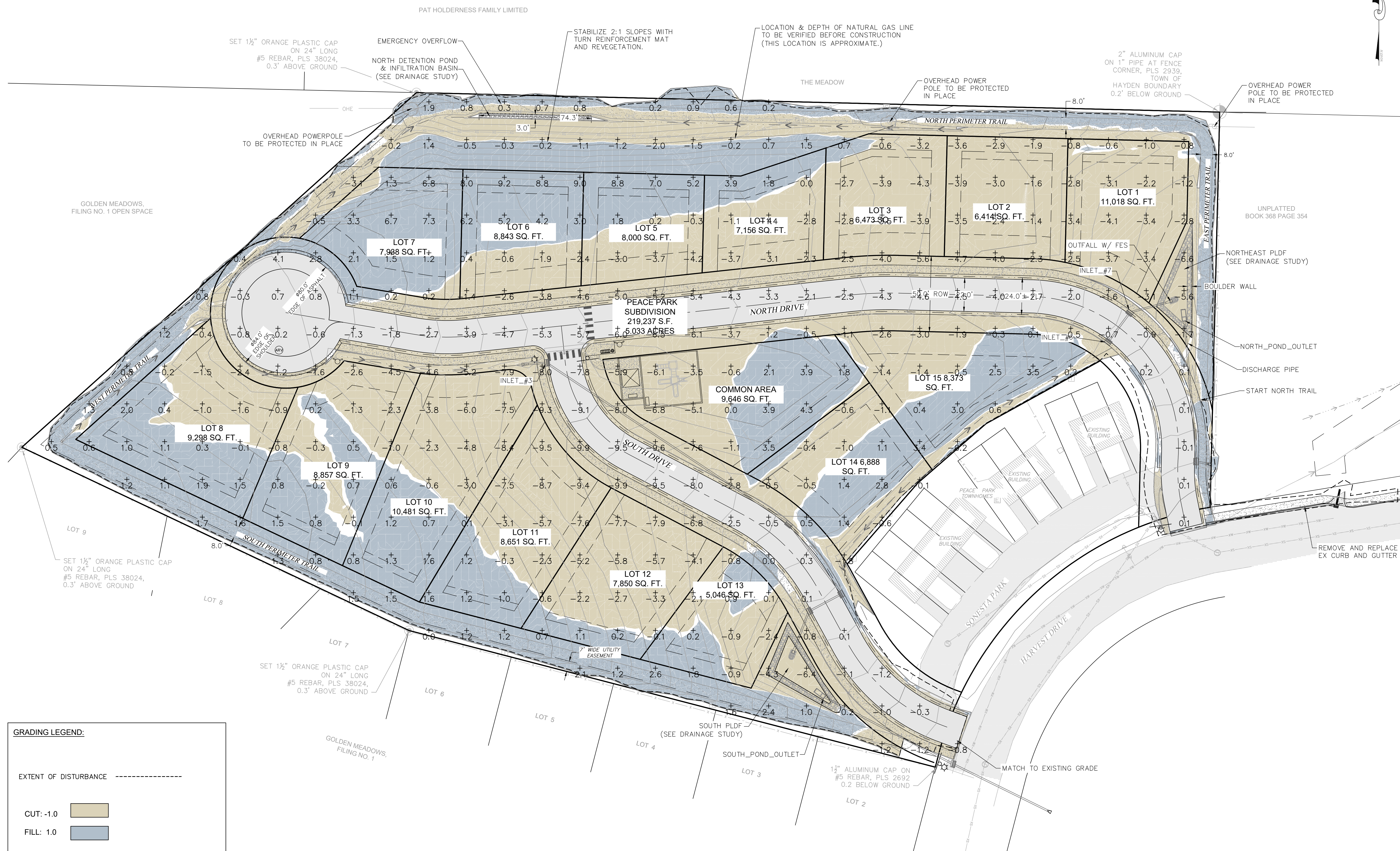
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# CUT & FILL GRADING PLAN

**DRAWING:**

SHEET NO.

## C6



**NOT FOR CONSTRUCTION**





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[www.fourpointsse.com](http://www.fourpointsse.com)

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PEACE PARK SUBDIVISION  
LOTS 1-15,  
PEACE PARK P.U.D.  
TOWN OF HAYDEN, CO

HORIZONTAL SCALE

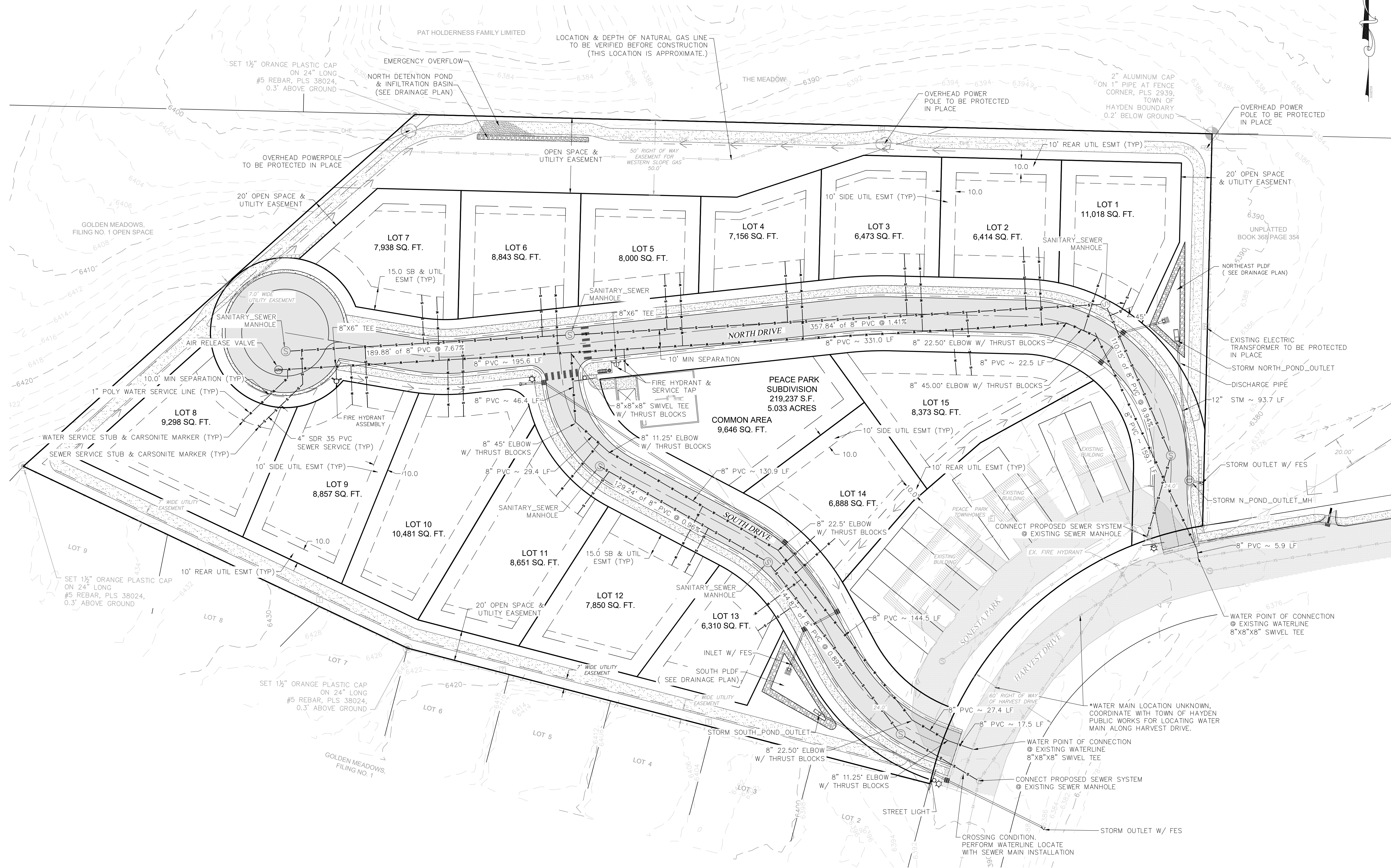
CONTOUR INTERVAL = 2 f
DATE: 5/10/2022
JOB #: 1409-001
DRAWN BY: SDW
DESIGN BY: JLW
REVIEW BY: MDM

## UTILITY PLAN

**DRAWING:**

SHEET NO

C7



**NOT FOR CONSTRUCTION**



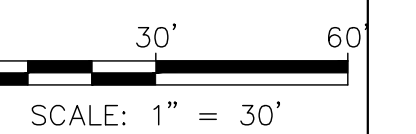


40 S. Lincoln Ave, Suite 4A  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
[www.fourpointsse.com](http://www.fourpointsse.com)

[illegible]

**LOTS 1-15,  
PEACE PARK P.U.D.,  
TOWN OF HAYDEN, CO**

## HORIZONTAL SCALE



CONTOUR INTERVAL = 2 ft

DATE: 5/10/2022

AWN BY: SDW

SIGN BY: JLW

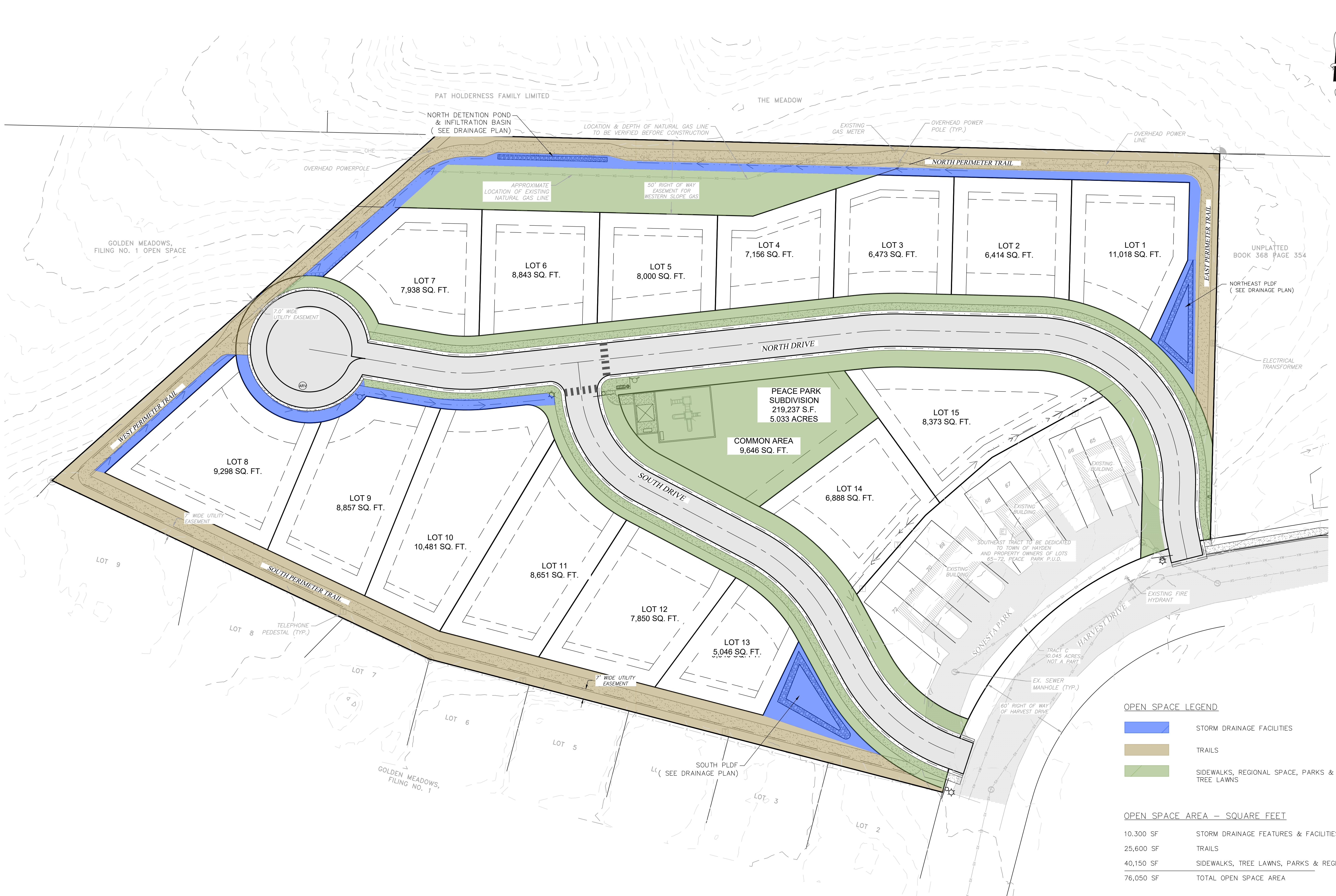
VIEW BY: MDM

DRAWING IS PRESENTED IN A  
OTHER THAN 24" X 36", THE  
SCALE SHOULD BE UTILIZED.

# COI LIN SI ACE I LAIN

HEET NO.




C8



THE CONTRACTOR SHALL  
LOCATE AND VERIFY ALL  
EXISTING UTILITY LOCATIONS  
PRIOR TO CONSTRUCTION

**NOT FOR CONSTRUCTION**

### OPEN SPACE LEGEND

	STORM DRAINAGE FACILITIES
	TRAILS
	SIDEWALKS, REGIONAL SPACE, PARKS & TREE LAWNS

OPEN SPACE AREA – SQUARE FEET

10,300 SF	STORM DRAINAGE FEATURES & FACILITIES
25,600 SF	TRAILS
40,150 SF	SIDEWALKS, TREE LAWNS, PARKS & REGIONAL SPACE
76,050 SF	TOTAL OPEN SPACE AREA

OPEN SPACE PERCENTAGE

76,050 SF	TOTAL OPEN SPACE AREA
219,237 SF	GROSS AREA OF DEVELOPMENT
35%	PERCENTAGE OF OPEN SPACE





**Town of Hayden**

**Planning Commission Agenda Item**

**MEETING DATE:** June 23, 2022

**AGENDA ITEM TITLE:** Peace Park Planned Unit Development (PUD)  
Final PUD Submittal Deadline Extension

**AGENDA SECTION:** New Business

**PRESENTED BY:** Mary Alice Page-Allen  
Town Planner

**CAN THIS ITEM BE RESCHEDULED:** Not preferred

**BACKGROUND REVIEW:**

A written request to extend the Final PUD submittal deadline for one (1) year was received by the Peace Park Subdivision developer. This extension is needed to allow for the additional aspects of the subdivision process to proceed as anticipated.

**RECOMMENDATION:**

Approve a one (1) year extension of the Peace Park Final PUD submittal deadline.

**MANAGER'S RECOMMENDATION/COMMENTS:** *I concur with this recommendation.*



## Town of Hayden

### Planning Commission Agenda Item

**MEETING DATE:** June 23, 2022 (Tabled from June 9, 2022)

**AGENDA ITEM TITLE:** Sandhill Investments LLC and Town of Hayden  
Northwest Colorado Business Park

- a. Public Hearing: Annexation, 2-parcel subdivision and zoning of 117.10 acres of land located in the SE1/4, Section 11 and W1/2 SW1/4, Section 12, T6N, R88W, 6<sup>th</sup> PM
- b. Consideration of recommendation for approval of the annexation, 2-parcel subdivision and Open (O) zoning of 117.10 acres of land located in the SE1/4, Section 11 and W1/2 SW1/4, Section 12, T6N, R88W, 6<sup>th</sup> PM

**AGENDA SECTION:** New Business

**PRESENTED BY:** Mary Alice Page-Allen  
Town Planner

**CAN THIS ITEM BE RESCHEDULED:** Not Recommended

**ATTACHED:** Petition for Annexation  
Resolution 2022-06 – Annexation Petition  
Northwest Colorado Business Park Annexation Impact Report (Draft)  
Routt County Comment Letter  
Northwest Colorado Business Park Annexation Map  
Northwest Colorado Business Park Subdivision Plat

### BACKGROUND REVIEW:

The applications anticipate the annexation, 2-lot subdivision and Open (O) zoning of the 117.10-acre annexed parcel (the "Property") to facilitate the development of the Northwest Colorado Business Park (NCBP). The Town has been working to fund and develop the NCBP, and is under contract to purchase the east 58-acre portion of the Property to make the NCBP a reality. The landowner, Sandhill Investments LLC (Sandhill) is also considering related development and uses for the remaining 59.10 acres. The Property is currently an open field bounded by County Road 51A (CR51A) on the south.

The full-blown development plans will be addressed in subsequent subdivision and rezoning applications, and as further outlined in the NCBP Annexation Impact Report. Lots are anticipated to include uses that will serve light industry, airport-related operations, offices, equipment storage, and commercial operations. Any residential units would be “live-work” units related to the light industry and commercial uses. Extensions and development of internal road connections are proposed including a through connection to US Highway 40 extending north from the Yampa Valley Regional Airport (YVRA) main entrance. As well, major water, sewer and other utility development are planned to be undertaken at that time.

#### COMPLIANCE WITH HAYDEN FORWARD MASTER PLAN:

Section 7.16.020(f)(1)(iii) of the Hayden Development Code (Code) states that “[t]he development application provides sufficient information to determine that the development application complies with the relevant review criteria” as well as “with the goals and policies of the [Hayden Forward] Master Plan” (Plan). Therefore, any proposal should be considered in light of the applicable policies of the Plan. While the Plan contains numerous policies regarding land use and development, staff has selected the following checklist to highlight the policies most directly applicable to this application. Interested parties are encouraged to review the Plan to determine if there are other policies that may be applicable to the review of this application.

#### HAYDEN FORWARD MASTER PLAN

##### Transportation Element (T)

T.ED2: Vehicular Circulation: Require future transportation networks to contribute to an efficient, well-connected circulation system that provides a logical continuation of the existing street and pathway system.

Complies		Action	Policies
Yes	No		
<u>√</u>	_____	T.ED2.4	Work proactively with the County to identify and study need and feasibility for road improvements to serve a growing population in the region. <i>Staff comment: The Town is working closely with Routt County in efforts to develop a connection through the NCBP from US Highway 40 to the Yampa Valley Regional Airport (YVRA). Such will provide a more direct developed connection to YVRA.</i>

## Infrastructure Element (I)

I.ED.4: Water and Sewer: Manage infrastructure maintenance and expansion to accommodate economic development along with sustained level of service equal to or higher quality than residents currently experience.

Complies		Action	Policies
Yes	No		
<u>√</u>	_____	I.ED4.2	Plan for growth and understand improvement needs for infrastructure through analysis of operational levels at existing utilities. <i>Staff comment: The project's build-out include improvements to the Town's water and sewer infrastructure that will improve the existing systems as well as serve future anticipated growth in the YVRA area.</i>

## Resilient Economy (RE)

RE.ED1: Land Use: Develop a fiscally resilient land use mix that supports the daily needs of local residents while enhancing their quality-of-life through access to natural amenities and other markets.

Complies		Action	Policies
Yes	No		
<u>√</u>	_____	RE.ED1.4	Broaden and diversity the Town's tax base, shifting the tax burden away from established residential property owners and natural resource industries, to a mix of land uses that produce more revenues than service costs (e.g., retail, office), and residential products that produce more revenue than service costs (new housing at a range of densities and price points). Note: While market forces will impact when these uses are ready for the market, the public sector can influence this timing through forward-thinking land use planning. <i>Staff comment: This project will provide additional industrial and commercial development property, thereby broadening and diversifying the Town's tax base.</i>

RE.ED3: Balanced Commerce and Industry: Strengthen Hayden's commercial core and raise its profile as a center of industry.

Complies		Action	Policies
Yes	No		
<u>√</u>	_____	RE.ED3.1	Retain and expand upon regionally-serving commercial, industrial and service uses. <i>Staff comment: The proposed</i>

*development will be located adjacent to YVRA and provide additional resources to serve this regional asset.*

<div style="display: flex; align-items: center;"> <div style="text-align: center; margin-right: 20px;"> <u>√</u> </div> <div style="text-align: center; margin-right: 20px;"> <u>      </u> </div> </div>	RE.ED3.4    Create a community that is widely recognized as a multi-purpose hub for Routt County, and center of employment, commerce, government services, education, culture and recreational activities. <i>Staff comment: The NCBP will provide a regional industrial and commerce center located adjacent to the YVRA.</i>
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<div style="display: flex; align-items: center;"> <div style="text-align: center; margin-right: 20px;"> <u>√</u> </div> <div style="text-align: center; margin-right: 20px;"> <u>      </u> </div> </div>	RE.ED3.5    Support efforts that expand the area’s commercial base, growing Town revenues, and providing essential services for residents, while also reducing spending beyond the market. <i>Staff comment: See previous comments.</i>
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RE.ED5: Regional Assets: Promote Hayden’s regional connections (roadway, rail and air-travel) and technological infrastructure investment to support development.

Complies		Action	Policies
Yes	No		
<div style="display: flex; align-items: center;"> <div style="text-align: center; margin-right: 20px;"> <u>√</u> </div> <div style="text-align: center; margin-right: 20px;"> <u>      </u> </div> </div>	RE.ED5.4    Create an attractive entrance to the airport facility that welcomes residents and visitors to Hayden. <i>Staff comment: Future development plans include a road through the NCBP to US Highway 40 extending from the main entrance of YVRA.</i>		
<div style="display: flex; align-items: center;"> <div style="text-align: center; margin-right: 20px;"> <u>√</u> </div> <div style="text-align: center; margin-right: 20px;"> <u>      </u> </div> </div>	RE.ED5.6    Encourage levels and types of development activity that can be supported by existing and future infrastructure, reflects the community’s vision, and demonstrates an understanding of market support and industry preferences. <i>Staff comment: Development of the type envisioned in the NCBP is supported in the Plan and the Town has commitments from potential tenants that will support their industry’s needs.</i>		

CA.ED2: Encourage development consistent with airport expansion goals that will increase Town’s taxable revenue.

Complies		Action	Policies
Yes	No		
<div style="display: flex; align-items: center;"> <div style="text-align: center; margin-right: 20px;"> <u>√</u> </div> <div style="text-align: center; margin-right: 20px;"> <u>      </u> </div> </div>	CA.ED2.4    Consider annexation proposals that will increase Town revenues with limited infrastructure and service impacts in the airport growth area. <i>Staff comment: The proposal will</i>		

*annex property located adjacent to the YVRA for industrial and commercial development and planned infrastructure improvements will improve existing infrastructure.*

CA.ED3: Encourage development of airport commercial and businesses that will increase Town's taxable revenue.

Complies		Action	Policies
Yes	No		
<u>  √  </u>	<u>      </u>	CA.ED3.1	Consider annexation proposal[s] that will increase Town revenues with limited impacts in the airport growth area. <i>Staff comment: This proposal is located adjacent to YVRA.</i>

#### COMPLIANCE WITH THE TOWN OF HAYDEN DEVELOPMENT CODE

While the Hayden Development Code (Code) contains numerous regulations regarding land use, staff has selected the following checklist to highlight the regulations directly applicable to this application. Interested parties are encouraged to review the Code to determine if there are other regulations that may be applicable to the review of this application.

#### Chapter 7.16 – Development Review Procedures

##### Section 7.16.020 – General Procedures and Requirements.

Complies		Section	Standards
Yes	No		
<u>  √  </u>	<u>      </u>	f.	Step 6: Review and Decision
		(3)	<b>Findings.</b> The reviewing authority shall adopt written findings which document that a recommendation or decision is based upon a determination of whether the development application complies with the applicable review criteria. The written findings shall state the conditions or mitigation. <i>Staff comment: Recommended findings of fact and conditions are included below for the Planning Commission's consideration.</i>



### Section 7.16.050 – Rezoning.

The boundaries of any zone district may be changed or the zone classification of any parcel of land may be changed pursuant to this Section. The purpose is not to relieve particular hardships nor to confer special privileges or rights to any person, but only to make adjustments to the Official Zoning Map that are necessary in light of changed conditions or changes in public policy or that are necessary to advance the general welfare of the Town.

Complies		Section	Standards
Yes	No		
		(c)	<b>Review Criteria.</b> The Planning Commission and Council shall use the following review criteria as the basis of recommendations and decisions on applications for rezonings: <i>The proposed zoning at this stage of the development is Open (O). A future rezoning will occur with future subdivision and development plans.</i>
<u>√</u>	_____	(2)	Evidence of substantial compliance with the purposes of the Development Code; <i>Staff comment: See analysis contained herein.</i>
<u>√</u>	_____	(3)	Consistency with the Master Plan; <i>Staff comment: See analysis contained herein.</i>
<u>√</u>	_____	(4)	Physical suitability of the land for the proposed development or subdivision;
<u>√</u>	_____	(5)	Compatibility with surrounding land uses; <i>Staff comment: The proposed industrial and commercial development is located adjacent to YVRA.</i>
<u>√</u>	_____	(6)	Whether the proposed rezoning is justified by changed or changing conditions in the character of the area proposed to be rezoned; <i>Staff comment: The property under consideration is identified in the Master Plan as being appropriate for the type of development being proposed.</i>
<u>√</u>	_____	(7)	Whether there are adequate facilities available to serve development for the type and scope suggested by the proposed zone compared to the existing zoning, while maintaining adequate levels of service to existing development; <i>Staff comment: Future subdivision and development plans include extension and improvements to area infrastructure.</i>
<u>√</u>	_____	(8)	Whether the rezoning is consistent with the stated purpose of the proposed zoning district;

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(9) That, compared to the existing zoning, the rezoning is not likely to result in adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation, or such impacts will be substantially mitigated; <i>Staff comment: See the analysis contained herein. It should be noted that additional analysis will be provided at the time future subdivision and development plans are submitted.</i></p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(10) That, compared to the existing zoning, the rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; <i>Staff comment: See above comment.</i></p>   |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(11) Adequate mitigation is required for rezoning applications which result in greater intensity of land use or increased demands on public facilities and infrastructure. <i>Staff comment: See above comment. No development is anticipated under the currently proposed Open (O) zoning and the Final Plat will include a note that limits building upon the lots in their current configuration.</i></p>   |

#### Section 7.16.080 – Subdivisions

The purpose of the subdivision review procedures is to ensure compliance with all the standards and requirements in this Development Code and encourage quality development consistent with the goals, policies and objectives in the Master Plan and purposes of this Development Code.

Complies Yes      No		Section	Standards
		(f)	<b>Final Plat Review Criteria.</b> After approval of a Preliminary Plan, the applicant may submit an application for a Final Plat. The following criteria shall apply to review of a Final Plat subdivision application: <i>Staff comment: No preliminary plan is being submitted at this time, as this platting is to divide the Property into two (2) parcels, facilitating the sale of the east parcel to the Town and for the submittal of future development plans that will implement the NCBP proposal. A finding stipulating that no preliminary plan is required is recommended below.</i>
		(1)	The Town Engineer shall compare the legal description of the subject property with the County records to determine that:
<input checked="" type="checkbox"/> <input type="checkbox"/>		(i)	The property described contains all contiguous single ownership and does not create a new or remaining unrecognized parcel of less than thirty-five (35) acres in size,

- |                |       |  |
|----------------|-------|--|
| <u>√</u> _____ | (ii)  | The lots and parcels have descriptions that both close and contain the area indicated, and   |
| <u>√</u> _____ | (iii) | The plat is correct in accordance with surveying and platting standards of the State;  |
| <u>√</u> _____ | (5)   | The Final Plat complies with all applicable technical standards adopted by the Town; and   |
|                | (i)   | <b>Revocation.</b> An approval of a Final Plat is revoked pursuant to this Section.  |
| <u>√</u> _____ | (1)   | <b>Recording.</b> The applicant shall cause the Final Plat and restrictive covenants, if any, to be recorded within ninety (90) days from the date of approval and acceptance of the Council. IN the event that the plat is not recorded, the approval of the Council shall be deemed to be void and such plat shall not thereafter be recorded, unless and until the Mayor executes a written authorization for recording the Final Plat. <i>Staff comment: A finding is included below that it is appropriate to waive the requirement that the Final Plat be recorded within ninety (90) days to allow the concurrent completion of the annexation process.</i> |

#### 7.16.150 Annexation

- |                |     |   |
|----------------|-----|---|
|                | (b) | <b>Statement of Policy and Review Criteria.</b> It shall be the general policy of the Town with respect to annexations, the annexation application, and the consideration of annexation petitions that:   |
|                | (1) | Annexation is a discretionary act. With the exception of a petition initiated by the Town for the annexation of an enclave, the Council shall exercise its sole discretion in the annexation of territory to the Town.  |
| <u>√</u> _____ | (2) | The land to be annexed and the uses proposed for the land shall conform to the goals, policies and strategies of the Master Plan and to the land uses depicted on the [Future] Land Use Map, as amended. <i>Staff comment: See the analysis herein. This parcel is identified as a prime development parcel in the Master Plan.</i> |
| <u>√</u> _____ | (3) | Certain public facilities and amenities are necessary and must be constructed as part of any territory annexed to the Town in order that the public needs may be served by such facilities. These   |

facilities include, but not by way of limitation, arterial streets, bridges public parks and recreation areas, water and sanitary facilities, school sites, fire and police station sites, and storm drainage facilities. The annexation of lands to the Town shall be shown not to create any additional cost or burden on the then-existing residents of the Town to provide such public facilities in any newly annexed area. *Staff comment: A draft Annexation Agreement is included with this report that outlines the proposal to meet this standard. A condition is included below that stipulates that the Annexation Agreement is finalized and approved by Council and that such Annexation Agreement is recorded with the Annexation Map and Annexation Ordinance.*

- |                           |   |
|---------------------------|---|
| <u>NA</u> _____           | (6) All water rights shall be deeded to the Town at the time of annexation. <i>Staff comment: No water rights are associated with the Property.</i>   |
| (e) Post Approval Actions |   |
| <u>√</u> _____            | (1) After final passage of the annexation ordinance, the applicant shall file with the Town final versions of all applicable documents including a mylar of the annexation map(s). <i>Staff comment: A condition in this regard is included below.</i>  |
| <u>√</u> _____            | (2) In the event that zoning was requested with the annexation, zoning shall be granted by an ordinance and the official zoning map shall be amended accordingly. In the event that zoning was not requested with annexation the Town shall bring the area annexed under the zoning ordinance and map within ninety (90) days after the effective date of the annexation ordinance in the manner provided by this Development Code. In the event that the property owner does not request and process its zoning request within such ninety (90) day period, the zoning of the annexed property shall be deemed to be Open (O) Zone District as defined in this Code. <i>Staff comment: Open (O) zoning is requested concurrently with this annexation proposal, though a future rezoning will be processed concurrently with subsequent subdivision and development plans.</i> |

## Chapter 7.20 – Zone Districts and Official Zoning Map

### Section 7.20.050 – O Open District

Complies		Section	Standards
Yes	No		
<u>√</u>	_____		<p>The intent of this district is to define and preserve the Town's agricultural heritage; to allow for larger public uses such as parks, open spaces, schools and the Routt County Fairgrounds; and to provide separation between and from potentially incompatible uses. This district is not intended for residential development. The owner of any property in the O – Open District may at any time petition to rezone the property consistent with the rezoning procedures of this Development Code. <i>Staff comment: The property is currently used and assessed agriculturally and is being zoned concurrently with annexation as O – Open District as a "holding" zone. It is anticipated that a rezoning will occur at the time subsequent subdivision and development plans are submitted for the NCBP.</i></p>

### RECOMMENDATION:

#### Findings of Fact:

1. The proposal meets the standards of the Town of Hayden's Development Code, is in general conformance with the intent and purpose of the Hayden Forward Master Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.
2. It is appropriate to zone the annexed property as O – Open Zone District until such time as future development plans are submitted for the Northwest Colorado Business Park (NCBP).
3. It is appropriate to waive preliminary plan standards at this time, as this platting is to create two (2) parcels to facilitate the sale of the east parcel to the Town and the submittal of future development plans that will implement the NCBP proposal.
4. It is appropriate to waive the requirement that the Final Plat be recorded within ninety (90) days to allow for the concurrent completion of the annexation process.

#### Subject to the following conditions:

1. The approval of the annexation shall be authorized and approved by an ordinance of the Hayden Town Council, and such ordinance recorded in the records of the Routt County Clerk and Recorder.
2. The approval of the rezoning shall be authorized and approved by an ordinance of the Hayden Town Council, and such ordinance recorded in the records of the Routt County Clerk and Recorder.
3. The Final Plat shall:

- a. Conform to the applicable subdivision platting standards of the Hayden Development Code.
  - b. Contain a note that stipulates that the lots designated as Outlots and are specifically not approved as building lots in their current configuration.
  - c. Be recorded concurrently with the Annexation Map and Annexation Ordinance.
4. The Annexation Agreement shall be finalized and approved by Council and that such Annexation Agreement is recorded concurrently with the Annexation Map and Annexation Ordinance.

**MANAGER'S RECOMMENDATION/COMMENTS:** I concur with this recommendation.

## PETITION FOR ANNEXATION

Frank J. Sinton, Member, Sandhill Investments LLC, whose address is P.O. Box 2705, Durango, CO 81302 ("Petitioner") hereby petitions the Board of Trustees of the Town of Hayden, Colorado, for annexation to the Town of Hayden of the unincorporated area more particularly described in Exhibit A hereto, which area is located entirely in Routt County, Colorado. In support of this Petition, Petitioner states and represents as follows:

1. It is desirable and necessary that the area described in Exhibit A be annexed to the Town of Hayden.
2. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the Town of Hayden.
3. A community of interest exists between the area proposed to be annexed and the Town of Hayden.
4. The area proposed to be annexed is urban or will be urbanized in the near future.
5. The area proposed to be annexed is integrated or is capable of being integrated with the Town of Hayden.
6. Petitioner is the only landowner in the area proposed to be annexed and Petitioner owns a one hundred percent (100%) interest in the area proposed for annexation. An annexation election is not required.
7. The mailing address of each signer and the date each signer signed this Petition are set forth below. The signers individually represent and warrant that the statements and representations contained in this Petition are true and correct.
8. Accompanying this Petition are four (4) copies of an annexation map containing the following information:
  - a. A written legal description of the boundaries of the area proposed to be annexed.
  - b. A map showing the boundary of the area proposed to be annexed.
  - c. Within the annexation boundary map, a showing of the location of each ownership tract in the unplatted area; and
  - d. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the Town of Hayden.
9. The area proposed to be annexed is not presently a part of any incorporated city, city and county, or town.
10. The requirements of C.R.S. 31-12-104 and 31-12-105 exist and have been met.

Petitioner requests that the Town of Hayden approve the annexation of the area proposed to be annexed described in Exhibit A, incorporating the provisions of the Pre-Annexation Agreement.

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Page 2 of 3

Petition for Annexation

Sandhill Investments LLC

**Sandhill Investments LLC,  
a Colorado limited liability company**



Frank J. Sinton, Member

PO Box 2705

Durango, CO 81302


STATE OF ~~COLORADO~~ <sup>Nebraska (KH)</sup> )

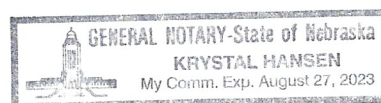
COUNTY OF Douglas ) ss.

This Petition for Annexation was acknowledged and sworn and subscribed to before me on the 29<sup>th</sup> day of April, 2022, by Frank J. Sinton, Member, Sandhill Investments LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 08-27-23

  
Notary Public





**EXHIBIT A**

Legal description:

A tract of land located in the SE1/4 of Section 11 and in the W1/2 SW1/4 of Section 12, all T6N R88W, 6<sup>th</sup> P.M., Routt County, Colorado, being more particularly described as follows:

BEGINNING at the Northeast Corner of the SE1/4 (East ¼ Corner) of Section 11; thence S 88°27'57" E along the North line of said W1/2 SW1/4 of Section 12 a distance of 1335.92 feet, to the Northeast Corner thereof; thence S 1°39'07" W along the East line of said W1/2 SW1/4 a distance of 2646.40 feet, to the Southeast Corner thereof, further being the Northeast Corner of that parcel of land as described in Book 664 at Page 1460, records of Routt County; thence N 55°55'18" W along the Northerly line of said parcel a distance of 1581.43 feet, to a point on the West line of said W1/2 SW1/4 from which the Southwest Corner of said Section 12 bears S 1°37'05" W a distance of 848.07 feet; thence continuing along said Northerly line N 55°55'18" W a distance of 1576.52 feet, to the Northwest Corner of said parcel, being on the Northerly Right-of-Way line of Routt County Road No. 51A; thence Northerly along said Right-of-Way 127.36 feet along the arc of a curve to the left of Central Angle 35°55'19" and of Radius 203.14 feet, the Chord of which bears N 51°46'46" W for 125.28 feet; thence continuing along said Right-of-Way 389.86 feet along the arc of a curve to the right of Central Angle 51°41'30" and of Radius 432.13 feet, the Chord of which bears N 43°53'41" W for 376.78 feet; thence continuing along said Right-of-Way N 18°02'56" W a distance of 121.09 feet; thence along said Right-of-Way 232.14 feet along the arc of a curve to the right of Central Angle 32°03'50" and of Radius 414.81 feet, the Chord of which bears N 2°00'59" W for 229.12 feet; thence along said Right-of-Way N 14°00'57" E a distance of 170.64 feet; thence along said Right-of-Way 83.94 feet along the arc of a curve to the left of Central Angle 15°42'41" and of Radius 306.12 feet, the Chord of which bears N 5°46'33" E for 83.68 feet, to a point on the North line of said SE1/4 of Section 11; thence departing said Right-of-Way S 88°59'03" E along said North line a distance of 1712.25 feet, to the POINT OF BEGINNING, containing 117.10 acres, more or less.

RESOLUTION NO. 2022-06

A RESOLUTION OF THE TOWN OF HAYDEN, COLORADO FINDING THAT A PETITION FOR ANNEXATION IS IN SUBSTANTIAL COMPLIANCE WITH CRS §31-12-107(1) AND SETTING A HEARING DATE FOR THE ANNEXATION PETITION FOR THE NORTHWEST COLORADO BUSINESS PARK ANNEXATION TO THE TOWN OF HAYDEN

RECITALS

WHEREAS, Sandhill Investments LLC, a Colorado limited liability company, (Petitioner) filed with the Hayden Town Clerk a Petition for Annexation (Petition) on April 29, 2022 for annexation to the Town of Hayden of the unincorporated area located in Section 11, T6N, R88W, 6<sup>th</sup> PM more particularly described in Exhibit A attached hereto and referred to as the Northwest Colorado Business Park Annexation; and

WHEREAS, the Hayden Town Council must review the Petition to determine whether the Petition is in substantial compliance with CRS §31-12-107(1) and, in the event that a finding of substantial compliance is so made, schedule a public hearing to determine whether the proposed annexation complies with Section 30 of Article II of the State Constitution and CRS §31-12-104 and §31-12-105 or such parts thereof as may be required to establish eligibility under the terms of CRS §31-12-101, et seq.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HAYDEN, COLORADO:

1. The Town Council of the Town of Hayden finds that the Petition for Annexation of that area more particularly described in Exhibit A attached hereto known as the Northwest Colorado Business Park Annexation, and filed with the Town Clerk on April 29, 2022, is in substantial compliance with CRS §31-12-107(1).
2. A public hearing to determine whether the proposed annexation complies with Section 30 of Article II of the State Constitution and CRS §31-12-104 and §31-12-105 or such parts thereof as may be required to establish eligibility under the terms of CRS §31-12-101, et seq, is hereby set for July 7, 2022 at the Town Council meeting beginning at 7:30 p.m. held at Town Hall, 178 Jefferson Avenue, Hayden.
3. The Town Clerk shall publish and give notice of said hearing as required by state law.

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INTRODUCED, READ, AND ADOPTED THIS 19<sup>th</sup> DAY OF MAY, 2022.

  
Zachary Wuestewald, Mayor

Attest:

  
Sharon Johnson  
Town Clerk



EXHIBIT A

Legal description:

A tract of land located in the SE1/4 of Section 11 and in the W1/2 SW1/4 of Section 12, all T6N R88W, 6<sup>th</sup> PM., Routt County, Colorado, being more particularly described as follows:

BEGINNING at the Northeast Corner of the SE1/4 (East ¼ Corner) of Section 11; thence S 88°27'57" E along the North line of said W1/2 SW1/4 of Section 12 a distance of 1335.92 feet, to the Northeast Corner thereof; thence S 1°39'07" W along the East line of said W1/2 SW1/4 a distance of 2646.40 feet, to the Southeast Corner thereof, further being the Northeast Corner of that parcel of land as described in Book 664 at Page 1460, records of Routt County; thence N 55°55'18" W along the Northerly line of said parcel a distance of 1581.43 feet, to a point on the West line of said W1/2 SW1/4 from which the Southwest Corner of said Section 12 bears S 1°37'05" W a distance of 848.07 feet; thence continuing along said Northerly line N 55°55'18" W a distance of 1576.52 feet, to the Northwest Corner of said parcel, being on the Northerly Right-of-Way line of Routt County Road No. 51A; thence Northerly along said Right-of-Way 127.36 feet along the arc of a curve to the left of Central Angle 35°55'19" and of Radius 203.14 feet, the Chord of which bears N 51°46'46" W for 125.28 feet; thence continuing along said Right-of-Way 389.86 feet along the arc of a curve to the right of Central Angle 51°41'30" and of Radius 432.13 feet, the Chord of which bears N 43°53'41" W for 376.78 feet; thence continuing along said Right-of-Way N 18°02'56" W a distance of 121.09 feet; thence along said Right-of-Way 232.14 feet along the arc of a curve to the right of Central Angle 32°03'50" and of Radius 414.81 feet, the Chord of which bears N 2°00'59" W for 229.12 feet; thence along said Right-of-Way N 14°00'57" E a distance of 170.64 feet; thence along said Right-of-Way 83.94 feet along the arc of a curve to the left of Central Angle 15°42'41" and of Radius 306.12 feet, the Chord of which bears N 5°46'33" E for 83.68 feet, to a point on the North line of said SE1/4 of Section 11; thence departing said Right-of-Way S 88°59'03" E along said North line a distance of 1712.25 feet, to the POINT OF BEGINNING, containing 117.10 acres, more or less.

**NORTHWEST COLORADO BUSINESS PARK  
ANNEXATION IMPACT REPORT**

**DRAFT MAY 11, 2022**

**Annexation of property to the  
Town of Hayden, Colorado  
by  
Sandhill Investments LLC  
&  
Town of Hayden**

## **INTRODUCTION**

The following report has been prepared pursuant to Section 31-12-108.5 of the Colorado Revised Statutes (CRS) and concerns the proposed annexation by Sandhill Investments LLC, a Colorado limited liability company, and the Town of Hayden, Colorado, pursuant to a Contract to Buy and Sell Real Estate dated \_\_\_\_\_, 2022 of certain real property known as the Northwest Colorado Business Park property (Property) to the Town of Hayden (Town). The property is proposed to be annexed is 117.10 acres, more or less. The Property is located in Sections 11 and 12, Township 6 North, Range 88 West, 6<sup>th</sup> PM, Routt County, Colorado.

### **A. CURRENT ZONING/USES/PROCESS**

The Property is currently zoned AF (Agriculture & Forestry) in Routt County, Colorado. The owner of the Property is Sandhill Investments, LLC, a Colorado limited liability company (Sandhill). Proposed uses of the Property include commercial and industrial uses. The Town is under contract to purchase the eastern approximately 58 acres from Sandhill, and Sandhill and the Town are working cooperatively to annex, subdivide and zone the Property. Initial zoning to accommodate the split of the Property for the 58-acre sale to the Town is proposed to be Open (O); subsequently, and in conjunction with the second phase of subdivision for development purposes, Commercial (C) and Industrial (I-1) zoning is proposed.

The land is currently vacant and has generally been used for agriculture in the past.

The Annexation Petition for the Property has been submitted to the Town of Hayden and the Hayden Town Council, and a Resolution of Substantial Compliance (Resolution 2022-06) will be considered on May 19, 2022. If approved, Resolution 2022-06 will acknowledge receipt of the petition for annexation, adopt findings regarding the Property, and set a date, time and place for a Public Hearing on the petition for annexation. It is expected that the Public Hearing will be held on July 7, 2022 at the Hayden Town Council meeting beginning at 7:30 p.m. at Hayden Town Hall, 178 W Jefferson Avenue, Hayden.

Advertising and notice, pursuant to the CRS, has been directed by the Town of Hayden. Copies of the annexation petitions, the referenced resolution, and the published notice of the hearing, will be mailed via registered mail no later than June 10, 2022 to the Routt County Board of Commissioners, Routt County Attorney, Hayden School District, West Routt Fire Protection District, West Routt Library District, Hayden Cemetery District, Colorado River Conservation District, Upper Yampa Conservancy District and Solandt Memorial Hospital District in accordance with CRS §31-12-108. This annexation impact report has been completed by the Town of Hayden.

### **B. ANNEXATION IMPACT REPORT REQUIREMENTS**

This section is divided into the six elements that correspond to CRS §31-12-108.5(1)(a)-(f) as follows:

## **1. REQUIRED MAPS – CRS §31-12-108.5(1)(a)**

Three maps are included as exhibits to this report as required by Subparagraph (a) of CRS §31-12-108.5:

### ***Exhibit A: Annexation Map***

The Annexation Map reflects that approximately 5,804.35 linear feet of the boundary of the Property are contiguous with the Town of Hayden. The contiguity established with the Town is indicated on the Annexation Map with a dashed line along the contiguous portion of the Property boundary line. The approximate percentage of the perimeter of the Property contiguous with the Town of Hayden is 58%.

The perimeter of the proposed annexation that are contiguous with the current boundaries of the Town of Hayden meet the requirement found in CRS §31-12-104 that property be at least 1/6 (16.6%) contiguous with the municipality that is being petitioned for annexation.

This annexation is directly north of the main facilities of the Yampa Valley Regional Airport (YVRA).

### ***Exhibit B: Conceptual Utility Service Map/Preliminary Design Report***

This map identifies a conceptual alignment of the proposed Town of Hayden sewer and water lines from the existing Town boundaries to the Property. Sunrise Engineering has prepared an Airport Development Preliminary Design Report (Report) to explore the feasibility and plan for utility and roadway extensions to service the annexation area. The full volume of the Report is included in this Exhibit. Engineered plans will be developed for this area in association with the subdivision development.

### ***Exhibit C: General Zoning Map, Concept Plan & Phasing***

These maps identify general land use proposed on the subject property in two phases. At this time, the Property is an open field. Proposed uses for the Property include the development of a Commercial/Industrial business park that will serve light industry, airport-related operations, offices, equipment storage, and commercial operations. Any residential units would be “live-work” units related to the light industry and commercial uses and thereby will a measure of relief for needed housing related to these new proposed employment centers.

#### **Phase 1: 1 to 5 year timeframe**

This phase includes development of roads extending from County Road 51A (CR51A) bisecting the Property to provide direct access to businesses within the property and opportunities for a future redundant connection from CR51A to US Highway 40. This will improve the traffic circulation from YVRA and Xcel Energy Station and open up additional business opportunities for large industrial users that want to invest in this area. Generally, it is expected that the eastern portion of the property will develop first.

#### **Phase 2: 6 to 15 year timeframe**

This phase includes the western portion of the Property being developed for additional commercial and industrial uses.

**Streets:**

The Property is bounded by CR51A on the south. No other paved roads currently serve the Property. The applicant is proposing the extension and development of internal roads connection concurrent with phasing of parcel development.

The Town of Hayden will require the applicants to complete a professional Traffic Impact Study (Study) as part of any development on the Property. This Study will provide the Town with information regarding traffic and road impacts to YVRA operations and CR51A. The findings of the Study may require off-site improvements the expense of which the applicants will need to shoulder or leverage otherwise.

**Major Trunk Water Mains, Sewer Interceptors and Outfalls:**

There are no water mains, sewer interceptors or outfalls onsite. The Property is not currently connected to the Town's water system. Water mains and sewer interceptors or outfalls will be provided as set forth in an annexation agreement and any subdivision improvements agreement.

**Other Utility Lines and Ditches:**

Utilities, including water, sewer, power, telephone, broadband, etc. are found south of the Property at the YVRA.

**2. PREANNEXATION AGREEMENT – CRS §31-12-108.5(1)(b)**

An annexation agreement has been drafted, is in progress with the applicant and will be part of the annexation of the Property.

**3. EXTENSION/PROVISION OF MUNICIPAL SERVICES – CRS §31-12-108.5(1)(c)**

For all facilities, the parties will have the obligation to develop and install all onsite and off-site transmission and/or infrastructure facilities necessary to serve the Property with water, wastewater, stormwater facilities and services.

**Water:**

It is anticipated that the parties will provide a sufficient amount of raw water to serve the development of the Property per Town Ordinances. Water treatment and water services will be provided to the Property by the Town upon completion of all necessary facilities.

The YVRA and surrounding areas are currently provided water predominantly by the 500,000 gallon Seneca Hill water tank. The Seneca Hill tank is filled from the Hospital Hill pump station located approximately 2 miles west of the airport. When the tank is being filled, the water to the development is being provided from the Hospital Hill pump station as well. Based on the hydraulics of the area, the new development would also be served from the Seneca Hill tank and through the Hospital Hill pump station. To properly serve the new development, roughly 15,000



feet of 8-inch distribution pipe will need to be installed. Also, a second 500,000 gallon tank will need to be constructed next to the Seneca Hill tank to provide adequate capacity.

**Wastewater:**

It is anticipated that the wastewater services and treatment will be provided by the Town after acceptance of all wastewater facilities as constructed by the parties.

There is currently a lift station to the northwest of YVRA that collects all wastewater from the airport by a gravity system. This lift station then pumps the wastewater to the west where it ties into the existing gravity sewer system for the Town of Hayden. This sewage then flows to the wastewater treatment facility located north of the Town of Hayden. Since the airport lift station is located at an elevation that is higher than the new development, a new gravity collection system and lift station would need to be installed. This new lift station would be located at the northeast corner of the Property, which has the lowest elevation, and the new gravity collection system would lead all wastewater flows from the development to this new lift station. This new lift station will then pump the water through a new force main to the existing airport lift station.

Upgrades would also need to be made to the existing airport lift station and its corresponding force main. These upgrades will add capacity to the existing system so it can handle the additional discharges from the new development.

**Stormwater:**

The Property is bisected by a drainage flowing generally towards the north. The parties will design and construct storm drainage facilities within the Property including, but not limited to, channels, inlets, piping, detention/retention ponds and water quality facilities. The parties shall convey and manage the 100 year storm events in compliance with standards approved by the Town and included in the annexation agreement for the Property.

**Other Dry Utilities:**

Providers other than the Town of Hayden will provide services including telephone and broadband service by CenturyLink and Luminant, electrical service by Yampa Valley Electric Association, and natural gas service by Atmos Energy. Service lines are intended to be located within street or other rights-of-way dedicated to those purposes within the Property.

**Emergency Services:**

Police protection will be provided by the Town of Hayden's Police Department. The West Routt Fire Protection District will provide ambulance and fire protection services.

**Open Space/Parks/Public Land Dedication**

The annexation agreement and platting process will document the public land dedications and/or fees that will be suitable for schools, libraries, fire and police facilities and other public facilities as appropriate.

**Streets:**

The proposed access to the Property will be from CR51A. It is anticipated that the parties will improve both off-site (as identified in the Traffic Study) and onsite streets to urban public standards as identified in the annexation agreement.

**4. FINANCING SERVICE EXTENSIONS – CRS §31-12-108.5(1)(d)**

- A. Development fees,
- B. Special Improvement Districts,
- C. Developer funds,
- D. Metropolitan Districts, or
- E. As otherwise agreed to between the Town and property owner(s).

**5. EXISTING DISTRICTS IN THE AREA TO BE ANNEXED – CRS §31-12-108.5(1)(e)**

The Routt County Treasurer’s office records reflect that the property is subject to the following taxing authorities:

<u><b>Tax District</b></u>	<u><b>Levy</b></u>
West Routt Library	1.711
Hayden School District	43.158
Hayden Cemetery	0.371
Colorado River Water Conservation District	0.501
Upper Yampa Water Conservancy District	1.820
Solandt Memorial Hospital District	0.343
West Routt Fire District	3.094
Routt County	16.991

With annexation of the Property to the Town, the Hayden mill levy of 25.067 will be added to the tax role for this Property.

**6. EFFECT ON SCHOOL DISTRICT - CRS §31-12-108.5(1)(f)**

Zoning requested for the Property ultimately will include Commercial (C) and Industrial (I-1). According to the parties, there are limited plans for residential development of the Property basically live-work units related to the commercial and industrial businesses. Impacts to the Hayden School District (District) will include additional revenue from increased property taxes on the Property in the future. Increases in student numbers would come from employees who currently live outside the District moving to Hayden because of the new facilities and associated job creation.

**7. REVENUE PROJECTIONS**

The parties have projected revenues from the development of the Property for both property and sales taxes that might accrue to the Town of Hayden. Those estimates include yearly property tax

revenue of \$\_\_\_\_\_ and yearly sales tax revenues of up to \$\_\_\_\_\_ per year. Town staff has not reviewed the sales tax projections for this project in detail.

## **EXHIBIT A**

# NORTHWEST COLORADO

# BUSINESS PARK ANNEXATION

PORTIONS OF THE SE1/4 SECTION 11 AND OF THE W1/2 SW1/4 SECTION 12  
T6N R88W, 6th P.M., ROUTT COUNTY, COLORADO

[illegible]

Does hereby Annex to the Town of Hayden the above described Parcel of land.

In witness whereof, the said SANDHILL INVESTMENTS, LLC, has caused its name to be here unto subscribed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SANDHILL INVESTMENTS, LLC.

By: \_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ROUTT )  
The foregoing Certificate of Ownership and Dedication was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_.

WITNESS my hand and official seal.  
My commission expires:

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**Notary Public**

APPROVAL OF BOARD OF TRUSTEES  
The Board of Trustees of the TOWN OF HAYDEN, do hereby authorize and approve this Annexation on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, A.D.

Zachary Wuestewalt, Mayor

Attest \_\_\_\_\_

HAYDEN PLANNING COMMISSION APPROVAL  
The Planning Commission of Hayden, Colorado, does hereby authorize and approve this Annexation on this \_\_\_\_\_ day of \_\_\_\_\_, 2022. A.D.

**Chairman**

ROUTT COUNTY CLERK AND RECORDS: ACCEPTANCE

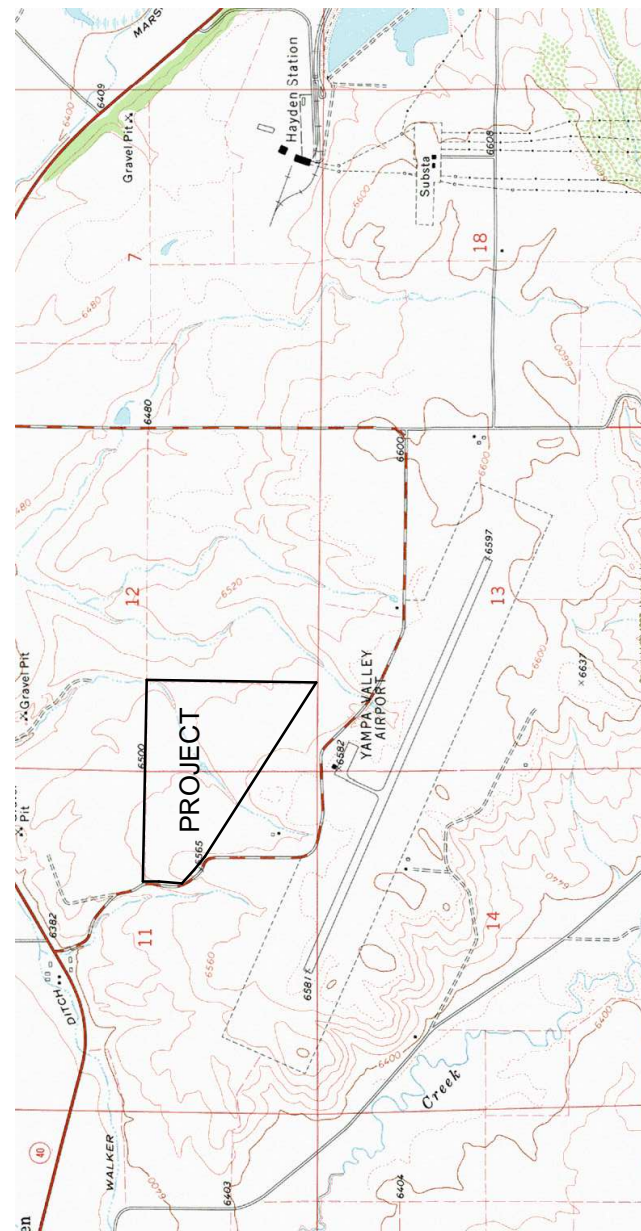
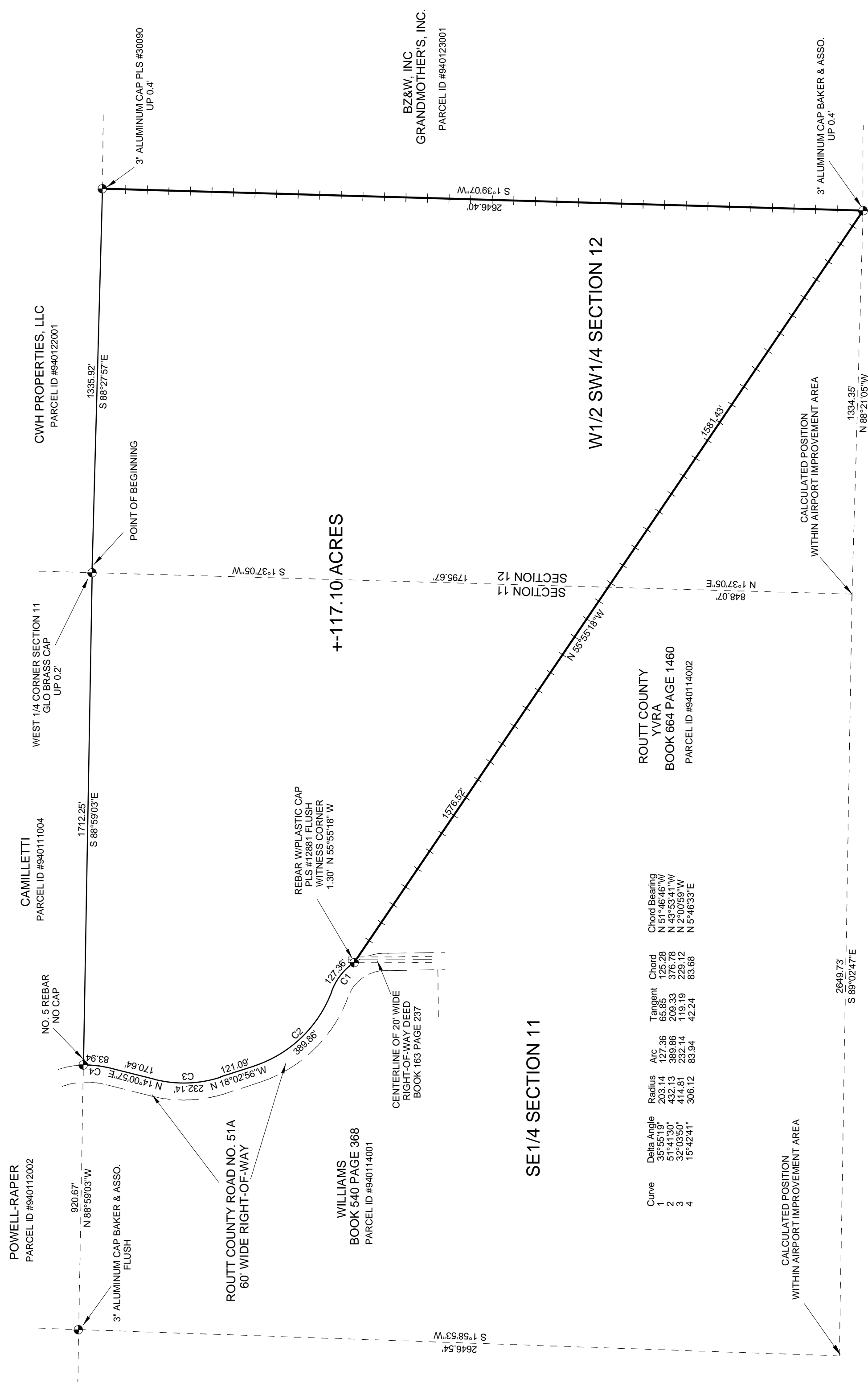
This Plat was accepted for filing in the Office of the Routt Clerk on \_\_\_\_\_ day of \_\_\_\_\_, 2022, A.D.

File No.	Reception No.	Time	m.
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

JENNY THOMAS. ROUTT COUNTY CLERK & RECORDER

TOWN OF HAYDEN	SE 1/4 SECTION 11 W 1/2 SW 1/4 SECTION 12		TOWN B88W, 6th P.M., ROUITT COUNTY, COLORADO		DOWLING LAND SURVEYORS P.O. BOX 954 HAYDEN CO. 81639 (970) 276-3613 FAX 276-4595					NORTHWEST COLORADO BUSINESS PARK ANNEXATION
	SCALE	DWG	DATE	REV	FILE					
	1" = 300'	GRD	5/3/22			SHEET 028				

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



**SURVEYOR'S CERTIFICATE**  
I, Gordon R. Downing, PLS # 30090, a duly registered land surveyor in the State of Colorado, do hereby certify that this Annexation Plat was prepared by me or my direct supervisor, and fully complies with the statutory requirements as noted hereon, and this Annexation Plat, as accurate to the best of my knowledge, information and belief.

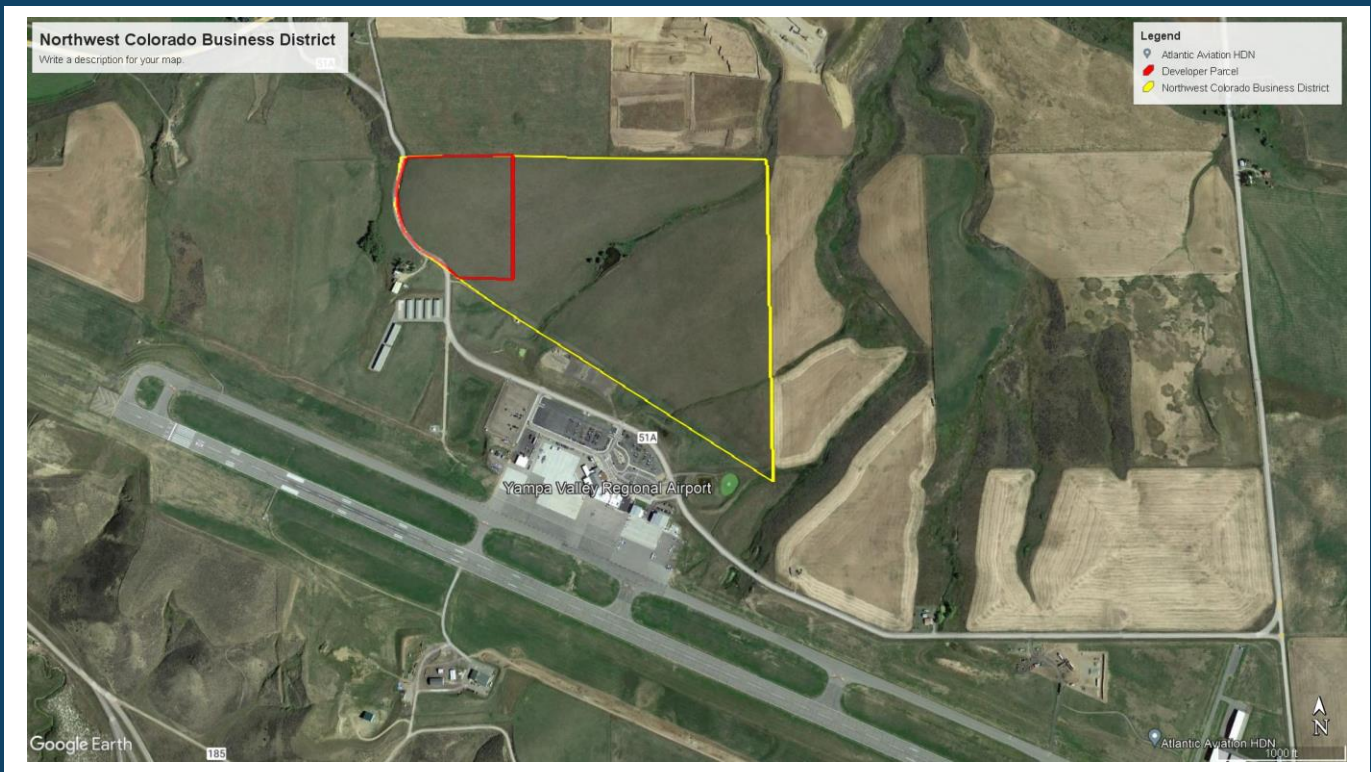
Dated this       day of       2022

Gordon R. Dowling  
PLS #30090

PDF Created with deskPDF TS PDF Writer - DEMO :: <http://www.docudesk.com>

## **EXHIBIT B**





## AIRPORT DEVELOPMENT PRELIMINARY DESIGN REPORT

PREPARED: FEBRUARY 2021

PREPARED FOR:

TOWN OF HAYDEN, CO

178 W JEFFERSON AVE.

HAYDEN, CO 81639

PREPARED BY:

SUNRISE ENGINEERING, INC.

201 COMMERCE DRIVE, UNIT 1

FT. COLLINS, CO 80524

(970) 372-2255



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## Section 1: Project Components (ED900 - C.1)

### Overview

The purpose of the project is to develop parcel 940123002 (≈117 acres) in Routt County, Colorado to cultivate the economic development and growth for the Town of Hayden, Colorado, and the surrounding areas. This parcel is located directly north of the Yampa Valley Regional Airport, south of US Highway 40, north of County Road 51A, and west of County Road 51. The land will be developed to expand the business clusters of construction, manufacturing, transportation, and distribution, aviation, sustainable energy sources, R&D and outdoor recreation industries.

It is proposed that this parcel will be developed with all necessary municipal infrastructure improvements. The Town of Hayden is seeking funding from EDA for the roadway and land acquisition expenses. The roadway improvements to be funded by EDA are solely contained on the site. All other improvements necessary for the project are funded by other partners.

### Land Acquisition (EDA Funded)

An appraisal of this land has been included with this report, in Appendix B. The appraisal value of the 117 acres of land is \$1,400,000 with the Town of Hayden buying approximately 80% to 90% of the land.

### Roadway Network (EDA Funded)

The development will provide direct access to businesses and residents within the property and opportunities for a future redundant connection from County Road 51A to US Highway 40. This will improve the traffic circulation from the airport and Xcel Energy Station and open up additional business opportunities for large industrial users that want to invest in this area.

As shown in the Cost Estimates in Appendix B, it's estimated that this parcel will include the installation of approximately 11,500 LF of roadway with Curb and Gutter and storm piping for drainage. The estimated total area of the roadway is approximately 33,000 SY. The drainage system would include approximately 200 LF of culvert piping for crossing under the stream on the property.

The following design criteria were used in the preliminary roadway design:

- Design Speed = 40-mph
- Design Vehicle = WB-67
- Road Classification – Urban Collector/Local
- Minimum Road Grade = 0.5%
- Maximum Road Grade = 5.0%
- Cross-slope range = 1.5%-3.0%
- Travel lane widths = 12-ft
- Median Width = 16-ft
- Shoulder width = 6-ft (Assumption: 1500-2000 vehicles/day)
- Highback curb and gutter
- Underground stormwater collection system
- Right-of-way width = 100-ft
- Roadway lighting will be needed
- Minimum Radius = 762-ft
- Minimum and Maximum K on Crest and Sag = 64 and 44, respectively

### Sanitary Sewer Collection System (Not EDA Funded)

There is currently a lift station to the northwest of the airport that collects all wastewater from the airport by a gravity system. This lift station then pumps the wastewater to the west where it ties into the existing gravity sewer system for the Town of Hayden. This sewage then flows to the wastewater treatment facility located North of the Town of Hayden. Since the airport lift station is located at an elevation that is higher than the new development, a new gravity collection system and lift station would need to be installed. This new lift station would be located at the northeast corner of the property, which has the lowest elevation, and the new gravity collection system would lead all wastewater flows from the development to this new lift station. The new lift station will then pump the water through a new force main to the old airport lift station.

Upgrades would also need to be made to the existing airport lift station and its corresponding force main. These upgrades will add capacity to the existing system so it can handle the additional discharges from the new development.

### Water System Distribution (Not EDA Funded)

The Yampa Valley Airport and surrounding areas are currently provided water predominantly by the 500,000 Gallon Seneca Hill water tank. The Seneca Hill tank is filled from the Hospital Hill pump station located approximately 2 miles west of the airport. When the tank is being filled, the water to the development is being provided from the Hospital Hill pump station as well. Based on the hydraulics of the area, the new development would also be served from the Seneca Hill tank and through the Hospital Hill pump station. To properly serve the new development, roughly 15,000 feet of 8-inch distribution pipe will need to be installed. Also, a second 500,000-gallon tank will need to be constructed next to the Seneca Hill tank to provide adequate capacity.

### Verification Statement (ED900 – C.2)

We verify that “the project components described in the engineering report are consistent with the EDA investment project description provided in Section B.2 of Form ED-900.” Namely, the Town of Hayden is proposing to purchase parcel 940123002 to develop it with all necessary municipal infrastructure improvements.

Specifically, the Town of Hayden is seeking funding from EDA for the roadway and land acquisition expenses. The roadway improvements to be funded by EDA are solely contained on the site. All other improvements necessary for the project are funded by other partners.

## Section 2: Preliminary Design Drawings (ED900 – C.3)

Sunrise has included the following preliminary maps and design drawings in Appendices A and C, respectively. Known project beneficiaries are identified on the preliminary land use map

- Preliminary Planning Maps (Appendix A)
  - Land Use/Roadway System Map
  - Potential Future Expansion Map
- Preliminary Design Drawings (Appendix C)
  - General Sheets
  - Preliminary Site Plans
  - Preliminary Roadway Profiles
  - Typical Roadway Section

## Section 3: Feasibility Analysis (ED-900 C.4)

Following the industry standard, a feasibility analysis should analyze and confirm that the proposed project has technical and managerial for project completion.

### Technical Capacity

Technical capacity refers to a project's constructability and is limited to physical or geological constraints like hydraulics, soil characteristics, existing infrastructure, future expansion, zoning, site topography, etc. This analysis of the technical capacity will focus primarily on the hydraulics & existing infrastructure and the potential for future expansion surrounding Parcel 940123002.

### **Hydraulics & Existing Infrastructure**

As described in Section 1, the areas surrounding Parcel 940123002 receive water from the 500,000 Gallon Seneca Hill Tank, and the wastewater from the airport gathers at an existing lift station on the northwest corner of the airport. As shown on the Water and Sewer System Maps, the existing lift station is located less than 200 feet from the parcel boundary, and there are two tie-in points to the water system within 500 feet of the parcel boundary. Due to the proximity of the existing utilities, it is relatively inexpensive to provide water and sewer service to this development.

The Seneca Hill water tank site provides an ideal location for additional water storage to support this development. The Seneca Hill water tank was originally planned as a 1,000,000 Gallon tank, but it was later decided that they would build a 500,000 Gallon tank and leave the additional site space for the addition of a future tank. With the addition of another 500,000 Gallon tank at this location, the Town of Hayden and the Yampa Valley Regional Airport would also benefit from the additional redundancy provided to their system. In other words, when the original Seneca Hill water tank requires renovation, the other 500,000 Gallon tank would remain operational while the other tank is offline.

The Yampa Valley Regional Airport would be a significant beneficiary of this development. The existing lift station is approaching the end of its useful life and will most likely need to be re-designed within the next five to ten years. With the addition of the development to the north of the airport, it would be an ideal time to upgrade this lift station to accommodate the additional wastewater flows from future developments in the area.

### **Future Expansion**

It is anticipated that this project would become a catalyst for future expansion by providing:

- 1) A connection point for a redundant roadway from County Road 51A to US Highway 40
- 2) A new lift station that can service gravity sewer systems in future developments to the east
- 3) A new water tank that can provide potable water to future developments to the east

As shown in the potential future expansion map, located directly to the north of parcel 940123002 is a large gravel pit, and located approximately 1.5 miles directly to the east is Xcel Energy / Hayden Station. The connection of a new direct roadway from County Road 51A to Highway 40 would provide significant opportunities for commercial and industrial growth in the area by allowing for much higher industrial traffic circulation in the area.

Directly between the proposed development and the Xcel Energy property are parcels 940123001, 940131002, 940131001, and 940124001, which could be investigated for future development. The combined area of these parcels is approximately 360 acres. If designed with these future expansions in mind, the potable water distribution system, and sewage collection systems could service these expansions as well.

In summary, the proposed development would be used to encourage future development in the area by potentially providing key access to County Road 51A and Highway 40 as well as the city utilities. It is anticipated that this area would quickly become prime real estate for commercial businesses and larger industrial users. Because of the available land to the east, the possibility for future expansion is available without the risk of initially purchasing a larger plot of land.

### **Managerial Capacity**

Managerial capacity refers to the project owner's capacity to operate and maintain the infrastructure within the development. The Town of Hayden Public Water System (ID: CO0154333) is classified as a Class A system for treatment, a Class 2 system for potable water distribution, and wastewater collection. The Town of Hayden has approximately 900 service connections and a population of approximately 4,000.

Since the water system is already classified as a Class A system, the Town of Hayden already has the highest level of certification for treatment. This development would not require additional managerial capacity to run the treatment plant.

There are two (2) determining factors for potable water distribution classification: population, and the number of pressure zones. This development would not change the number of pressure zones that are serviced by the Hayden water distribution system. **Table 1**, taken from CDPHE Regulation 100, shows that Hayden would require a population of over 25,000 to require reclassification as a Class 3 distribution system. Since this development would not provide a population increase such that the population of Hayden would exceed 25,000 residents, this development would not require additional managerial capacity to run the distribution system.

**Table 1: CDPHE Distribution and Wastewater Collection Classification by Population**

Step 1 Distribution Table	
CLASS	POPULATION SERVED <sup>1</sup>
Class 1	3,300 or Less
Class 2	3,301 - 25,000
Class 3	25,001 - 100,000
Class 4	Over 100,000

There are also two (2) determining factors for wastewater collection classification: population and collection system complexity. As stated above, this development would not provide a population increase significant enough to cross the threshold for a Class 3 system. **Table 2** shows the classification requirements for a wastewater collection system based on complexity. Since this development would likely add three or more large industrial uses in the collection system area, this system would likely be reclassified as a Class 3 system. In other words, Hayden will still have the managerial capacity to run this system, but the operators would require additional certification as Class 3 system operators. These trainings would have to take place before the completion of construction to ensure continual compliance with the state regulations.

**Table 2: CDPHE Wastewater Collection Classification by Complexity**

Step 2 Collection Table	
Collection System Feature	Minimum Classification
Lift stations <sup>1</sup> : designed capacity to receive greater than 2,000 gpd (domestic wastewater treatment works) and firm capacity <sup>2</sup> less than 150,000 gpd (0.15 MGD). Includes 1 or 2 lift stations with one or both having firm capacity 150,000 gpd (0.15 MGD) or greater, but less than 0.35 MGD.	Class 1
Lift stations: 3 to 5, each with designed capacity to receive greater than 2,000 gpd (domestic wastewater treatment works) and one or more with firm capacity 150,000 gpd (0.15 MGD) or greater.	Class 2
Lift stations: 6 or more, each with designed capacity to receive greater than 2,000 gpd (domestic wastewater treatment works) and one or more with firm capacity 150,000 gpd (0.15 MGD) or greater.	Class 3
Lift station: any single lift station with firm capacity 0.35 MGD to 2.49 MGD.	Class 2
Lift station: any single lift station with firm capacity 2.5 MGD or more.	Class 3
Two significant industrial users (SIU) <sup>3</sup> in collection system service area	Class 2
Three or more significant industrial users (SIU) in collection system service area	Class 3

Notes:

1. Lift stations for these evaluations do not include units with designed capacity to receive 2,000 gpd or less such as individual grinder pumps at residences or businesses. Lift stations for these evaluations do not include lift stations within the property of the owner of the domestic wastewater treatment facility as they are excluded from the definition of wastewater collection system.
2. Firm capacity is installed pumping capacity with largest unit out of service.
3. Significant industrial users are defined in section 100.2.

## Section 4: Bidding and Construction Phases(ED-900 C.5 & C.6)

### **ED-900 C.5**

The Town of Hayden would like to procure a general contractor for construction through a competitive bid environment. The bid package would be prepared by the design engineer, and the bidding process would be administrated by the design engineer. It is not anticipated that any portion of this project will be completed through design/build, construction management at risk, or the applicant's own forces.

### **ED-900 C.6**

The construction is anticipated to be completed under a single general contractor, with a single contract. To ensure compliance with funding regulations in ED-900, and to ensure compliance with the engineering design and specifications, the Town of Hayden will retain the design engineer for construction administration and construction management services.

## Section 5: Cost Estimation (ED-900 C.7, ED-900 C.8)

### **ED-900 C.7**

See the cost estimates included in Appendix B for the construction of the roadway. For the attached construction estimates, Sunrise has used a construction contingency of 9%, the maximum allowable contingency by EDA.

### **ED-900 C.8**

The fair market value appraisal is included in Appendix B, with a total value of \$1,359,400. This value has been included in the Engineer's Opinion of Probable Cost in Appendix B.

## Section 6: Required Permits (ED-900 C.9)

Since this project is only in the preliminary phases, no permits have been secured, and no permits are currently being pursued. The acquisition of the ED-900 funding would initiate the detailed engineering design and permitting phases of the project. The anticipated permits for this project are the following:

- Army Corps of Engineer's Nationwide Permits
  - 14 – Linear Transportation Project
    - 1/2 acre in non-tidal waters
  - 23 – Approved Categorical Exclusions
  - 39 – Commercial and Institutional Developments
    - 1/2 acre
  - 43 – Stormwater Management Facilities
    - 1/2 acre
  - 57 – Electric Utility Line and Telecommunications
  - 58 – Utility Line Activities for Water and Other Substances
  - Wetland permitting
    - Wetlands Delineation
    - Endangered Species / Ecological Characterization
    - Cultural/Historical inventory of the area
- NDPES (National Pollution Discharge Elimination System) permit
- NEPA
  - Likely a categorical exclusion
- CDPHE Permits
  - Drinking Water Construction
  - Construction Stormwater Discharge
  - Dewatering
  - Erosion Control
  - Drinking Water
  - Domestic Discharges to Surface Water
  - Commerce and Industrial Stormwater Discharge
  - Reclaimed Water (if any proposed industrial or commercial sites are proposing the re-use of water on-site)



## Section 7: Anticipated Project Schedule (ED-900 C.10)

The anticipated project schedule is as follows:

- 1) Design Period
  - a. The design period is estimated to be completed by November 1, 2022
- 2) Permitting and Easement/Right-of-way Acquisition Period
  - a. The permitting and easement/right-of-way acquisition period is estimated to begin around November 1, 2022, and to be completed by Apr. 1<sup>st</sup>, 2023. It is important to note that the required surveys, such as the historical or wildlife surveys would be completed concurrently with the design so that the design engineer would have all the permitting material ready for compilation by November 1, 2022.
- 3) Bidding Period
  - a. The bidding period is estimated to run from Feb. 1<sup>st</sup> to May 1, 2023.
  - b. It should be noted that the State of Colorado allows for projects to begin the bidding process while the permitting is being processed. Sunrise anticipates placing a clause inside the bidding documents that the construction cannot start until the permitting has been approved by all agencies.
- 4) Construction Period
  - a. It is anticipated that the Construction period will run from June 1, 2023, to Aug. 1, 2024
  - b. With the beneficiaries eager to build at this location, the main priority would be to complete the grading in 2023, along with as many of the utility connections as possible.
  - c. During the winter of 2023, it is anticipated that the construction of the lift stations would be completed, as much of that construction is not as dependent upon the weather.
  - d. The completion of the utilities and the roadways would be anticipated in the Spring of 2024 to the Summer of 2024, with completion approximately by Aug. 1, 2024

## Section 8: Overall project budget breakdown (ED-900 C.11)

Form SF-424C is included on the next page. This form may be compared to the detailed engineer's opinions of probable cost included in Appendix B.

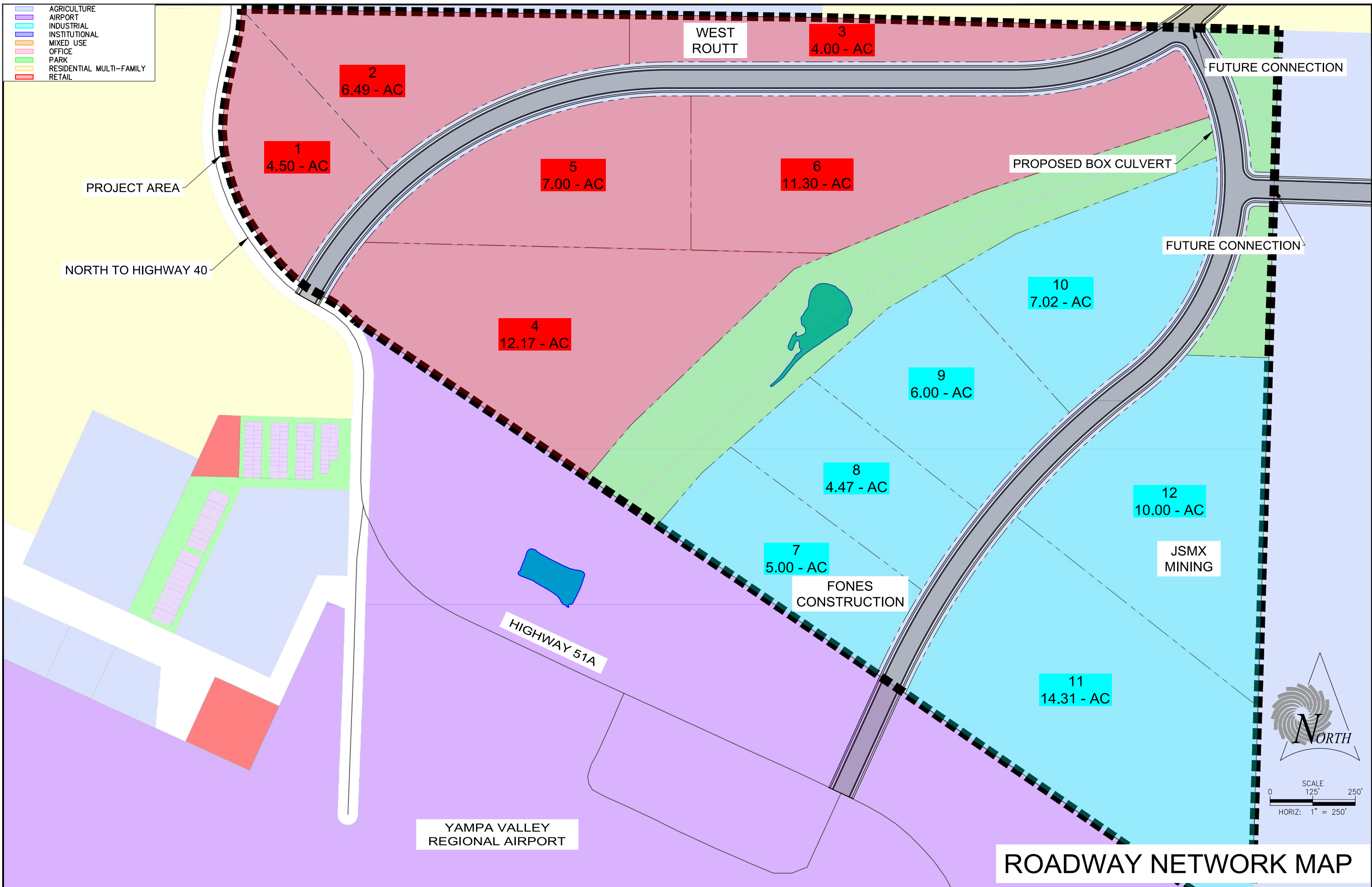


### BUDGET INFORMATION - Construction Programs

*NOTE: Certain Federal assistance programs require additional computations to arrive at the Federal share of project costs eligible for participation. If such is the case, you will be notified.*

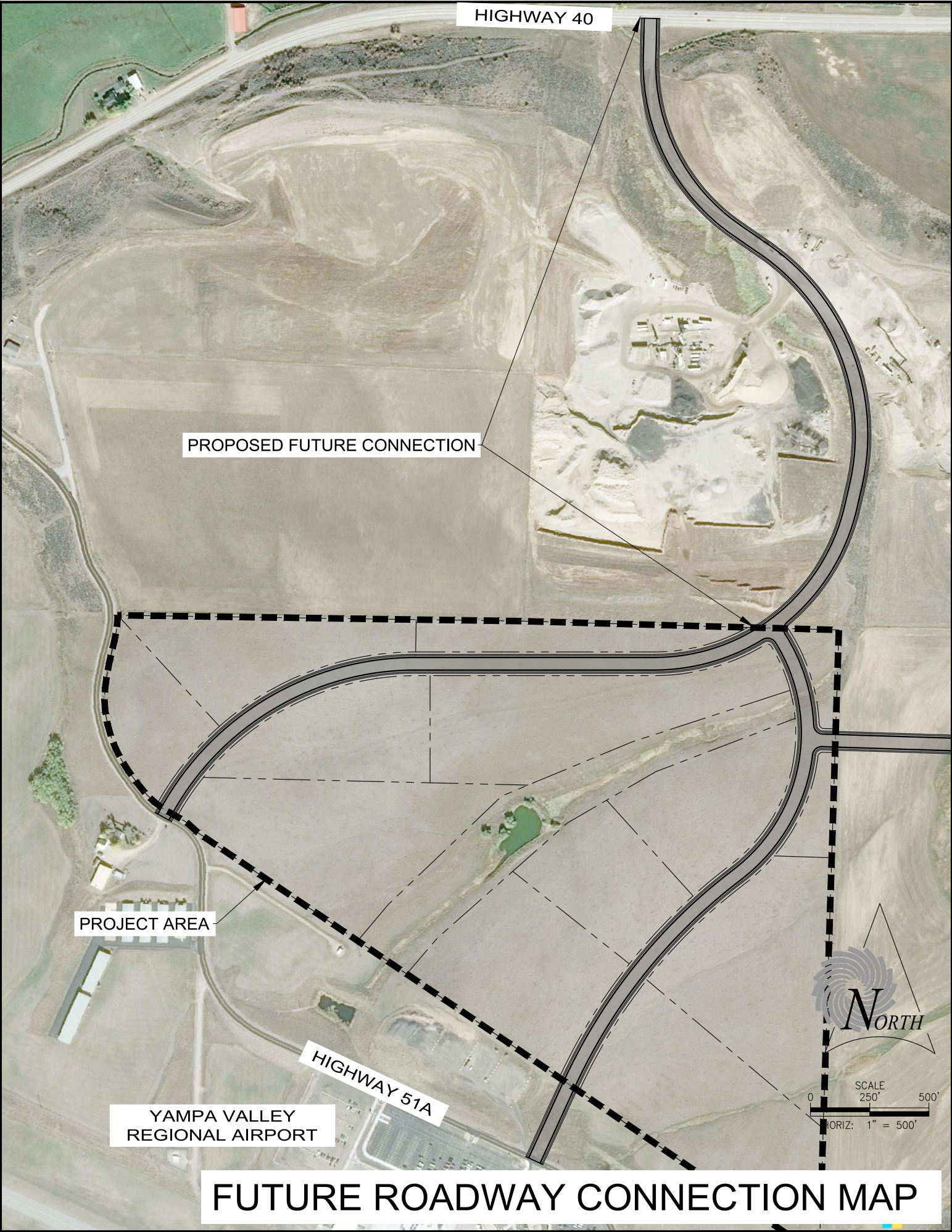
COST CLASSIFICATION	a. Total Cost	b. Costs Not Allowable for Participation	c. Total Allowable Costs (Columns a-b)
1. Administrative and legal expenses	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text"/>
2. Land, structures, rights-of-way, appraisals, etc.	\$ <input type="text" value="1,359,400.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text"/>
3. Relocation expenses and payments	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text"/>
4. Architectural and engineering fees	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text"/>
5. Other architectural and engineering fees	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text"/>
6. Project inspection fees	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text"/>
7. Site work	\$ <input type="text" value="1,904,000.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text"/>
8. Demolition and removal	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text"/>
9. Construction	\$ <input type="text" value="2,856,000.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text"/>
10. Equipment	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text"/>
11. Miscellaneous	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text"/>
12. SUBTOTAL (sum of lines 1-11)	\$ <input type="text" value="6,119,400.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text"/>
13. Contingencies	\$ <input type="text" value="550,746.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text"/>
14. SUBTOTAL	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>
15. Project (program) income	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text"/>
16. TOTAL PROJECT COSTS (subtract #15 from #14)	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>
<b>FEDERAL FUNDING</b>			
17. Federal assistance requested, calculate as follows: (Consult Federal agency for Federal percentage share.) Enter eligible costs from line 16c Multiply X <input type="text" value="80"/> % Enter the resulting Federal share.			\$ <input type="text" value="."/>

## Appendix A – Planning Maps



ROADWAY NETWORK MAP





HIGHWAY 40

PROPOSED FUTURE CONNECTION

PROJECT AREA

YAMPA VALLEY  
REGIONAL AIRPORT

HIGHWAY 51A



FUTURE ROADWAY CONNECTION MAP

## Appendix B – Cost Estimates and Appraisals



Airport Development  
Town of Hayden

Designed by: TJS  
Checked by: CJW

Date: 1/17/2022  
Date: 1/24/2022

**Engineer's Opinion of Probable Cost**

<u>Item No.</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Cost</u>
1	ROADWAY NETWORK CONSTRUCTION (EDA FUNDED)	1	LS	\$ 4,760,000.00	\$ 4,760,000.00
4	PROPERTY ACQUISITION (EDA FUNDED)	1	LS	\$ 1,359,400.00	\$ 1,359,400.00
Subtotal =					\$ 6,119,400.00
9% Contingency =					\$ 550,746.00
Total =					\$ 6,670,146.00

IN REGARDS TO FORM SF-424C:

THE ROADWAY NETWORK CONSTRUCTION IS THE CONSTRUCTION COSTS LISTED IN ITEM 9 IN FORM SF-424C. THE DETAILED BREAKDOWN IS ON THE NEXT PAGE. THIS INCLUDES THE REQUIRED SITE DEVELOPMENT FOR THE ROADWAYS INCLUDING THE EARTHWORK, GRADING, PAVING, ETC. OF THE ROADWAYS WITHIN THE SITE.

THE PROPERTY ACQUISITION



Airport Development  
Town of Hayden

Designed by: TJS  
Checked by: CJW

Date: MM/DD/YY  
Date: MM/DD/YY

ROADWAY NETWORK CONSTRUCTION (EDA FUNDED)						LS
Quantity	Unit	Unit Cost		Item	Cost	
32,830	SY	\$	65.00	PLANT MIX BITUMINOUS PAVEMENT (6")	\$	2,133,950.00
32,830	SY	\$	35.00	PLACEMENT OF BASE AND SUBBASE (10", GRADING "W")	\$	1,149,050.00
11,426	LF	\$	40.00	CONCRETE CURB AND GUTTER (HIGHBACK)	\$	457,040.00
6,350	SY	\$	130.00	CONCRETE SIDEWALK (6" 4500 PSI CEMENT)	\$	825,500.00
200	LF	\$	950.00	CULVERT CROSSING	\$	190,000.00
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## A Restricted Appraisal Report

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# VACANT LAND PARCEL

## Hayden, CO 81629

**Prepared For:**  
Sandhill Investments LLC  
PO Box 2705  
Durango, CO 81302

**Effective Date:**  
January 30, 2022

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**EAST WEST ECONOMETRICS FILE#22026**

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February 4, 2021

Sandhill Investments LLC  
PO Box 2705  
Durango, CO 81302

**RE: Real Property Appraisal Report  
Vacant Land Parcel  
North of the Yampa Valley Regional Airport  
Unincorporated Routt County  
East West File #22026**

Dear Sirs:

As requested, we have completed an appraisal report and concluded a **market value** for the above referenced property. The subject represents a vacant agricultural land parcel located adjacent to the Yampa Valley Regional Airport and the Town of Hayden, Colorado. The subject parcel totals 118.11 acres. There are no improvements on the property and it lacks onsite utilities. The value of this appraisal was developed under the hypothetical condition that the subject parcel is annexed into the Town of Hayden and has preliminary zoning in place. The subject was purchased in 2021 for \$975,000; it is not currently under contract or listed for sale. We have been asked to develop the “as proposed” fee simple value of the subject; the concluded value has an effective date of January 30, 2022. The opinion of value reported below is qualified by certain assumptions, limiting conditions, certifications, and definitions, which are set forth in the report.

The appraisal will be used by the client related to a partial acquisition by the Town of Hayden involving an 80-acre portion of the subject. You, as the client, are responsible for reading this report in its entirety. It may not be distributed to or relied upon by other persons or entities without written permission of East West Econometrics (East West). Acceptance or use of this appraisal report by the named client constitutes acceptance of responsibility for timely payment of the agreed appraisal fee to East West.

The analysis, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP).

Based on the analysis contained in the following report, subject to any hypothetical conditions or extraordinary conditions applied, the concluded market value of the subject is as follows:

**VALUE CONCLUSION**

<u>Appraisal Premise</u>	<u>Interest Appraised</u>	<u>Effective Date</u>	<u>Value Conclusion</u>
As Proposed	Fee Simple	January 30, 2022	\$1,950,000

This appraisal is subject to the Certification and Limitations & Assumptions stated within the report. The Client has made a determination that their requirements are such that preparation of a *Restricted Appraisal Report* is adequate for their purposes. The Appraiser and the Client are under agreement that the appraisal herein be a *Restricted Appraisal Report*.


This assignment represents a commercial evaluation of the subject presented in a *Restricted Appraisal Report* that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. The use of this report is restricted to the identified client. The rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's work file.

The accompanying report, of which this letter is a part, contains opinions of value that are subject to the Statements of Contingent and Limiting Conditions attached herein. This report represents our opinion only if used in its entirety.

We appreciate having the opportunity to perform this appraisal analysis. Should you have any questions with respect to the data, analysis or value conclusion, please do not hesitate to call.

Respectfully submitted,

**East West Econometrics**



Martin S. Kane MAI M.S.  
Commercial Appraiser  
[stevekane@eastwesteconometrics.com](mailto:stevekane@eastwesteconometrics.com)  
Colorado Certified General  
Appraiser #CG40013915

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## CERTIFICATION STATEMENT

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The undersigned do hereby certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Uniform Standards of Professional Appraisal Practice*.
- The appraiser signing this report did not inspect the subject.
- David Kane, appraiser trainee, inspected the subject on the effective date. No one else provided significant real property appraisal assistance or appraisal consulting assistance to the persons signing this certification.
- The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- No other services have been provided, as appraisers or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

- That as of the effective date of this report, all appraisers involved with the preparation and reporting of this assignment are in good standing with the Colorado State Board of Real Estate Appraisers.
- Martin Kane MAI is in good standing with the Appraisal Institute.
- As of the date of this report, Martin Kane MAI has completed the continuing education program of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

### **East West Econometrics**



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Martin S. Kane MAI M.S.  
Commercial Appraiser  
[stevekane@eastwesteconometrics.com](mailto:stevekane@eastwesteconometrics.com)  
Colorado Certified General  
Appraiser #CG40013915



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## EXECUTIVE SUMMARY

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Property Type:	One vacant agricultural parcel
Location:	Just north of the Yampa Valley Regional Airport off County Road 51A, Hayden, CO
Legal Summary:	PT OF SE4 E OF RCR #51A SEC 11-6-88, NW4SW4, PT OF SW4SW4 SEC 12-6-88 TOTAL 118.11A
Assessor Parcel Number:	940123002
Interest Appraised:	Fee Simple
Effective Date:	1/30/2022
Intended users:	Sandhill Investments LLC (client) and any authorized users, including representatives of the Town of Hayden and the Yampa Valley Regional Airport
Intended use:	Potential Partial Land Acquisition by Town of Hayden
Ownership:	Sandhill Investments LLC
Exposure Time:	Less than 12 months

### Highest and Best Use

As Proposed:	Preliminary zoning by the Town of Hayden
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### Site & Improvements

Zoning:	Agriculture and Forestry / Routt County
Flood Zone:	Zone X
Gross Land Area:	118.11 acres

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## PARAMETERS OF THE APPRAISAL

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This appraisal report, the letter of transmittal, and the certification of value, are made expressly subject to the following assumptions and limiting conditions, as well as any hypothetical conditions and extraordinary assumptions referenced in the appraisal:

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### GENERAL ASSUMPTIONS

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#### 1. Legal and Title Considerations Pertaining to the Property

- No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- The subject property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

#### 2. Illustrative Material and Information Provided by Others

- The appraiser(s) assumes that the intended user of this report has been provided with copies of available building plans and all leases and amendment, if any, that encumber the property.
- Currently there are no standards for the uniform measurement of improved properties. The appraiser(s) has utilized standard appraisal procedures common in the local market area to determine the total improved areas of the subject and has used those results for the sole purpose of completing the appraisal assignment. Please note this does NOT constitute a guarantee as to the accuracy of these measurements, except as they pertain to typical appraisal procedures for obtaining such measurements. The intended user of this report is advised to consult with an architect or other professional to ensure the accuracy of building measurements for engineering, legal or other non-appraisal purposes.
- The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

- All engineering studies and architectural plans are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the subject property.

### 3. Property Utilization

- Responsible ownership and competent property management are assumed.
- It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- It is assumed that the subject property is in full compliance with all applicable federal, state, and local environmental regulations and laws, along with applicable covenants, conditions and restrictions unless the lack of compliance is stated, described, and considered in the appraisal report.

### 4. Scope of the Inspection, Property Conditions

- Only a visual surface inspection of the property has been made by the appraiser(s). It is assumed that there are no hidden or unapparent conditions of the subject property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining engineering studies that may be required to discover them.
- It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless non-conformity has been identified, described, and considered in the appraisal report.
- It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national governments or private entity or organization have been or can be obtained or renewed for any use on which the opinion of the value contained in this report is based.
- Nothing in this report should be deemed a certification or guaranty as to the structural and/or mechanical soundness of the building(s) and systems that relate to the functions and

operations of the property. Rather the appraisal assumes functions, operations, and energy efficiency levels are satisfactory and consistent with the age of the property, unless otherwise noted. The intended user is urged to retain experts in analysis of such systems, if desired.

#### 5. Appraisals Made Subject to Completion

- On all appraisals subject to satisfactory completions, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements according to specifications and as stated in the report, and in compliance with all laws, regulations and other restrictions, in a workmanlike manner, and without delay. Represented designs and engineering are assumed to be correct and adequate.

#### 6. Environmental Disclaimer

- Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser(s). The appraiser(s), however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, toxic mold, and other potentially hazardous materials may affect the value of the property. The value concluded in this appraisal is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an environmental expert in this field, if desired.

#### 7. Market Data Presented

- The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to change with future conditions.

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## LIMITING CONDITIONS

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### 1. Allocation of Value

- Any allocation of the total values concluded in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunctions with any other appraisal and are invalid if so used.
- Any opinions of value provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the opinion of value, unless such proration or division of interests has been set forth in the report.

### 2. Possession, Confidentiality, Distribution and Use of Report

- Possession of this report, or a copy thereof, does not carry with it the right of publication.
- Information contained in the appraisal may be utilized by the intended user, but the report remains the property of East West Econometrics
- This report shall not be used by anyone, but the intended user specified in the report or an appropriate third party as may be determined by the intended user at his/her sole discretion, without written approval, and then only in its entirety.
- Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or East West Econometrics) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior written consent and approval of the Managing Director of East West Econometrics
- All conclusions and opinions concerning the analysis which are set forth in the report were prepared by the appraisers whose signatures appear on the appraisal report. No change of any item in the report shall be made by anyone other than the appraisers, and East West Econometrics shall have no responsibility if any such unauthorized change is made.



### 3. Limitations of the Appraisal Services

- The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or be in attendance in court with reference to the subject property in question unless arrangements have been previously made.
- Opinions of value contained in this report are the professional opinions of the appraiser(s). There is no guarantee, written or implied, that the subject property will sell or lease for the indicated amounts within the indicated time frame.
- Acceptance and use of information in this report in any manner or purpose is acknowledgement that the entire report has been read by the intended user and that he/she agrees with the conclusion and the data contained in this report.
- The intended user agrees to notify the appraiser(s) of any error, omissions or invalid data **within 30 days** of receipt of the appraisal and return the report along with all copies to the appraiser(s) for correction prior to any use whatsoever.

### 4. Auxiliary Reports and Related Data by Others

- Unless stated otherwise, no auxiliary studies or reports related to the subject property, such as surveys, environmental impact reports, special market studies, highest and best use reports, feasibility analysis, or reports regarding modifications to the property for either compliance with the Americans with Disabilities Act, structural, or other reasons, have been furnished or reported to the appraiser(s) by the intended user. Data presented with respect to the subject's ownership, marketing, and income history is made available through the intended user, the borrower, or related parties. Provision of such auxiliary data, or the discovery of same by the appraiser(s), is beyond the scope of the appraisal services contracted. The appraiser(s) reserves the unlimited right to alter, amend, revise or rescind any of the statements, findings, opinions, values, estimates, or conclusions upon any discovery or provision of such data or analysis, subsequent to it becoming known to the appraiser(s).

## 5. Limitations Related to the Definition of Value

- The value concluded under the specified value definition is “the most probable price which a property should bring.”

As a point of clarification, the definition of value represents what a prudent, knowledgeable purchaser, under no necessity to buy would be willing to pay to purchase the property in a current sale. By this, value is representative of the price paid by the buyer, not the net proceeds to the seller. That is, the value does not consider payment of current sales commissions, title policy fees, legal fees, liens, past due taxes, or other disposition costs.

## 6. Americans with Disabilities Act Compliance

- The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser(s) has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible that a compliance survey of the property and a detailed analysis of the requirement of the ADA would reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact would have a negative impact upon the value of the property. Since the appraiser(s) has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in concluding the value of the subject property.

## 7. Restricted Report Format

- Based on the standards of an Appraisal Report format, the detail of data reported is confined to a statement or summary of the information reported, and a statement or summary of the reasoning that supports the analysis, opinions and conclusions. An Appraisal Report is structured for utilization by frequent users of appraisal services that have an adequate degree of familiarity with local market and economic conditions, the subject property, and the appraisal process, such that the level of detail provided will not impair an understanding of the market, the property, or the valuation process and conclusions.

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## SCOPE OF WORK

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### **Client and Intended User Identification:**

The client and intended user of this report is Sandhill Investments LLC.

### **Intended Use of Appraisal:**

The appraisal will be used by the client related to a potential land acquisition.

### **Identification of the Property Appraised:**

**Property Location:** Just north of Yampa Valley Regional Airport,  
Hayden, Colorado

**Account Number:** R6357314

**Ownership:** Sandhill Investments LLC

### **Real Property Interest Appraised:**

Based on the scope of the appraisal assignment, the fee simple property interest was appraised.

### **Sales History and Listing History:**

The subject was purchased on July 9, 2021 for \$975,000.

### **Highest and Best Use – As Proposed:**

Under the hypothetical condition the subject is annexed into the Town of Hayden and has preliminary zoning in place, we conclude that a commercial or light industrial use associated with the airport would be the highest and best use.

### **Type of Value, Definition of Value, and Source of Definition:**

Based on the scope of the appraisal assignment a “market value” opinion was developed.

“Market value,” as used in this report, is defined as:

**Market Value** - The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and Seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**Source:** “(12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994); Dictionary of Real Estate Appraisal, Sixth Edition (Chicago, 2015), Page 142”

**Effective Date of Value:**

January 30, 2022

**Opinion of Exposure Time:**

Less than 12 months

**Hypothetical Conditions:**

The subject is valued under the hypothetical condition that the subject has been annexed into the Town of Hayden and has preliminary town zoning in place. This also includes a split of the subject into an 80 acre parcel and a 38 acre parcel. The value developed is the combined value of the two hypothetical parcels.

**Extraordinary Assumptions:**

None.

**Approaches to Value:**

Under the scope of work of this assignment, we used the sales comparison approach to value the subject. The cost approach and income approach were considered, but were determined to not be applicable based on the vacant land condition of the subject.

**Market Trends:**

Current real estate market trends in northwestern Colorado are in a growth phase at this point.



## Brief Description of Subject Property Attributes

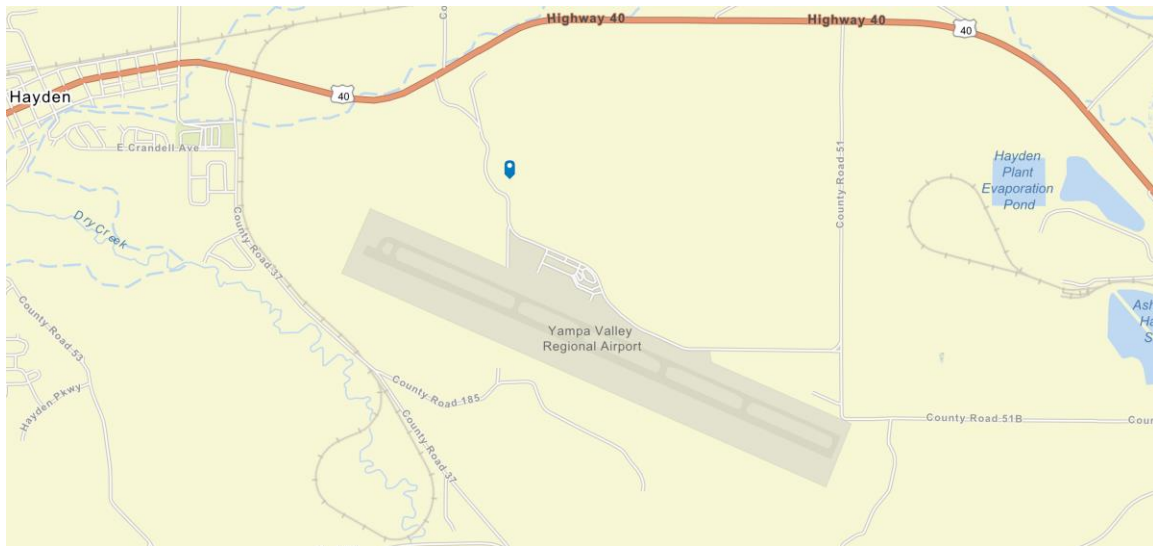


**Routt County GIS Parcel Map with Subject Parcel in Red**

The subject represents a single agricultural land parcel located adjacent to the Yampa Valley Regional Airport. It is situated in eastern unincorporated Routt County, but under the extraordinary assumption used, the subject is being valued as if annexed and zoned in the Town of Hayden (which abuts the subject on its southern and southwestern boundaries). The subject totals 118.11 acres. Under the hypothetical condition used in this assignment, the subject has been split into an 80 acre parcel and a 38.11 acre parcel. The hypothetical condition also includes preliminary zoning by the town, presumably as either a commercial or industrial site, given the long term land use plan associated with the airport.

The subject has no improvements. Utilities are to the site. It lacks water rights. There are no trees on the subject. It is covered in native grasses. The subject is currently zoned Agriculture Forestry by Routt County. It was purchased in July 2021 for \$975,000.

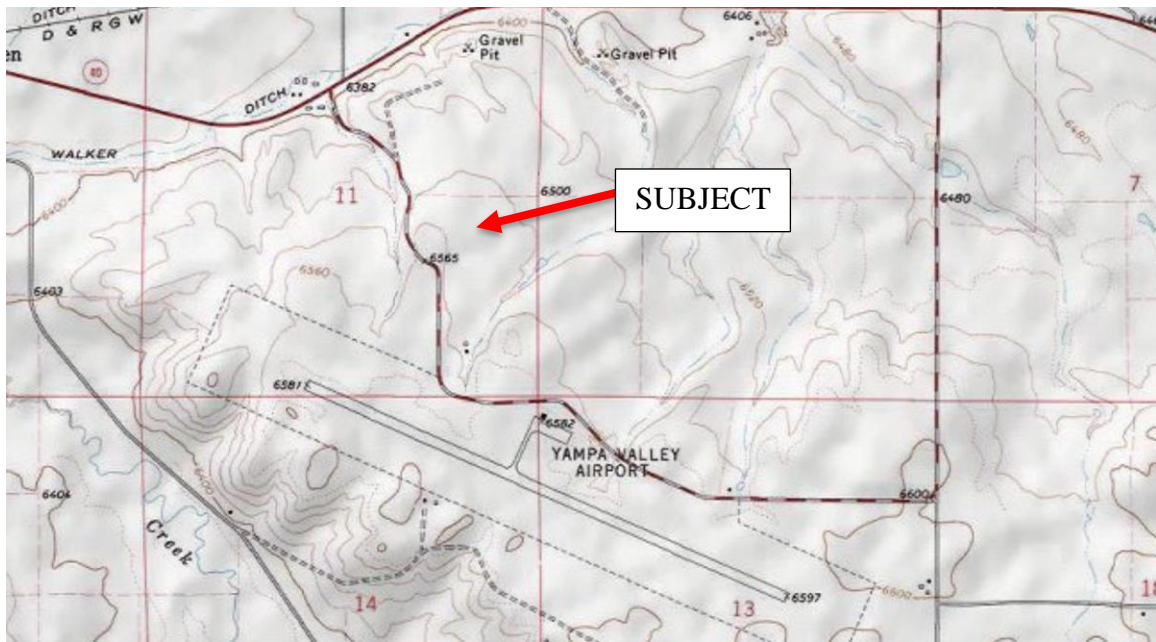
The subject parcel is triangular in shape and has varying topography from level to moderate sloping. Views from upper levels are significant. As noted, there are no utilities on the site. It is bounded by the airport and town to the south and southwest and agricultural parcels on all other sides.



**Street Map of Subject Area (subject blue tagged)**

The subject is located in western Routt County, which is located in the northwestern corner of the state. The Town of Hayden, which is approximately 25 miles west of Steamboat Springs (the county seat), is adjacent to the subject. All major commercial and governmental services are located in Hayden. Predominant land uses in the area are agricultural ranching away from US 40, with commercial, residential and light industrial development located mostly along US 40, the major traffic route through Routt County. In the subject area, there is a mix of agricultural, commercial and industrial land uses, with residential development located west in the town core. The subject has indirect access to US 40 via Routt County Road 51A.

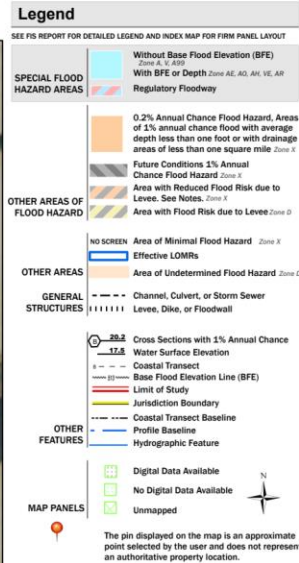
The elevation of the subject is approximately 6,500 feet above sea level. There is no water onsite and the subject possesses no water rights.



**Assessor Area Map**

**Zoning:** The subject is located in the Agriculture Forestry zoning district under the jurisdiction of Routt County. The current grazing use is permitted. Under the hypothetical condition in this assignment, the subject is located within the town boundaries and is zoned for commercial or some other up-zoned use related to the comprehensive plan and the airport.

## National Flood Hazard Layer FIRMette



**Flood Zone:** The subject is located in Zone X.

The subject is assessed for property taxes by Routt County as an agricultural property. The tax information for the subject is shown below:

2021 Actual Value	\$11,460
2021 Assessed Value:	\$ 3,320

## Subject Improvements

None.

The following are photographs of the subject:





LOOKING SOUTHEAST ON CR 51A



LOOKING NORTHWEST ON CR 51A



LOOKING SOUTHEAST ACROSS PARCEL FROM CR 51A





LOOKING EAST ACROSS PARCEL FROM CR 51A



LOOKING NORTHEAST ACROSS PARCEL FROM CR 51A



LOOKING NORTH ACROSS PARCEL FROM CR 51A



LOOKING NORTHWEST ACROSS PARCEL FROM CR 51A



LOOKING SOUTHEAST ACROSS PARCEL FROM CR 51A



LOOKING SOUTH ACROSS PARCEL FROM CR 51A

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## VALUATION METHODOLOGIES

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### Cost Approach

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The cost approach was not utilized as the subject represents vacant land. The exclusion of the cost approach does not detract from the credibility of the assignment results presented in this report.

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### Income Approach

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The income approach was not utilized as the subject represents vacant land. The exclusion of the income approach does not detract from the credibility of the assignment results presented in this report.

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### Sales Comparison Approach

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We used the sales comparison approach to value the subject, which represents a vacant land parcel. Under the hypothetical condition, we assume the subject is zoned for commercial or light industrial use associated with its proximity to the airport.

There were no reasonably comparable sales in the subject area. The hypothetical condition negates the use of the subject's 2021 sale as well. We therefore used statewide sales of larger scale commercial and comparable land sales, most located near airports. All were potential multi-lot development sites.

We used as the unit of comparison the sale price per acre, which is the typical unit of comparison in this market for this type of vacant land site.

The following specific criteria were used to select our comparable land sales:

#### COMPARABLE SALES

Sale	Address	Town	Sale Date	Zng	Sale Price	Acres	Pr/AC
1	11150 US 6	Gypsum	5/18/2020	PUD	\$2,575,000	74.1	\$34,760
2	37000 E 48th Ave	Watkins	3/13/2019	Ag	\$1,920,000	160.0	\$12,000
3	N Boyd Lake	Loveland	2/11/2019	Bus/Ind	\$4,120,000	114.0	\$36,156
4	S Marksheffel Rd	Colo Spgs	3/23/2018	PIP2/PBC	\$1,400,000	47.8	\$29,264
5	TBD Vernal Rd	S of Montrose	12/14/2021	Gen Bus	\$2,175,000	70.1	\$31,023

We applied adjustments for market trending, location, access/visibility to major roads, physical attributes, zoning in place at time of sale and size. Significant categories were location, access/visibility and size. The following is the adjustment grid developed:

Sale	Price/SF	Mkt Tr	Loc	Acc/Vis	Phys	Zng	Scale	Net Adjust	Adj \$/SF
1	\$34,760	0%	-15%	-15%	-5%	0%	-15%	-50%	\$17,380
2	\$12,000	0%	-5%	5%	10%	15%	5%	30%	\$15,600
3	\$36,156	0%	-25%	-15%	0%	-15%	0%	-55%	\$16,270
4	\$29,264	5%	-15%	-10%	0%	-5%	-20%	-45%	\$16,095
5	\$31,023	0%	-15%	-15%	0%	0%	-15%	-45%	\$17,062
								Mean \$/SF	\$16,482
								Median \$/SF	\$16,270

### Valuation Conclusion:

Based on the full array of sales and the listing, we concluded a unit value of \$16,500 per acre, resulting in an “as proposed” value of **\$1,950,000** (rounded).

### Reconciliation:

As for the “as proposed” value, we concluded a final **value of \$1,950,000**.

**Important Note: The rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser’s work file.**

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## APPRAISER QUALIFICATIONS

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**Martin Steven Kane MAI M.S.**  
EAST-WEST ECONOMETRICS LLC  
303-437-1651

### APPRAISAL PROFESSIONAL EXPERIENCE:

#### **East-West Econometrics LLC (formerly Wildrose Appraisal Inc) (2007 to Present)**

Principal/Senior Commercial Appraiser

Appraisal of commercial properties, including resort, office, retail, industrial, mixed-use developments, residential subdivisions, lodging, shopping centers, vacant land, places of worship, other commercial property types and eminent domain appraisals. Select mass appraisal assignments. Appraisal review and training. Geographic competency includes all regions of Colorado and adjoining states.

#### **The Certified Group (2010 to 2019)**

Commercial Appraiser

Appraisal of commercial properties, including resort, office, retail, industrial, planned mixed-use developments, residential subdivisions, lodging, shopping centers, vacant land, places of worship and other commercial property types and assignments. Geographic scope included all regions of Colorado.

#### **Rocky Mountain Valuation Specialists (1997 to 2007)**

Commercial Appraiser/Valuation Modeler/Mass Appraiser

Appraisal of commercial properties, including office, retail, industrial, planned mixed-use developments, residential subdivisions, lodging, shopping centers, vacant land, places of worship and other commercial property types. Lead work on regional and market analysis. Statistical analysis includes market trend analyses and econometric modeling of commercial sub-markets. Mass appraisal experience in commercial, agricultural and residential real estate databases. Geographic assignments include all of the Colorado Front Range, all mountain resort counties, major eastern plains counties and major western slope counties.



## **MASS APPRAISAL / VALUATION MODELING EXPERIENCE:**

### **Colorado Property Assessment Audit Project (2002 to Present)**

Statistical compliance analyst for project. Duties included sale ratio verification of residential, commercial, and vacant land valuations for assessors in every Colorado County. Analysis also included sold/unsold analysis and market trending validation. Verification based on IAAO standards. Presented findings to State Board of Equalization and individual counties. Developed training materials and presentations for county assessment staff. Significant interaction with assessor staff covering data and compliance issues. Worked with Colorado Division of Property Taxes on compliance matters and training. References available on request.

### **STAT Residential AVM (2004 to 2007)**

Developed residential valuation models for California, Colorado, Arizona and Nevada. Valuation process included all stages of model development from raw data editing through valuation of properties and outcome evaluation. Designed comparable selection process and weighting, as well as training materials and validation reports. Developed valuation algorithms for modeling of single family, town home and condominium properties. Valuation coverage averaged over 90% in most markets. Over 70% of sold properties modeled fell within +/- 10% of sale price. Over 7 million properties modeled. Developed sale updating process to maintain accuracy of models. Extensive programming experience using SPSS to process and model sale data.

### **Farm Credit Services of America AVM Development (2006 to 2007)**

Developed agricultural automated valuation models for Iowa, South Dakota, and Nebraska using agricultural sale data. AVM modeling focused on agricultural cropland. Modeling developed as an added module to Farm Credit Services of America's (FCSA) ValueSource system. Developed training materials and trained appraisal staff of FCSA. Presented valuation findings to senior leadership team of FCSA. Worked with FCSA appraisal team to calibrate and refine models. Developed sale updating process to maintain accuracy of models.

### **Commercial Portfolio Valuation (2002 to 2013)**

Provided commercial portfolio modeling services for Cushman and Wakefield (C&W). C&W clients included Wal-Mart, Nations Bank, Bank of America, Cumberland Farms, Pep Boys, Toys R Us, and other national clients. Several portfolios were securitized by Wall Street firms based on portfolio model. Services included appraisal sampling determination, statistical modeling, and report preparation, as well as onsite consulting with Cushman and Wakefield clients. Consulted with C&W clients to review scope of work and results. References available on request.

### **Seminar Development (2002 - Present)**

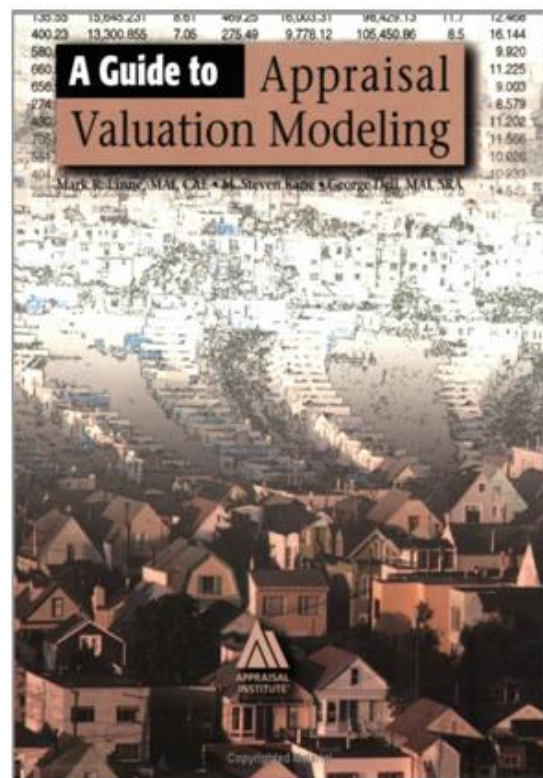
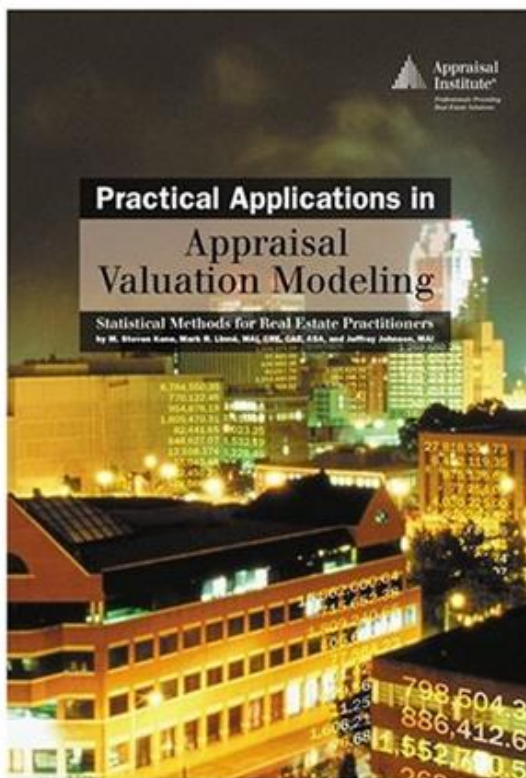
Developed and taught seminars for Appraisal Institute (AI) and Colorado Association of Tax Appraisers (CATA). Courses developed include Appraisal Valuation Modeling (AI), Commercial Portfolio Valuation (CATA) and Appraisal Narrative Report Writing (CATA). Taught seminars both in Colorado and nationals (Northern California, upstate New York, northern Florida, northern Ohio, Nevada, and South Dakota). One day seminars, approved for continuing education credit. References available on request.

### **Valuation Research Corporation (1995 to 1997)**

Valuation modeler for ValueCheck®, an automated valuation product marketed and developed by Valuation Research Corporation. Primary duties included the design, implementation, and analysis of over 3,000 residential valuation models that covered the 6 Denver metropolitan counties, El Paso, Pueblo, Larimer, Eagle and Summit Counties in Colorado, as well as Maricopa and Pima Counties in Arizona. Presented and trained client staffs on implementation of ValueCheck®, as well as co-authored user manual.

### **City & County of Denver, Colorado (1988 - 1990)**

Progressively greater responsibilities in all facets of residential and multi-family mass appraisal using Cole Layer Trumble system; modeled multi-family residential properties in Denver County; functioned as tax protest contact with general public; presented assessment case data in hearings involving public tax protest.



## PUBLICATIONS:

### *Textbooks:*

**"Practical Applications in Appraisal Valuation Modeling"** Principal Author: 2004  
Publication by the Appraisal Institute

**"A Guide to Appraisal Valuation Modeling"** Principal Author: 2000 Publication by the  
Appraisal Institute

### *Periodicals:*

**"The Application of Statistical Analysis",** Valuation Insights and Perspectives, Third  
Quarter, 2000.

**"Appraisers and Statistics: Adaptation or Extinction",** Valuation Insights and  
Perspectives, Winter, 1996.

## **EDUCATIONAL BACKGROUND:**

### **Appraisal Institute (1998-Present):**

#### **Courses**

120 - General Appraisal Procedures (Houston TX, 10/98)  
310 - Basic Income Capitalization (Houston TX, 03/99)  
320 - General Applications (Boulder CO, 06/99)  
410 - Professional Standards Part A (Omaha NE, 04/99)  
420 - Professional Standards Part B (Boulder CO, 06/99)  
510 - Advanced Income Capitalization (Minneapolis MN, 07/99)  
520 - Highest and Best Use/Market Analysis (Tempe AZ, 08/99)  
530 - Adv Sales Comparison & Cost Appr Analysis (Kansas City MO, 10/04)  
540 - Report Writing and Valuation Analysis (Edison NJ, 08/00)  
550 - Advanced Applications (Houston TX, 05/00)

- **AWARDED MAI DESIGNATION IN JANUARY 2010**

### **Seminars/Workshops**

Litigation (San Antonio TX, 06/98)  
Highest and Best Use: Commercial Case Studies (Orlando FL, 06/99)  
Conservation Easements (Las Vegas NV, 06/00)  
Gen Demonstration Report Writing Seminar (Dallas TX, 11/00)  
Instructor Leadership and Development Conference (Atlanta, GA, 02/02)  
URISA Conferences (Reno, NV 04/02 / Columbus, OH, 04/03)  
FNIS Conference (Laguna Beach, CA, 06/03)  
Predictive Methods Conference (Newport Beach, CA, 06/03)  
Appraisal Summit (Washington DC, 2003)

### **International Association of Assessment Officers (1988-1989):**

Course 1: Fundamentals of Real Property Appraisal (Denver CO, 09/88)  
Course 2: Basic Income Capitalization (Denver CO, 09/89)  
Course 300: Fundamentals of Mass Appraisal (Phoenix, AZ, 03/02)

### **Other Coursework:**

Small Residential Income Properties, Univ of Colo (Denver CO, 04/98)  
Conservation Easements, ASFMRA (Las Vegas NV, 07/00)  
USPAP 2000 Update, EGOS (Denver CO, 12/00)  
General Comprehensive Examination Workshop (Dallas TX, 02/01)  
Modeling Vacant Land & Commercial Properties w/SPSS (Denver CO, 02/2002)  
Valuation of Conservation Easements (Sacramento, CA, 02/2008)  
Eminent Domain and Condemnation (Denver, 12/2008)  
Market Analysis and Conditions - The Statistics (Aurora, 03/2010)  
Cost Approach Fundamentals (Aurora, 04/2011)  
General Curriculum Overview (Aurora, 11/2011)  
Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets (Lubbock, TX, September 2013)  
Appraisal of Assisted Living Facilities (McKissock Online, 12/14)  
Business Practice and Ethics (Aurora, 09/15)  
Basic Appraisal Principles (AI Online, 12/15)  
Up Close Residential and Industrial Development (Aurora, 06/16)

Valuation Challenges with Mtn Properties – Presenter (Breckenridge, 09/16)  
Narrative Report Writing – Presenter (CATA, Breckenridge, 08/17)  
Narrative Report Writing – Presenter (CATA, Breckenridge, 08/18)  
Narrative Report Writing – Presenter (CATA, Breckenridge, 08/19)  
Appraisal of Limited Hotels (McKissock Online, 12/19)  
Appraisal of Full Service Hotels (McKissock Online, 12/19)  
Appraisal Expert Witness Testimony (McKissock Online, 12/19)

**University of Saint Thomas, Minneapolis, Minnesota (2001-2009):**

Master of Science, Real Estate Appraisal; graduated May 2009.  
MSRA 610-21 Legal Issues in Valuation  
MSRA 610-51 Special Topics in Appraisal  
MSRA 610-41 Urban land Economics  
MSRA 610-61 Statistical Analysis  
MSRA 610-31 Effective Communication  
MSRA 610-11 Market Analysis

**University of Colorado (1991-1995):**

15 hours of Statistical Analysis coursework at the Masters degree level, including  
Regression Analysis, Descriptive Analysis, and Inferential Analysis.

**University of Colorado at Denver (1982-1985):**

24 hours of Economics coursework at the Masters Degree level, including Econometrics,  
Regional Economics, Applied Economic Theory, and Urban Economics.

**Regis University, Denver, Colorado (1976-1980):**

Bachelor of Science in Economics; Applied Mathematics minor; graduated Cum laude with  
honors, recipient of Joseph A. Ryan Award in Economics, 1980.

**PROFESSIONAL DESIGNATIONS/ASSOCIATION MEMBERSHIPS:**

**Appraisal Institute:**

<b>MAI</b>	<b>2010-Present</b>
<b>General Associate</b>	<b>1999-2010</b>
<b>Affiliate</b>	<b>1998-1999</b>

**Colorado Board of Real Estate Appraisers**

**Colorado Certified General**  
**Appraiser #CG40013915**  
**Certified through December 31, 2021**

**Most recent USPAP 7-Hour Update – February 2018**



## **MAJOR APPRAISAL ASSIGNMENTS/CLIENTS**

**State of Colorado  
Roaring Fork Transportation Authority  
FDIC  
City of Colorado Springs  
Colorado Springs Utilities  
Bank Midwest  
Bank of the West  
Firstbank of Colorado  
Town of Crested Butte  
Crested Butte Land Trust  
Bank of Colorado  
Cushman and Wakefield  
Bank of America  
State of Colorado, Legislative Council  
Colorado Business Bank  
Colorado Capital Bank  
Community Banks of Colorado  
Haginas and Chapman  
Compass Bank  
Solera National Bank  
Heart of the Rockies Regional Medical Center**

## MAJOR APPRAISAL ASSIGNMENTS

Soda Springs Resort, Soda Springs, California  
Granby Ranch, Granby, Colorado  
Monument Ridge, Monument, Colorado  
Santa Fe Springs, Colorado Springs  
Countryside North, Fountain, CO  
Riverwalk Development Site, Steamboat Springs, CO  
Aidan's Meadow, Eagle, Colorado  
Forest Meadows, Colorado Springs, CO  
The Shores at Highlands, Breckenridge, CO  
Peak 7, Breckenridge, CO  
Shock Hill Lodge and Spa, Breckenridge, CO  
West Braddock Site, Breckenridge, CO  
Eagle Ranch, Eagle, CO  
Buckhorn Valley, Gypsum, CO  
Residence at Little Nell Site, Aspen, CO  
Hidden Mine Ranch, Crested Butte, CO  
The Seasons, Montrose, CO  
Orvis Shorefox, Granby, CO  
Rendezvous, Fraser, CO  
Lakota, Winter Park, CO  
Grand Elk Ranch and Club, Granby, CO  
Snake Canyon Ranch, Jackson, Wyoming  
The Wellington Neighborhood, Breckenridge, CO  
Stratton Flats, Gypsum, CO  
Eagle's Nest Commercial Dev, Eagle, CO  
Windwalker, Gypsum, CO  
The Lodge at Aspen Mountain, Aspen, CO  
Grand Park, Fraser, CO  
The Conservatory, Aurora, CO  
Signature Vistas, Loveland, CO  
SolVista Golf and Ski Ranch, Granby, CO  
Ravenna, Douglas County, CO  
Canyon Ranch, Crawford, CO  
Red Rock Plaza, Carbondale, CO  
Willowstone Chalet, Colorado Springs, CO  
Parker Station, Parker, CO  
Morningstar Preserve, Aspen, CO  
The Sardy House, Aspen, CO  
Saddle Ridge, Gypsum, CO  
Adams Rib PUD, Eagle, CO  
Westwood Retail Center, Arvada, CO

### **SUMMARY OF EXPERT TESTIMONY/LITIGATION**

- 1) Chaparral Ranch, Aspen, Appraisal for landowner for litigation between landowner and title company, November 2011.
- 2) Academy Bank v. Blue Heron Investment LLC, Case No. 2011CV4275 El Paso County District Court. Deposition provided concerning appraisal before counsel, June 2011, Deficiency judgment lawsuit.
- 3) Hillcrest Bank et al v. Morley-Howard Investments et al, Case No. 09-CV-7169 El Paso County District Court. Deposition provided concerning appraisal before opposing counsel, February 2011, Deficiency judgment lawsuit.
- 4) Citywide Banks v. Lan, Case No. 14-10854 U.S. Bankruptcy Court. Testimony provided concerning appraisal before counsel, April 10, 2014, Relief from Stay hearing.
- 5) LSI Retail I, LLC, Case No. 14-14439-MER, Chapter 13, United States Bankruptcy Court for the District of Colorado. Deposition provided concerning appraisal before counsel, November 2014, bankruptcy case.
- 6) W.O.L.F. vs. Wendland, Case No. 14-01531/14-23662, Chapter 7, United States Bankruptcy Court for the District of Colorado. Trial preparation and testimony, October 2015, bankruptcy case.
- 7) North Rail Stop LLC and Havana and Iliff LLC v. Craig Mundt, an individual, Case No. 2015CV31220 District Court, County of Adams, State of Colorado. Deposition provided concerning appraisal before opposing counsel, February 2016, civil lawsuit.

### **SUMMARY OF EMINENT DOMAIN WORK**

Location	Agency	Representation
US 160, Monte Vista, Colorado	Colorado Dept of Transp	Agency
1208 Wadsworth, Lakewood	Colorado Dept of Transp	Landowner
S Glen Avenue, Glenwood Springs	Roaring Fork Trans Auth	Agency
SH 82, Aspen	Roaring Fork Trans Auth	Agency
Sardy Field Site, Aspen	Roaring Fork Trans Auth	Agency
Kiowa Street, Colorado Springs	City of Colorado Springs	Agency
Centennial Road, Colorado Springs	City of Colorado Springs	Agency
Powers Boulevard Extension 1	Colorado Dept of Transp	Agency
Powers Boulevard Extension 2	Colorado Dept of Transp	Agency
Grand Park, Fraser	City of Winter Park	Landowner

160<sup>th</sup> Avenue Sewer Extension  
Johnstown Water Project

City of Thornton  
City of Thornton

Landowner  
Landowner

### **PROFESSIONAL REFERENCES:**

Available on request

### **State of Colorado Appraisal License**

Colorado Department of Regulatory Agencies  
Division of Real Estate  
Martin Steven Kane  
Certified General Appraiser

CG40013915

License Number

2/15/2021

Issue Date

Active

License Status

12/31/2023

Expiration

Verify this license at <http://dora.colorado.gov/dre>



Director: Marcia Waters



Licensee Signature

## Appendix C – Preliminary Design Plans



# TOWN OF HAYDEN

## BUILD BACK BETTER DEVELOPMENT

OWNER  
TOWN OF HAYDEN  
178 WEST JEFFERSON AVENUE  
HAYDEN, CO 81639-0190

### TOWN ADMINISTRATION AND PUBLIC WORKS

ZACH WUESTEWALD ————— MAYOR  
MATHEW MENDISCO ————— TOWN MANAGER  
FRANK CASE ————— PUBLIC WORKS SUPERINTENDENT  
BRYAN RICHARDS ————— PUBLIC WORKS DIRECTOR  
SCOTT PRICE ————— WATER/SEWER MANAGER  
SKYLER CLESS ————— WATER/WASTEWATER OPERATOR  
TAMMI ENGLE ————— MAYOR PRO-TEM  
ED CORRIVEAU ————— COUNCILMEMBER  
TREVOR GANN ————— COUNCILMEMBER  
BOB REESE ————— COUNCILMEMBER  
JANET HOLLIFIELD ————— COUNCILMEMBER  
RYAN BANKS ————— COUNCILMEMBER

### ENGINEER

SUNRISE ENGINEERING, INC.  
201 COMMERCE DRIVE, UNIT 1  
FORT COLLINS, COLORADO 80524  
TEL (970) 372-2255

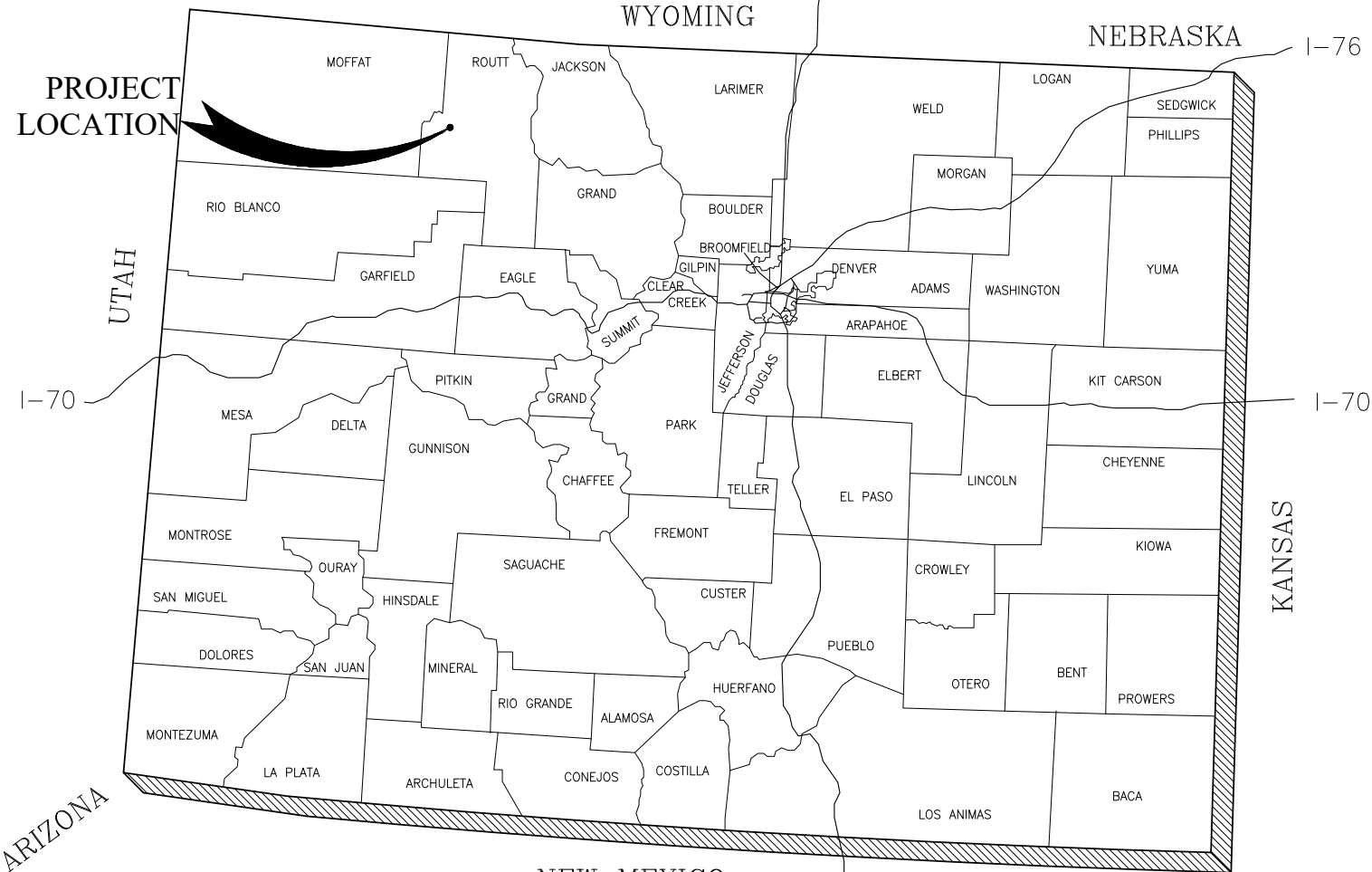




# AREA MAP

NOT TO SCALE

PROJECT  
LOCATION



## STATE OF COLORADO

# LOCATION MAP

NOT TO SCALE



YAMPA VALLEY  
REGIONAL AIRPORT

## TOWN OF HAYDEN

**FOR REVIEW ONLY**  
**DRAFT**  
**NOT FOR CONSTRUCTION**  
1/20/2022

**SUNRISE**  
ENGINEERING

201 COMMERCE DRIVE, UNIT 1  
FORT COLLINS, COLORADO 80524  
TEL 970.372.2255  
www.sunrise-eng.com

TOWN OF HAYDEN  
BUILD BACK BETTER DEVELOPMENT

LOCATION AND INDEX

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	MAP
00000	XXX	XXX	XXX	2 of 27	

GENERAL NOTES

1. ALL WORK, TESTING AND MATERIALS SHALL CONFORM TO THE PROJECT CONSTRUCTION PLANS, SPECIFICATIONS, DETAILS, AND CONTRACT DOCUMENTS UNLESS SPECIFICALLY STATED OTHERWISE IN THESE PLANS. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
2. AN APPROVED SET OF PLANS AND SPECIFICATIONS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES AS WELL AS A COPY OF ALL PERMITS AND AGREEMENTS.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING PERMITS, RENEWAL OF LAPSED PERMITS, AND OBTAINING ANY NEW PERMITS.
4. CONTRACTOR SHALL PROVIDE FOR INSPECTIONS AND TESTING AS REQUIRED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COORDINATE TESTING AND NOTIFY THE ENGINEER 24 HOURS PRIOR TO TESTS. ALL TESTING IS TO BE CONDUCTED BY A PROPERLY CERTIFIED, INDEPENDENT 3RD PARTY.
5. THE CONTRACTOR SHALL NOTIFY THE CLIENT AND THE ENGINEER AT LEAST 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. CONSTRUCTION CONCEALED WITHOUT THE REQUIRED INSPECTIONS SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
6. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITIES IN THE WORK AREA. HOWEVER, THE ENGINEER WILL NOT GUARANTEE UTILITY ELEVATIONS OR LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CALL ONE CALL OF WYOMING 811 OR 1-800-849-2476 AT LEAST 48 HOURS BEFORE ANY CONSTRUCTION BEGINS.
7. THE CONTRACTOR SHALL FOLLOW GUIDELINES AND REGULATIONS SET FORTH BY O.S.H.A. SUNRISE ENGINEERING, INC. WILL NOT BE RESPONSIBLE FOR JOB-SITE SAFETY PROCEDURES OR CONDITIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN TAKEOFF QUANTITIES. QUANTITIES SHOWN HEREON ARE ESTIMATES ONLY AND AS SUCH ARE NOT TO BE USED FOR BID PURPOSES.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION OF THE PROPER AUTHORITY (OR AUTORITIES) IF THERE ARE OBSTRUCTIONS TO PROPOSED IMPROVEMENTS AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY EXISTING ITEM REMOVED TO FACILITATE CONSTRUCTION SHALL BE REPLACED IN THE SAME OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL ON AND AROUND THE CONSTRUCTION SITE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ACCESS TO RESIDENTIAL BUILDINGS AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES
11. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING PUBLIC STREETS, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS, AND TAKE WHATEVER MEASURES ARE NECESSARY TO ENSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES. NO WORK WILL BE CONSIDERED COMPLETE UNTIL ALL PAVEMENTS HAVE BEEN SWEEPED CLEAN OF DIRT AND DEBRIS.
12. FOR UNDERGROUND UTILITY WORK, CONTRACTOR SHALL EXPOSE (POT-HOLE) ALL TIE-IN POINTS TO VERIFY LOCATION AND ELEVATION PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE SURVEYING/CONSTRUCTION STAKING OF ALIGNMENT AND GRADE FOR EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS.
14. ANY AMBIGUITIES OR DEFICIENCIES DISCOVERED ON THESE PLANS ARE TO BE RESOLVED BY SUNRISE ENGINEERING OR ITS APPOINTED REPRESENTATIVE. IF ANYONE MODIFIES THESE DRAWINGS OTHER THAN SUNRISE ENGINEERING OR ITS APPOINTED REPRESENTATIVE, HE OR SHE IS SOLELY RESPONSIBLE FOR THOSE MODIFICATIONS.
15. THE CONTRACTOR CERTIFIES THAT THE CONTRACTOR HAS BEEN PROVIDED FULL OPPORTUNITY TO REVIEW THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS SO AS TO ENSURE THAT THE CONTRACTOR FULLY UNDERSTANDS THE DESIGN INTENT SHOWN AND THAT ALL ELEMENTS FOR CONSTRUCTION SHOWN THEREON HAVE BEEN INCLUDED IN THE BID. BY SUBMITTING A BID ON THIS WORK THE CONTRACTOR AGREES THAT ALL LABOR AND MATERIAL EXPRESSLY OR IMPLICITLY REQUIRED FOR THE PROJECT, AND ANY ERRORS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS, HAVE BEEN BROUGHT TO THE ATTENTION OF THE ENGINEER IN A TIMELY MANNER TO ALLOW CORRECTIONS TO THE CONSTRUCTION DOCUMENTS BY WAY OF AN ADDENDUM. THE CONTRACTOR AGREES TO WAIVE ANY CLAIM FOR EXTRA COST OR DELAY RELATED TO ANY ERROR OR OMISSION ON THE CONSTRUCTION DOCUMENTS THAT REASONABLY SHOULD HAVE BEEN OBSERVED PRIOR TO BIDDING OR COMMENCING WORK ON THE PROJECT.

DESIGN CRITERIA

INTRODUCTION / SCOPE OF WORK

DESCRIBE THE PROJECT AND THE GIVEN SCOPE OF WORK HERE

EXISTING CONDITIONS

DESCRIBE THE EXISTING CONDITIONS OF THE SITE HERE

DESIGN REQUIREMENTS

THE MINIMUM REQUIREMENTS USED TO GENERATE THIS DESIGN ARE AS FOLLOWS:

1. REQUIREMENT #1
2. REQUIREMENT #2
3. REQUIREMENT #3

WATER PIPE DESIGN REQUIREMENTS

##### DIFFERENT MAIN-LINE CARRIER PIPES WILL BE UTILIZED IN THIS PROJECT AND EACH WILL REQUIRE A MINIMUM RATING OF ### PSI. FIRST, ADD INFO ABOUT FIRST CARRIER PIPE. SECOND, ADD INFO ABOUT SECOND CARRIER PIPE. THIRD, ADD INFO ABOUT THIRD CARRIER PIPE. FOURTH, ADD INFO ABOUT FOURTH CARRIER PIPE. THE SIZES FOR ALL PIPES AND FITTINGS IN THESE PLANS ARE "DUCTILE IRON PIPE SIZE" UNLESS OTHERWISE NOTED.

SANITARY SEWER DESIGN REQUIREMENTS

FOUR DIFFERENT MAIN-LINE CARRIER PIPES WILL BE UTILIZED IN THIS PROJECT AND EACH WILL REQUIRE A MINIMUM RATING OF 160 PSI. FIRST, THE EXISTING SECTIONS OF DUCTILE IRON PIPE ON THE RAW WATER TRANSMISSION LINE WILL BE REPLACED BY 8" PVC C900 (DR14). SECOND, THE EXISTING 14" POTABLE WATER LINE FROM THE TANK TO THE TOWN WILL BE REPLACED BY TWO PARALLEL 12" PVC C900 (DR25) PIPELINES. THIRD, NEAR THE TOWN, UNLESS THE TOWN OPTS FOR A SECOND BOREHOLE UNDER THE UPRR (ADD ALTERNATE #1) THE 12" LINES WILL MERGE INTO ONE 16" PVC C905 (DR25). FOURTH, AT THE RAILROAD CROSSING, APPROXIMATELY 200 FEET OF 16" C200 STANDARD STEEL (THICKNESS 0.500") WILL BE UTILIZED UNDER THE RAILROAD TRACKS. THE SIZES FOR ALL PIPES AND FITTINGS IN THESE PLANS ARE "DUCTILE IRON PIPE SIZE" UNLESS OTHERWISE NOTED.

RECLAMATION AND REVEGETATION

THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ANY DISTURBED VEGETATION AREAS AND ASSOCIATED IRRIGATION CONDUITS TO CONDITIONS EQUAL TO OR SUPERIOR THAN WHAT EXISTING PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPAIR OR REPLACE ALL DISTURBED FENCES, UTILITIES, LANDSCAPING, OR STRUCTURES TO CONDITIONS AS GOOD AS OR BETTER THAN EXISTING.

WHILE TRENCHING, THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORT TO SEPARATE ONE FOOT (1') OF TOPSOIL AND STOCKPILE IT SEPARATE FROM THE TRENCH SPOILS. WHEN BACKFILLING, THE STOCKPILED TOPSOIL SHALL BE REPLACED ON TOP OF THE TRENCH.

THE LOCAL NRCS OFFICE LOCATED IN MEDICINE BOW HAS PROVIDED RECOMMENDATIONS FOR SEEDING WHICH THE CONTRACTOR IS REQUIRED TO FOLLOW UNLESS DIRECTED OTHERWISE BY THE OWNER AND ENGINEER. STATIONING AND SEEDING TYPE(S) ARE SHOWN IN THE FOLLOWING TABLES. ALL SEEDING SHALL TAKE PLACE AFTER SEPTEMBER 20 AND NO LATER THAN MAY 14TH. THE SEED MIXES SHALL BE USED WITH A MINIMUM SPACING OF 12-INCHES AND A DEPTH OF ¼ - ½ INCH. IF BROADCAST OR HYDRO SEEDING METHODS ARE EMPLOYED THE RATES NEED TO BE DOUBLED FROM WHAT IS SHOWN HERE. ALL RATES ARE BASED ON PURE LIVE SEED (PLS).

SEED MIX LOCATIONS

SEED MIX	STATIONING
RANGELAND	STA 0+00 TO STA 0+00
HAY MEADOWS	STA 0+00 TO STA 0+00

PROJECT SPECIFIC CONSTRUCTION NOTES AND CONDITIONS

1. CONTRACTOR REQUIREMENT #1
2. CONTRACTOR REQUIREMENT #2
3. CONTRACTOR REQUIREMENT #3
4. CONTRACTOR REQUIREMENT #4
5. CONTRACTOR REQUIREMENT #5
6. CONTRACTOR REQUIREMENT #6
7. CONTRACTOR REQUIREMENT #7
8. CONTRACTOR REQUIREMENT #8
9. CONTRACTOR REQUIREMENT #9

PIPE SIZE	MATERIAL	SPECIFICATION	PRESSURE RATING
XX"	PVC	C900 DRXX	XXX psi
XX"	PVC	C900 DRXX	XXX psi
XX"	PVC	C905 DRXX	XXX psi
XX"	PVC	C905 DRXX	XXX psi

RANGELAND

SPECIES	CULTIVAR	PLS RATE LBS/ACRE	ACRES	LBS OF PLS
PUBESCENT WHEATGRASS	LUNA	8	45	360
RUSSIAN WILD RYE	BOZOISKY-SELECT	3	45	135
BLUEBUNCH WHEATGRASS	P7 OR GOLDAR	2.8	45	126
MILKVETCH	CICER	1	45	45
SLENDER WHEATGRASS	PRYOR	2	45	90
TOTAL		16.8	45	756

HAY MEADOWS

SPECIES	CULTIVAR	PLS RATE LBS/ACRE	ACRES	LBS OF PLS
TIMOTHY	CLIMAX	1.5	21	31
CREeping FOXTAIL	GARRISON	1.5	21	31
MEADOW BROME	PADDOCK	6.0	21	126
SAINFOIN - WITHOUT POD	REMONT	6.3	21	132
TOTAL		15.3	21	320

ADDITIONAL CONSTRUCTION NOTES

1. ADDITIONAL CONSTRUCTION NOTES #1
2. ADDITIONAL CONSTRUCTION NOTES #2
3. ADDITIONAL CONSTRUCTION NOTES #3
4. ADDITIONAL CONSTRUCTION NOTES #4
5. ADDITIONAL CONSTRUCTION NOTES #5
6. ADDITIONAL CONSTRUCTION NOTES #6
7. ADDITIONAL CONSTRUCTION NOTES #7

ADDITIONAL CONSTRUCTION NOTES

1. ADDITIONAL CONSTRUCTION NOTES #1
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6. ADDITIONAL CONSTRUCTION NOTES #6
7. ADDITIONAL CONSTRUCTION NOTES #7

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REVISION NUMBER  
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TOWN OF HAYDEN

BUILD BACK BETTER DEVELOPMENT

GENERAL NOTES

SET NO.  
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DESIGNED  
XXX

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CHECKED  
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SHEET NO.  
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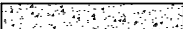
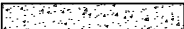
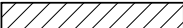



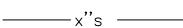
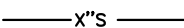
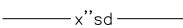
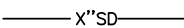
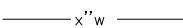
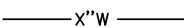
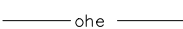




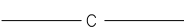

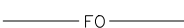

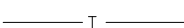
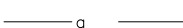
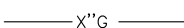

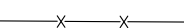

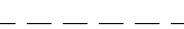



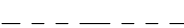
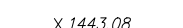
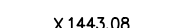
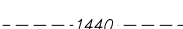
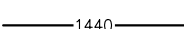




























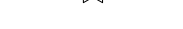

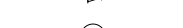













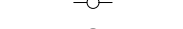
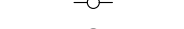








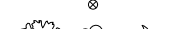
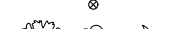
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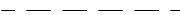











E:\Hayden\Hayden Professional Services\Build Back Better (Exhibits)\US\GEN.dwg Jan 20, 2022 12:03pm tstartk



LEGEND

ABBREVIATIONS

EXISTING	PROPOSED
	
	
 irr	 X"IRR
 x"s	 X"S
 x"sd	 X"SD
 x"w	 X"W
 ohe	 OHE
 uge	 UGE
 c	 C
 fo	 FO
 t	 T
 g	 X"G
 x x	 X X
	
	
	
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<u>OTHER</u>	
	HIGH WATERLINE
	LOT LINE
	RIGHT-OF-WAY
	ROADWAY CENTERLINE
	SECTION LINE
	SETBACK LINE
	POINT OF VERTICAL INTERSECTION
	PLAN, SECTION, OR DETAIL LABEL
	DRAWING TITLE/SHEET NUMBER
	BASIN ULTIMATE OUTFALL LOCATION AND DIRECTION
	GRADE BREAK, HIGH/LOW POINTS
	FLOW DIRECTION

ABC	AGGREGATE BASE COURSE
AC	ASPHALT CONCRETE
BC	BACK OF CURB
BCF	BRASS CAP FLUSH
BCHH	BRASS CAP IN HAND HOLE
BCR	BEGIN CURB RETURN
BM	BENCHMARK
BTM	BOTTOM
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	(TOP OF) CONCRETE
CONST	CONSTRUCTION
CTR	CENTER
CY	CUBIC YARD
D/W	DRIVEWAY
DWG	DRAWING
DTL	DETAIL
E	EAST
ECR	END CURB RETURN
EG	EXISTING GROUND (ELEVATION)
ELEV	(PROPOSED) ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX, EXIST	EXISTING
FC	FACE OF CURB
FES	FLARED END SECTION
FF	FINISHED FLOOR (ELEVATION)
FG	FINISHED GRADE (ELEVATION)
FH	FIRE HYDRANT
FL	FLANGE, FLOW LINE (ELEVATION)
FND	FOUND
FO	FIBER OPTIC
FPS	FEET PER SECOND
FT	FOOT, FEET
G	GAS, GUTTER, GRADE
GB	GRADE BREAK
GPM	GALLONS PER MINUTE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HW	HIGHWATER
IN.	INCH, INCHES
INV	INVERT
IRR, IRRIG	IRRIGATION
L	LENGTH
LF	LINEAR FEET
LT	LEFT
MH	MANHOLE
MJ	MECHANICAL JOINT
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO.	NUMBER
OHE	OVERHEAD ELECTRIC
OPNG	OPENING
P/L	PROPERTY LINE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCC	PORTLAND CEMENT CONCRETE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R/W	RIGHT-OF-WAY
RGRCP	RUBBER GASKETED REINFORCED CONCRETE PIPE
RJ	RESTRAINED JOINT
RT	RIGHT
S	SEWER, SLOPE, SOUTH
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SWK	SIDEWALK
SY	SQUARE YARD
TAN	TANGENT
TBC	TOP BACK OF CURB (ELEVATION)
T, TEL	TELEPHONE
TL	TRUE LENGTH
TTC	TOP TOE OF CURB (ELEVATION)
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
UPRR	UNION PACIFIC RAILROAD
VNAE	VEHICLE NON-ACCESS EASEMENT
Vr	VOLUME REQUIRED
Vp	VOLUME PROVIDED
W	WATER, WEST, WITH
WYDOT	WYOMING DEPARTMENT OF TRANSPORTATION
XFMR	TRANSFORMER

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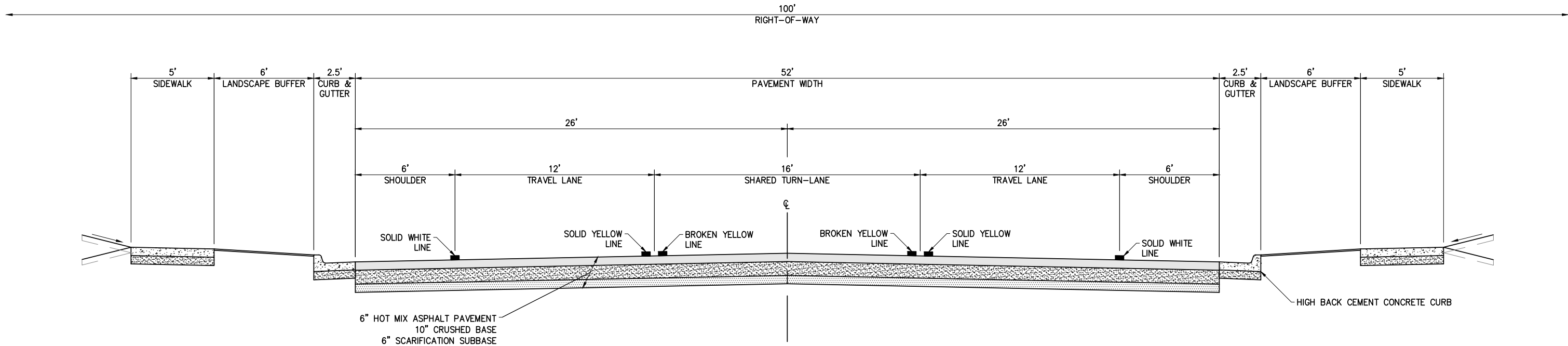


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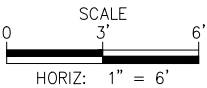
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LEGEND AND ABBREVIATIONS

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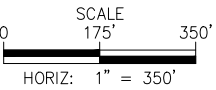
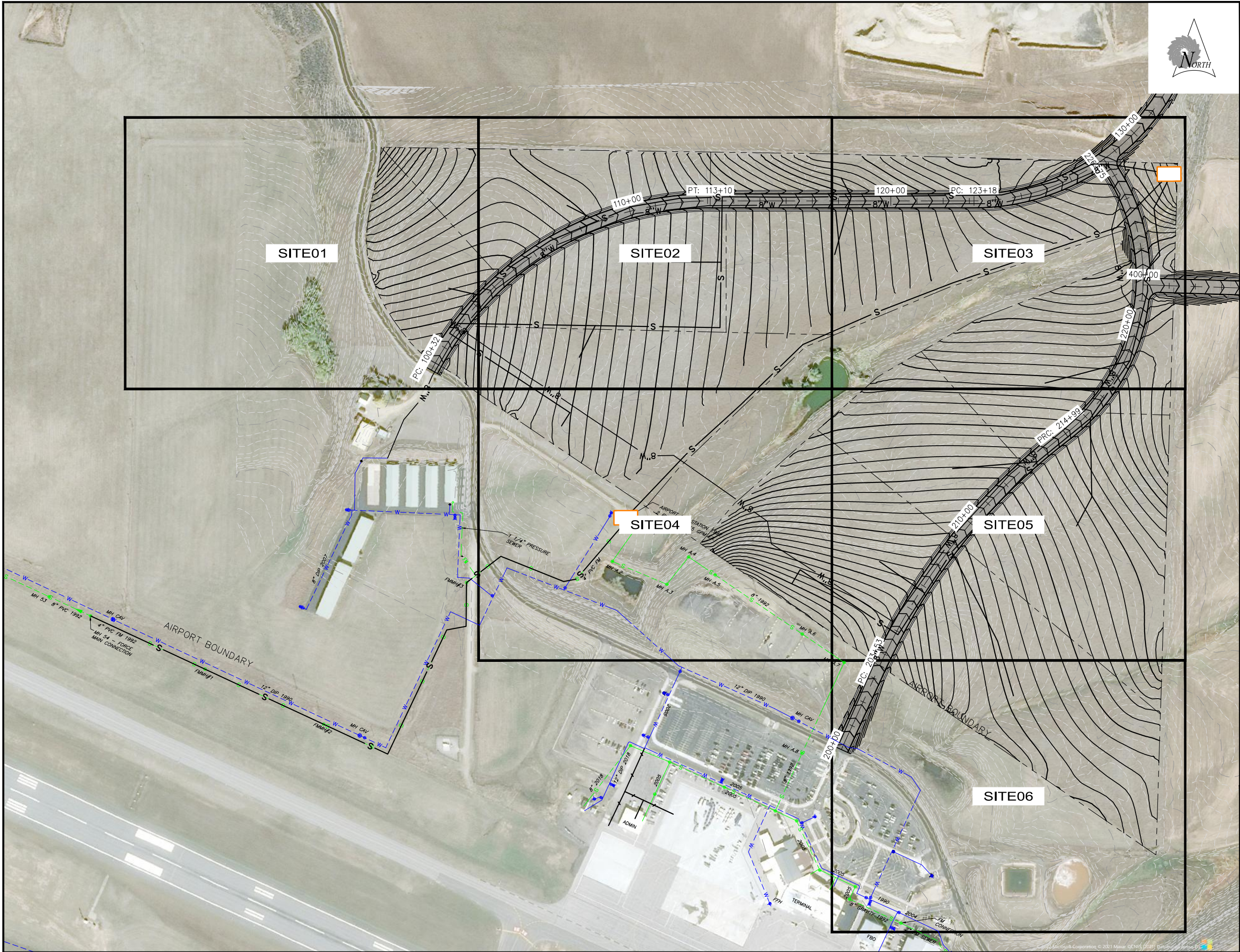
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TYPICAL ROADWAY SECTION

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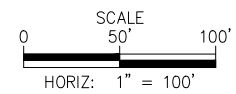
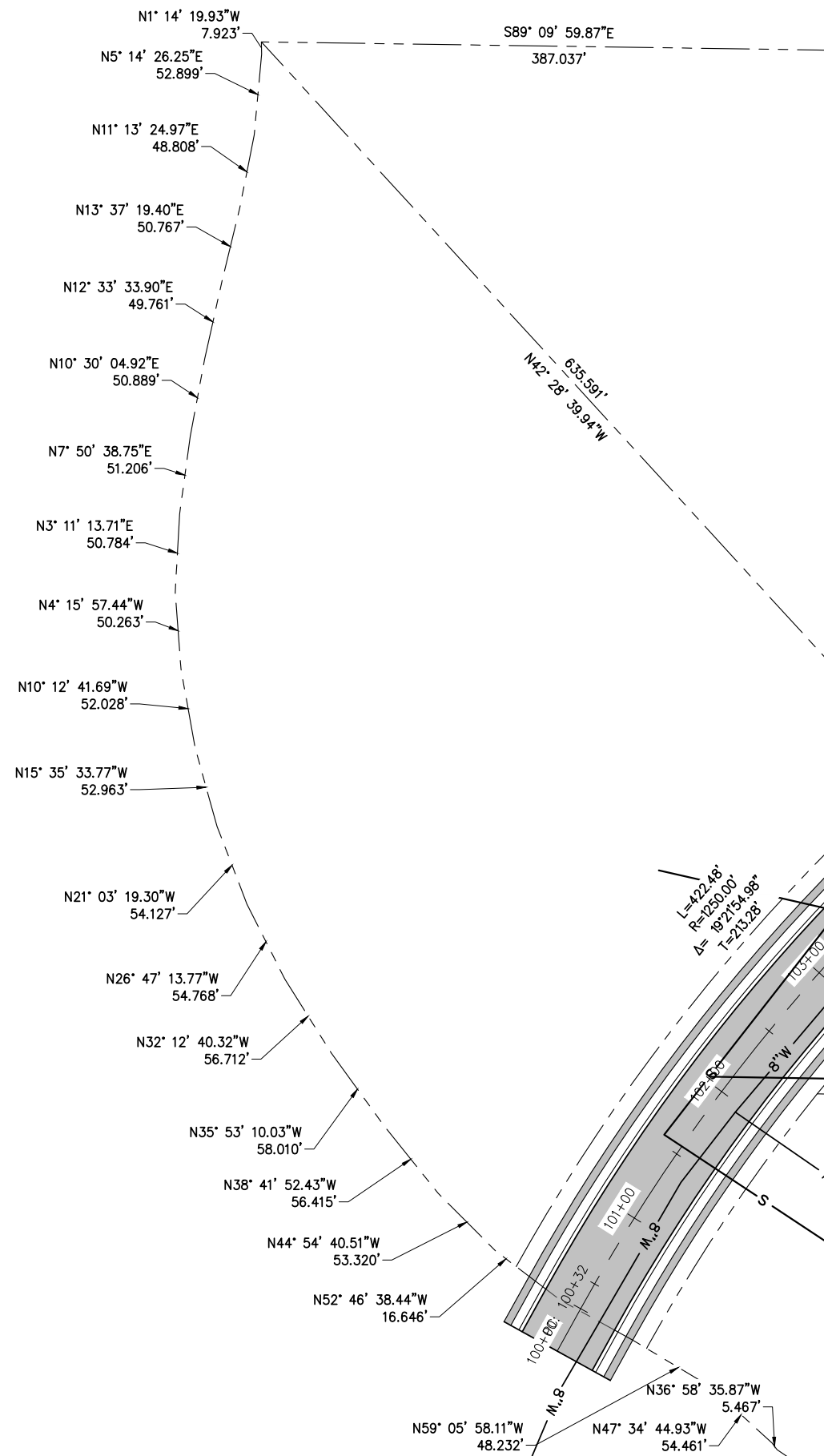
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OVERALL SITE PLAN

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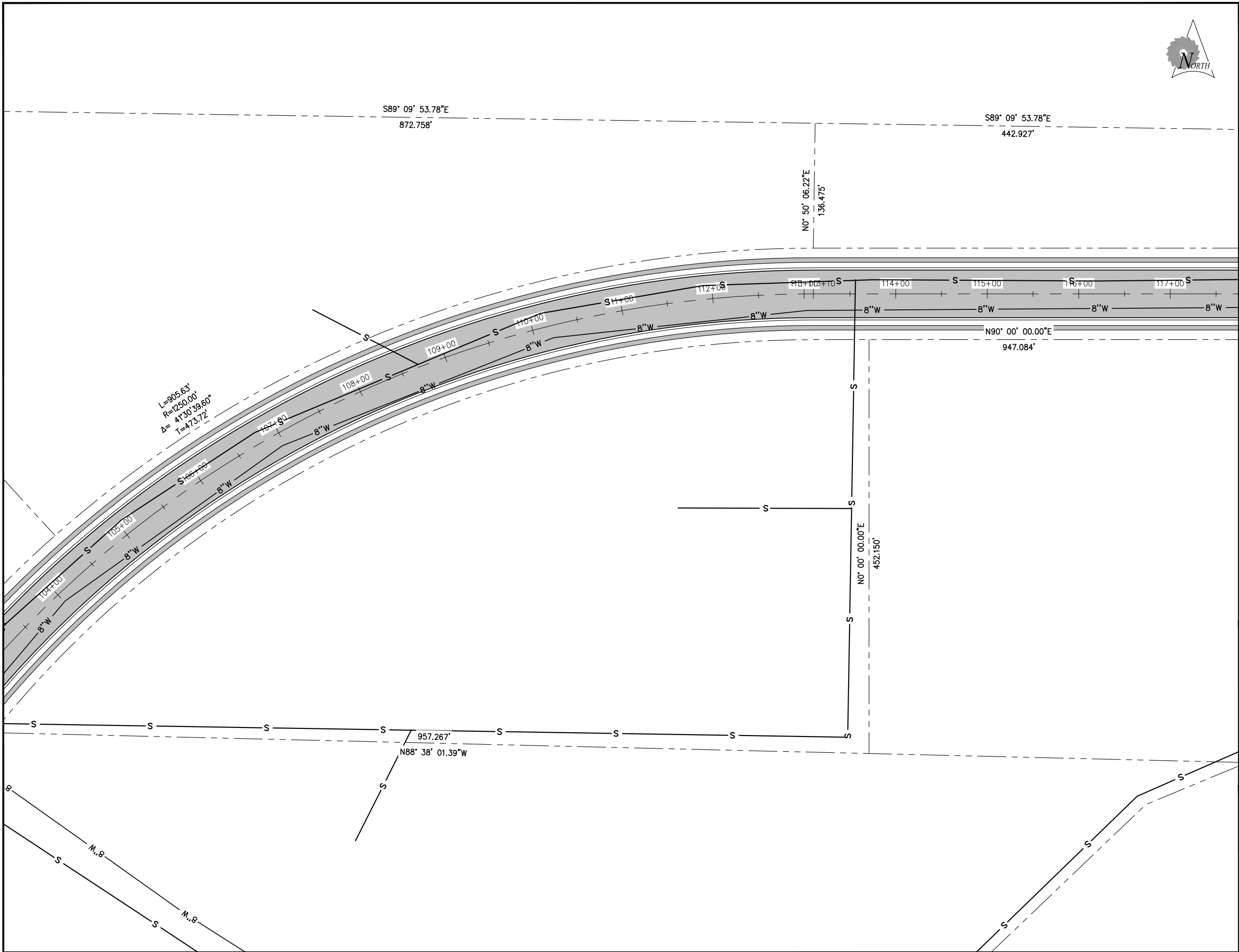
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SITE PLANS

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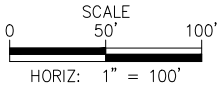
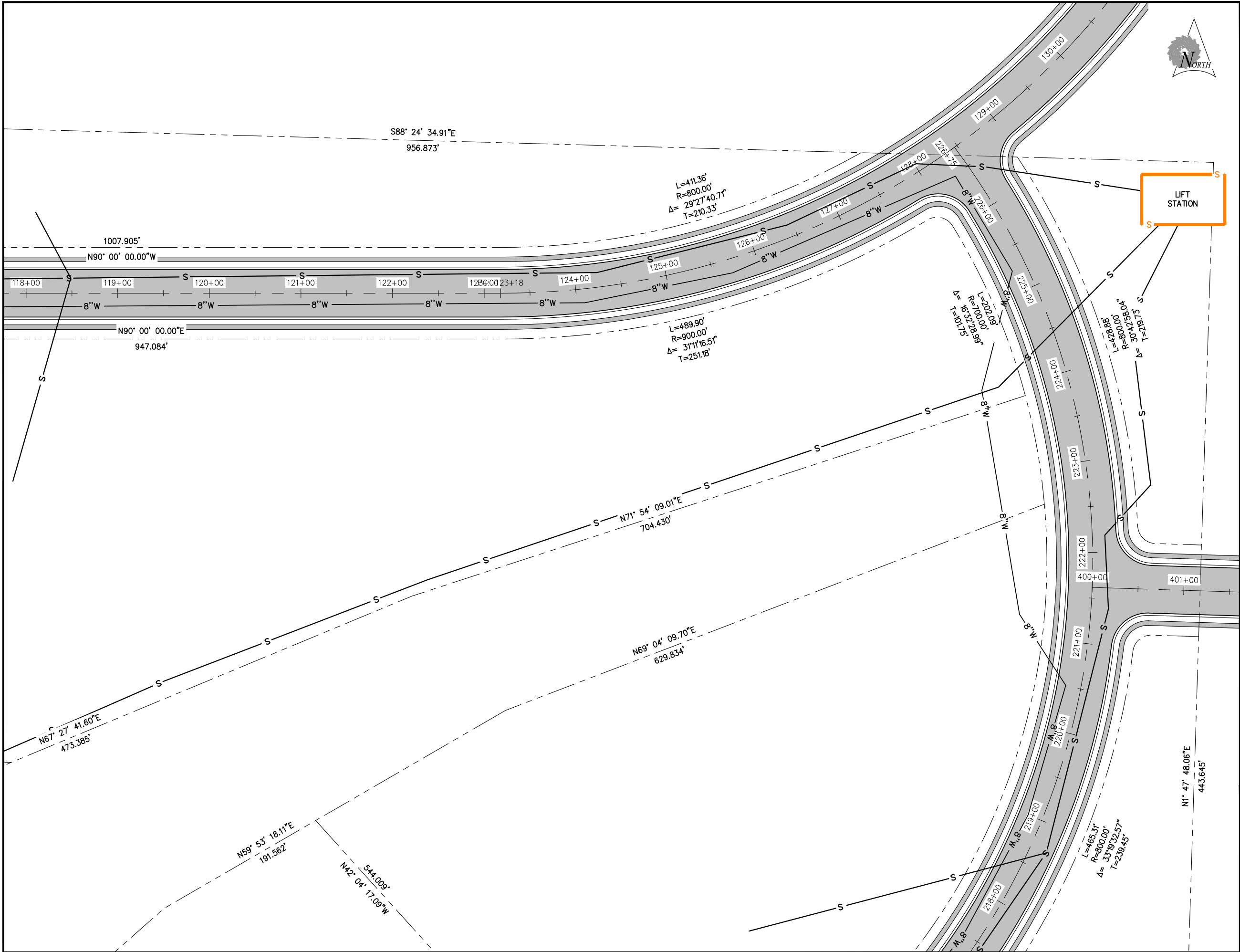
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SITE PLANS

SET NO. 00000	DESIGNED XXX	DRAWN XXX	CHECKED XXX	SHEET NO. 8 of 27	SITE02
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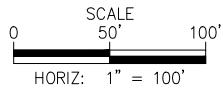
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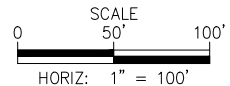
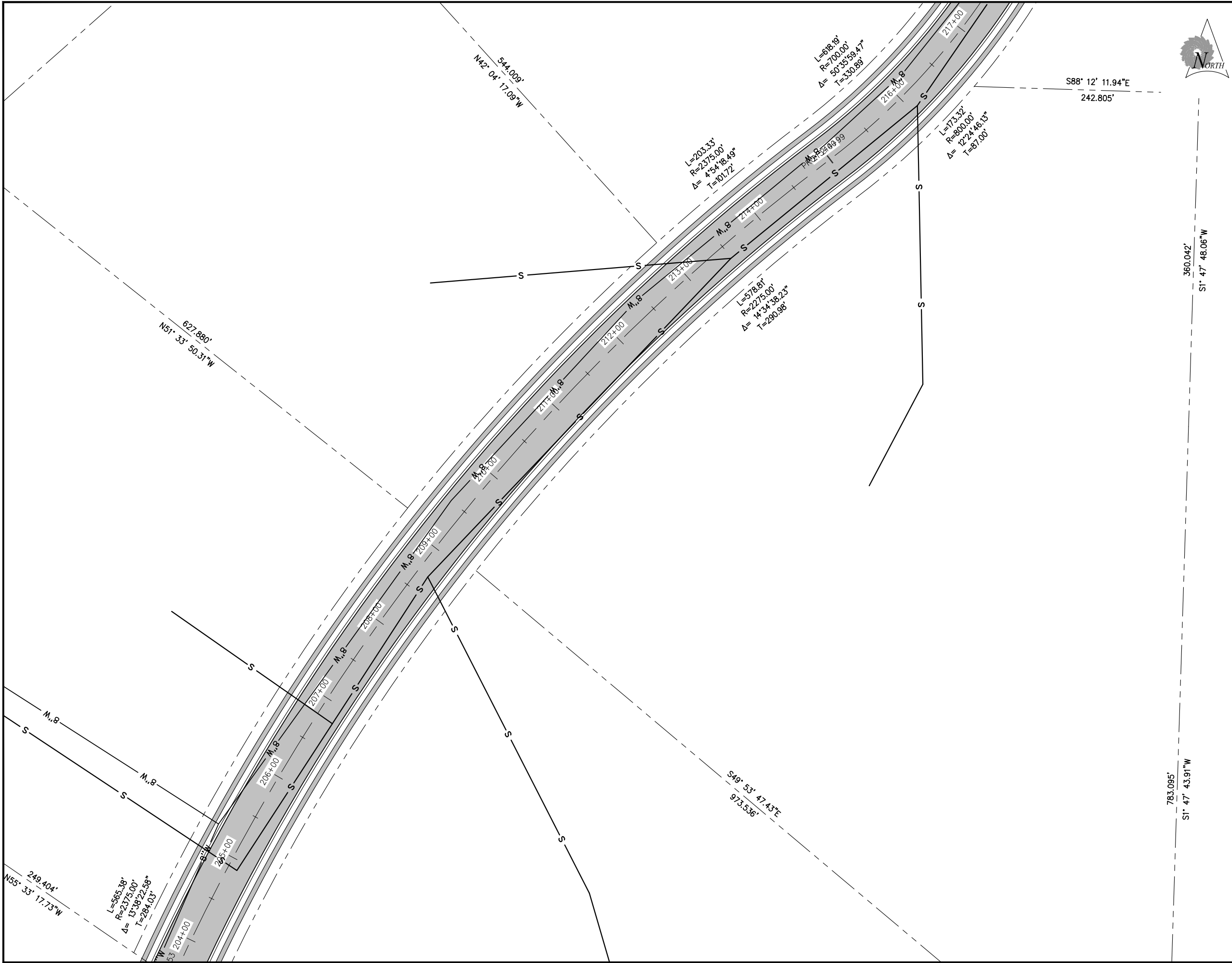
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SITE PLANS

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00000	XXX	XXX	XXX	10 of 27	

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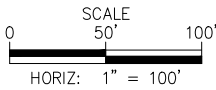
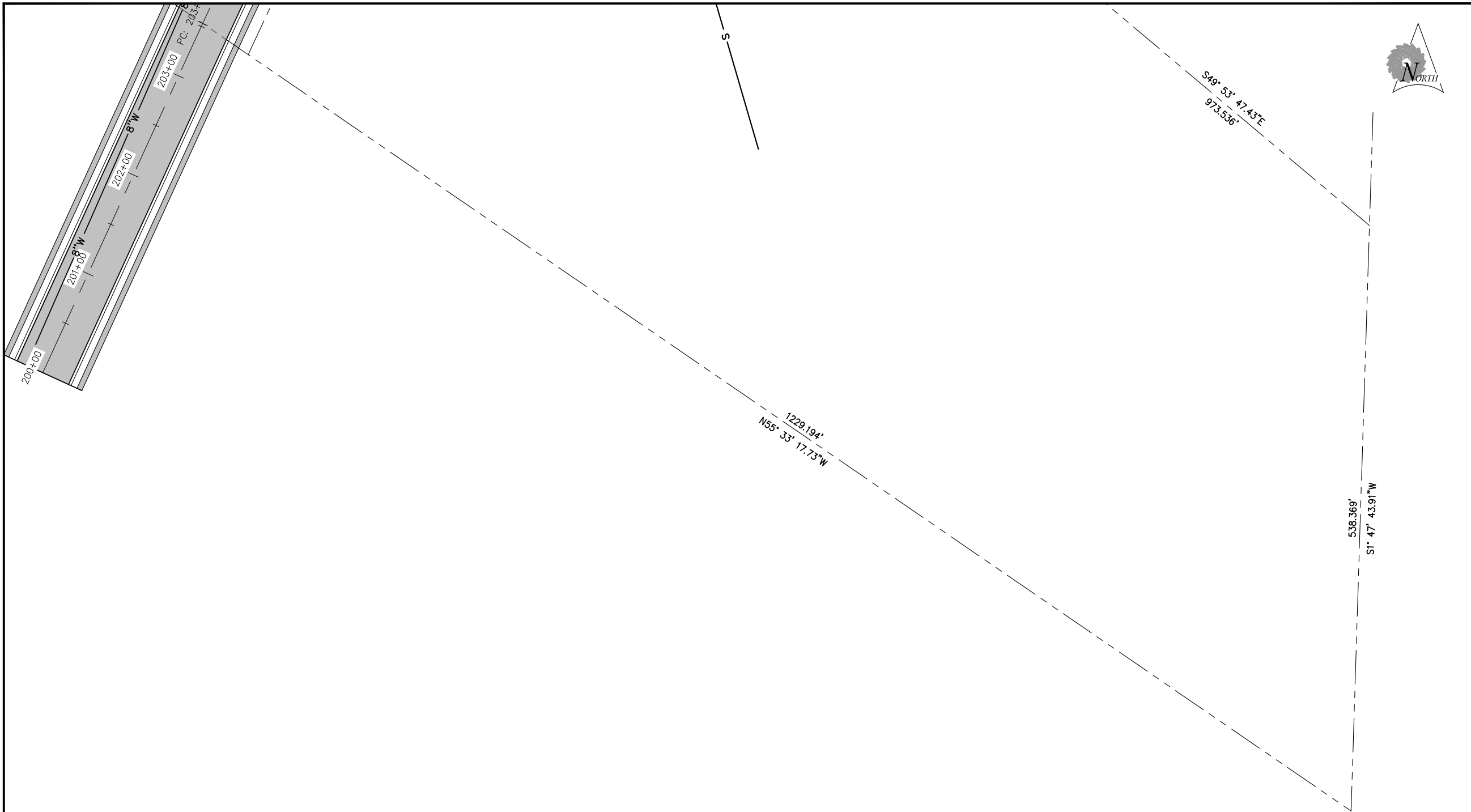
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SITE PLANS

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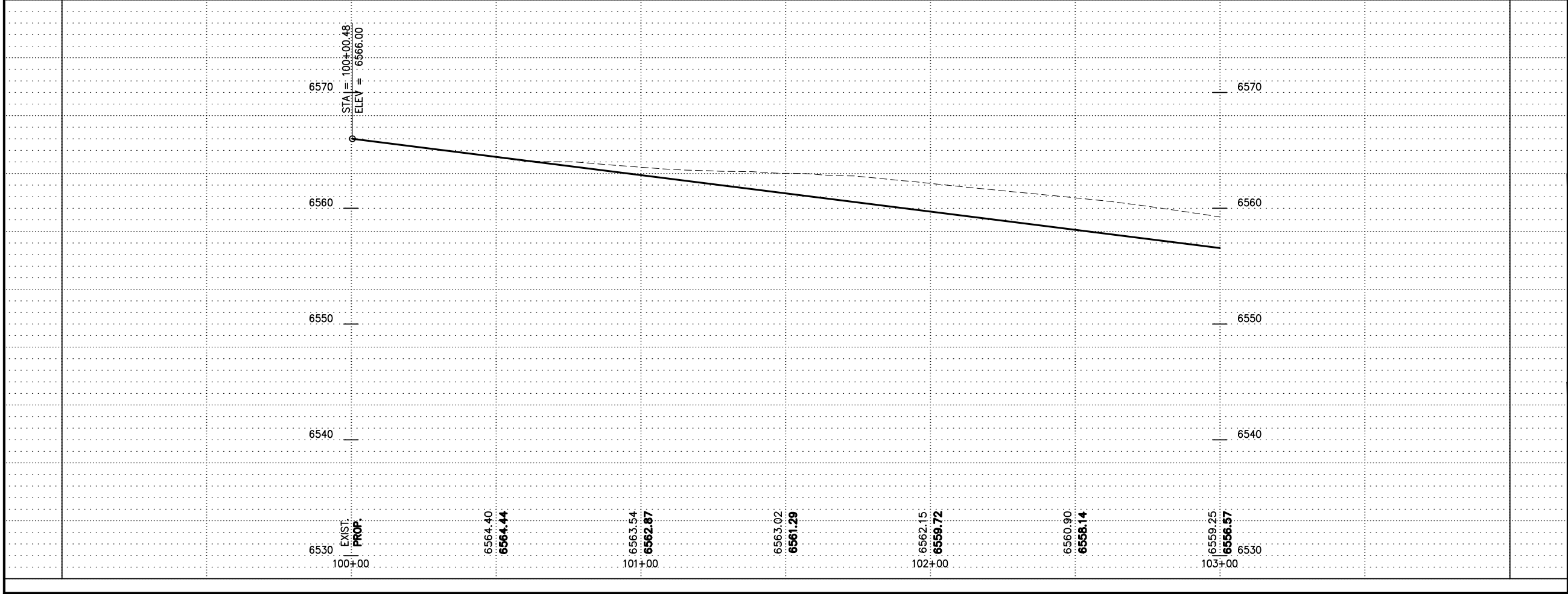
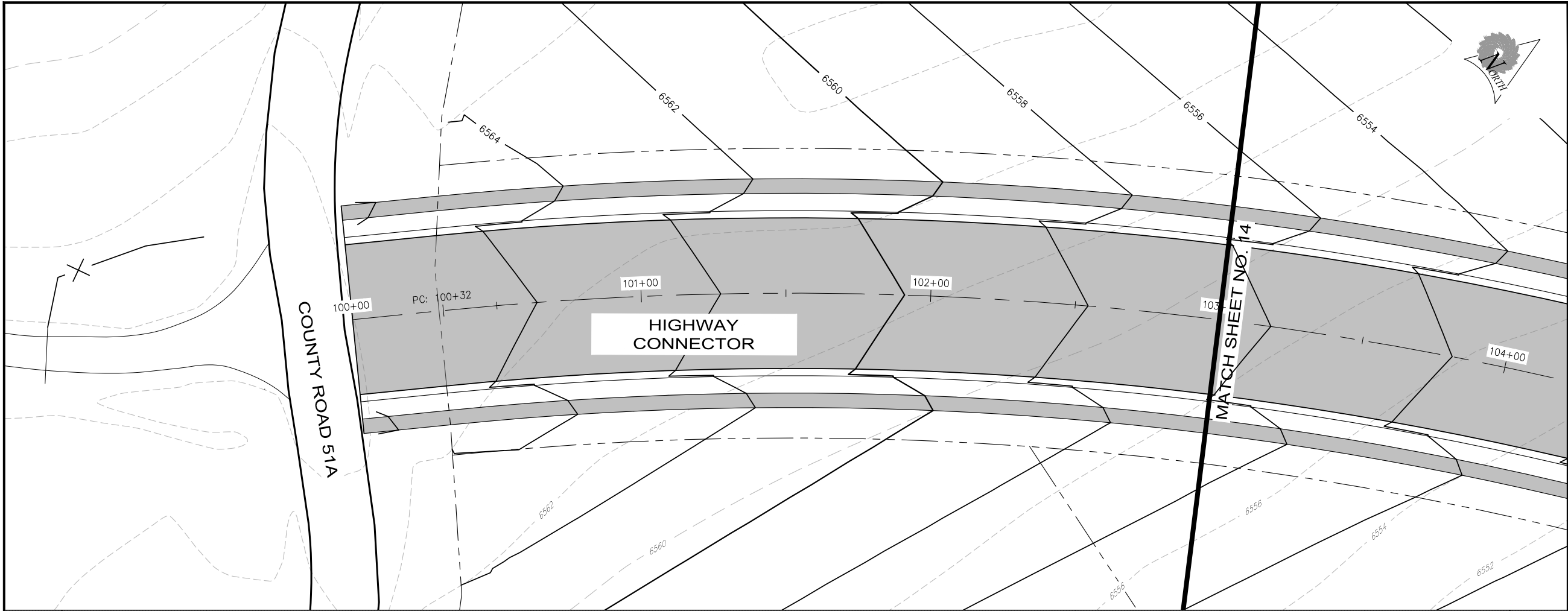
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SITE PLANS

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0

20'

40'

HORIZ: 1" = 40'


VERT: 1" = 10'

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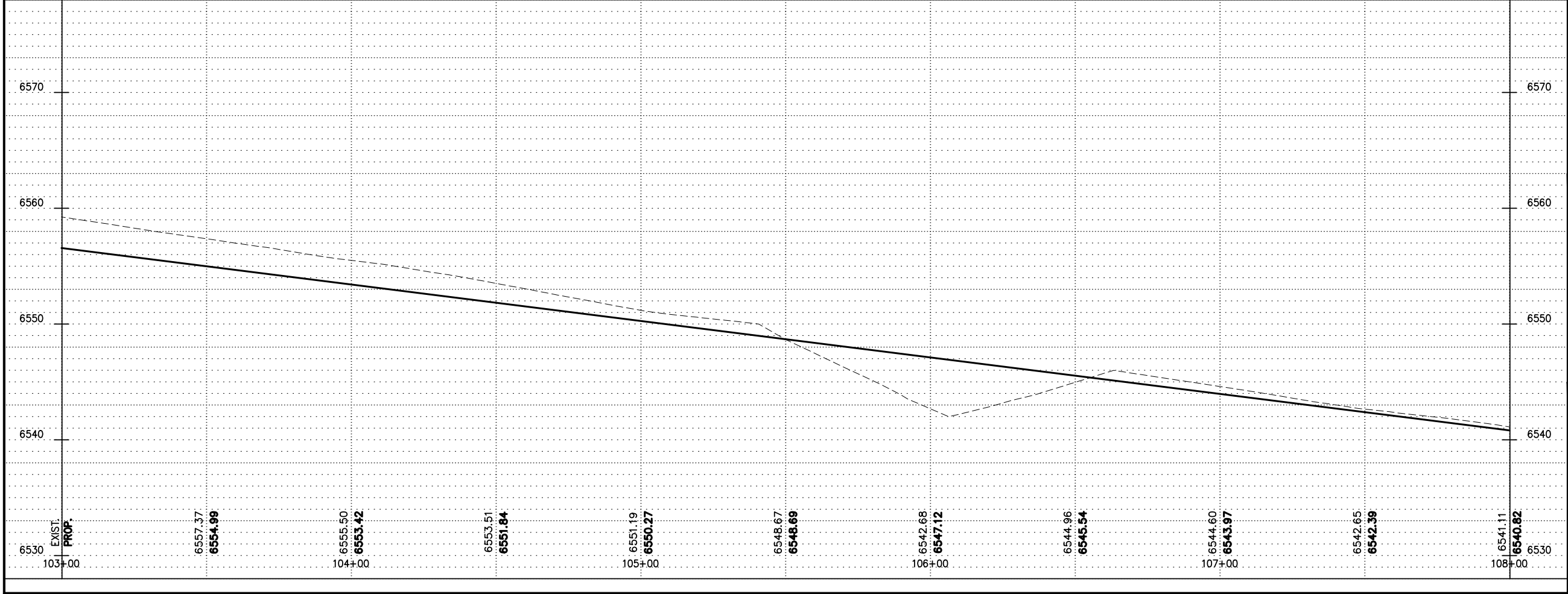
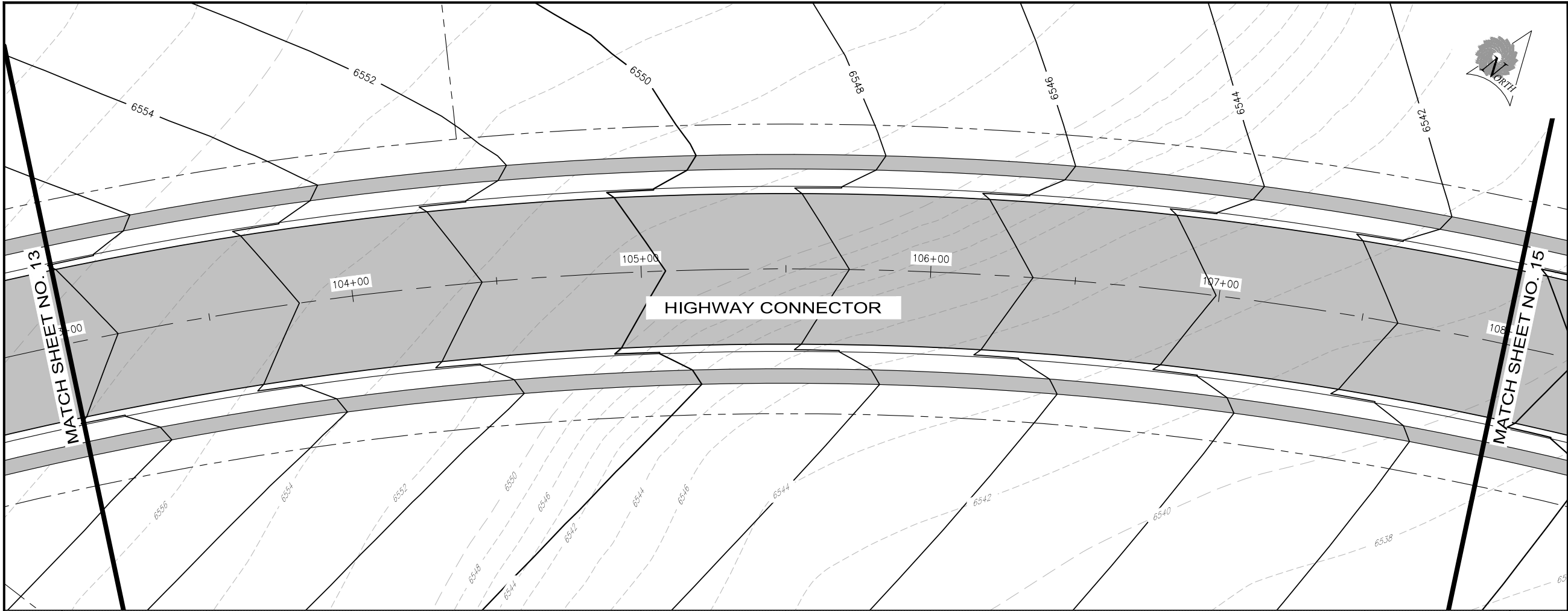
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SCALE  
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HORIZ: 1" = 40'  
VERT: 1" = 10'

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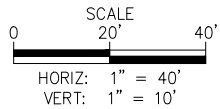
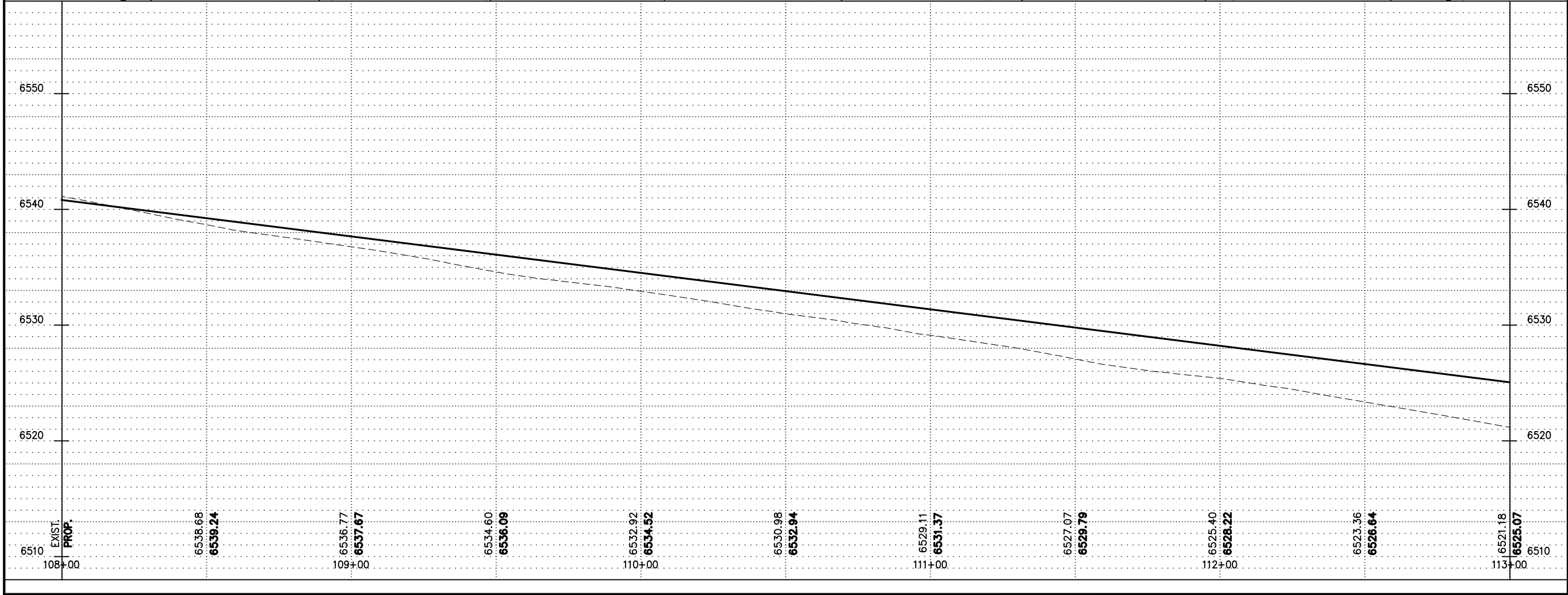
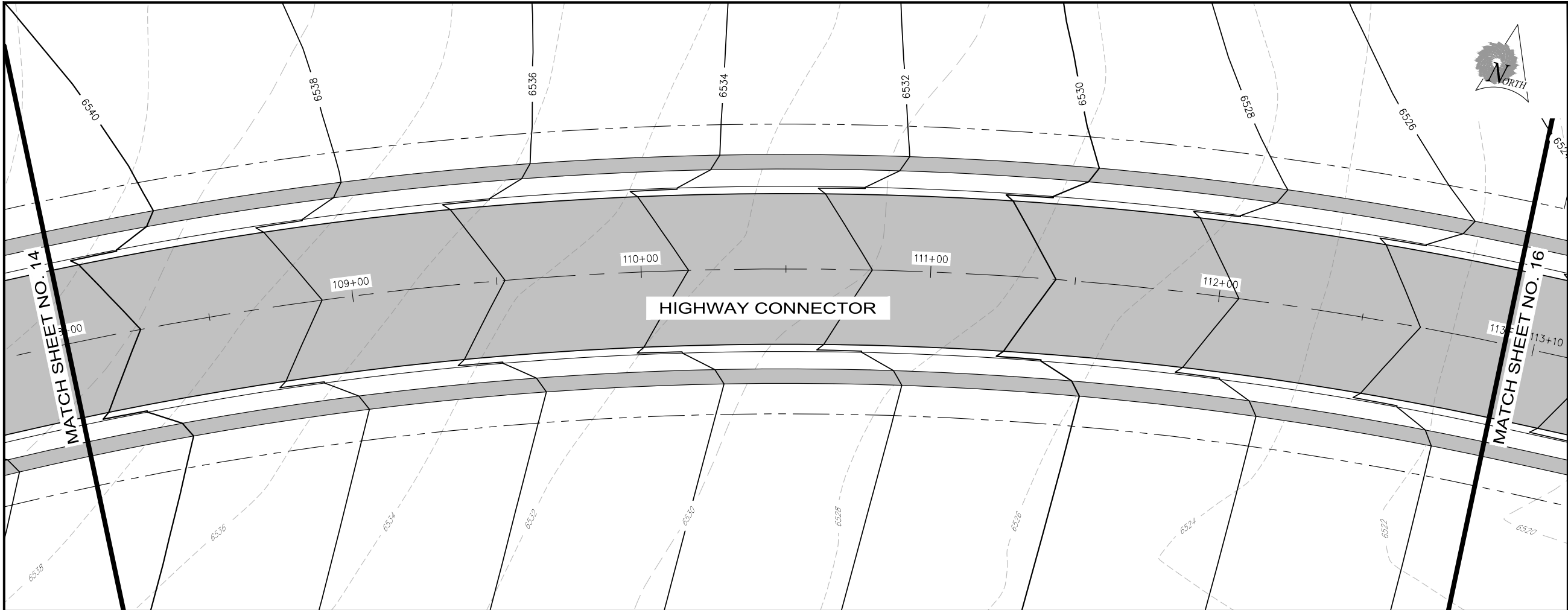
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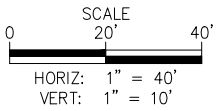
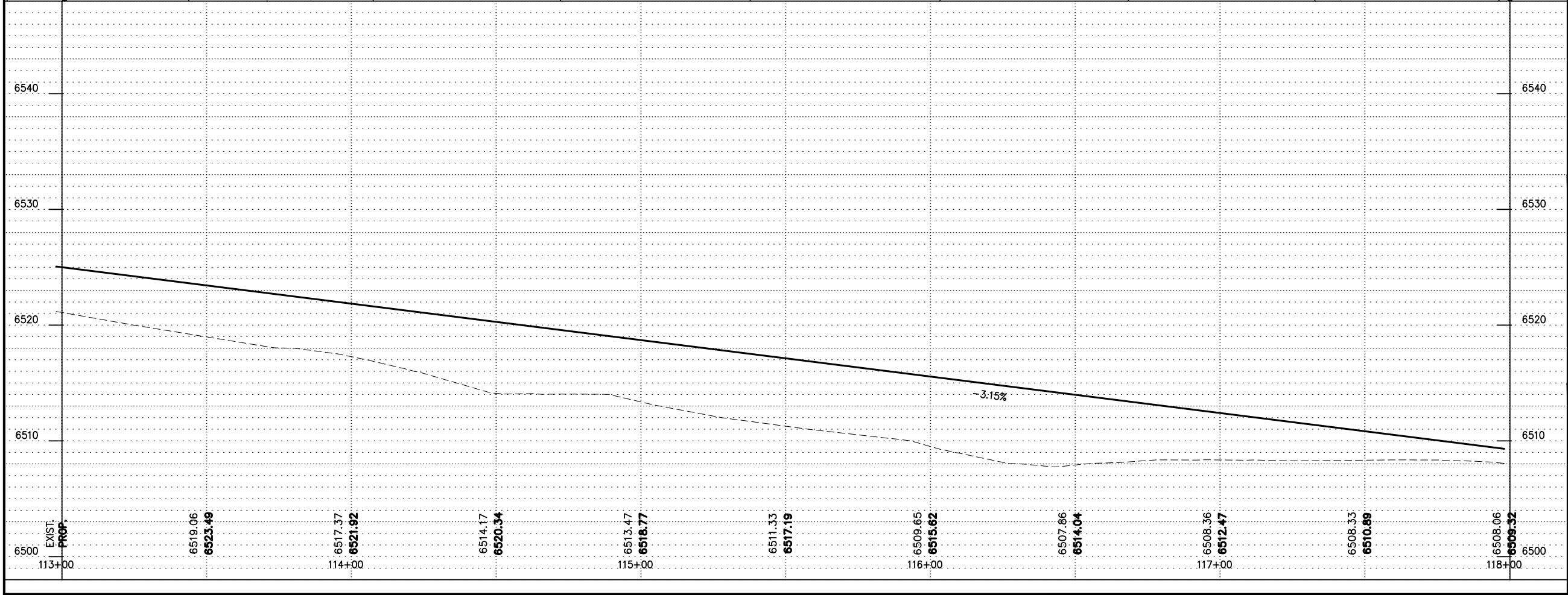
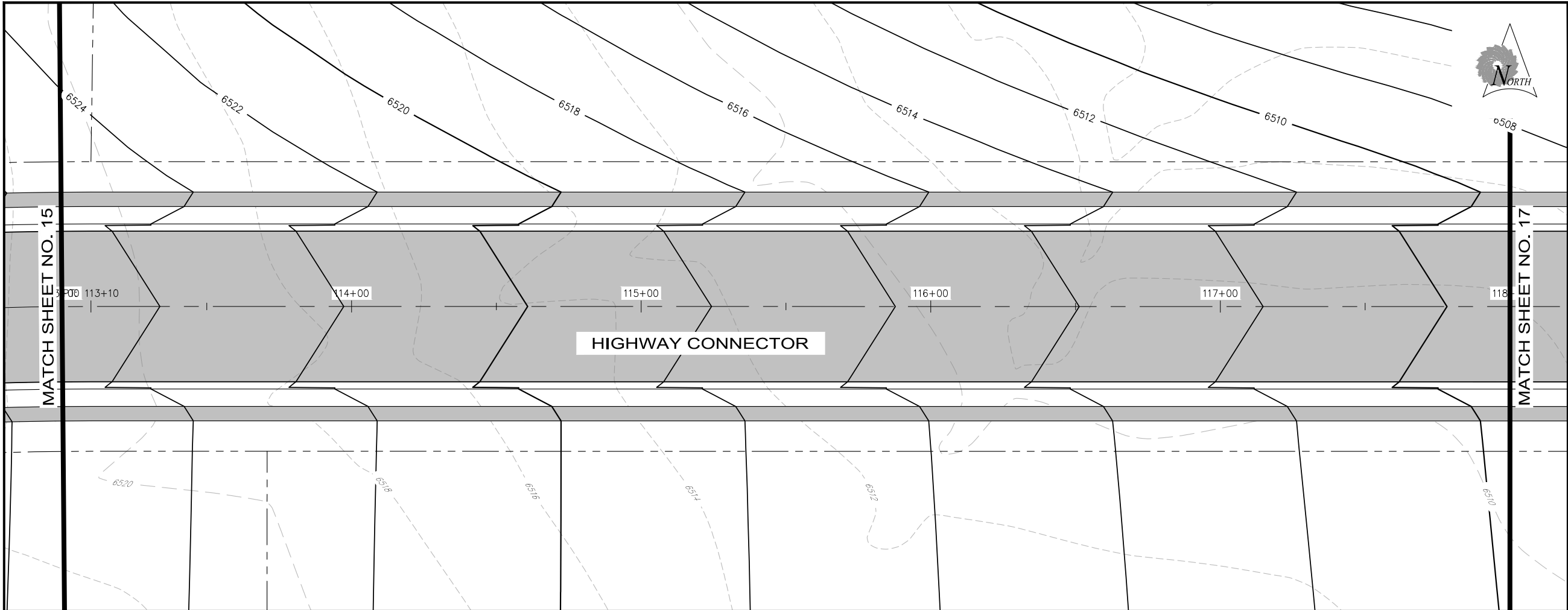
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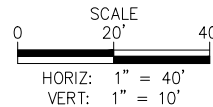
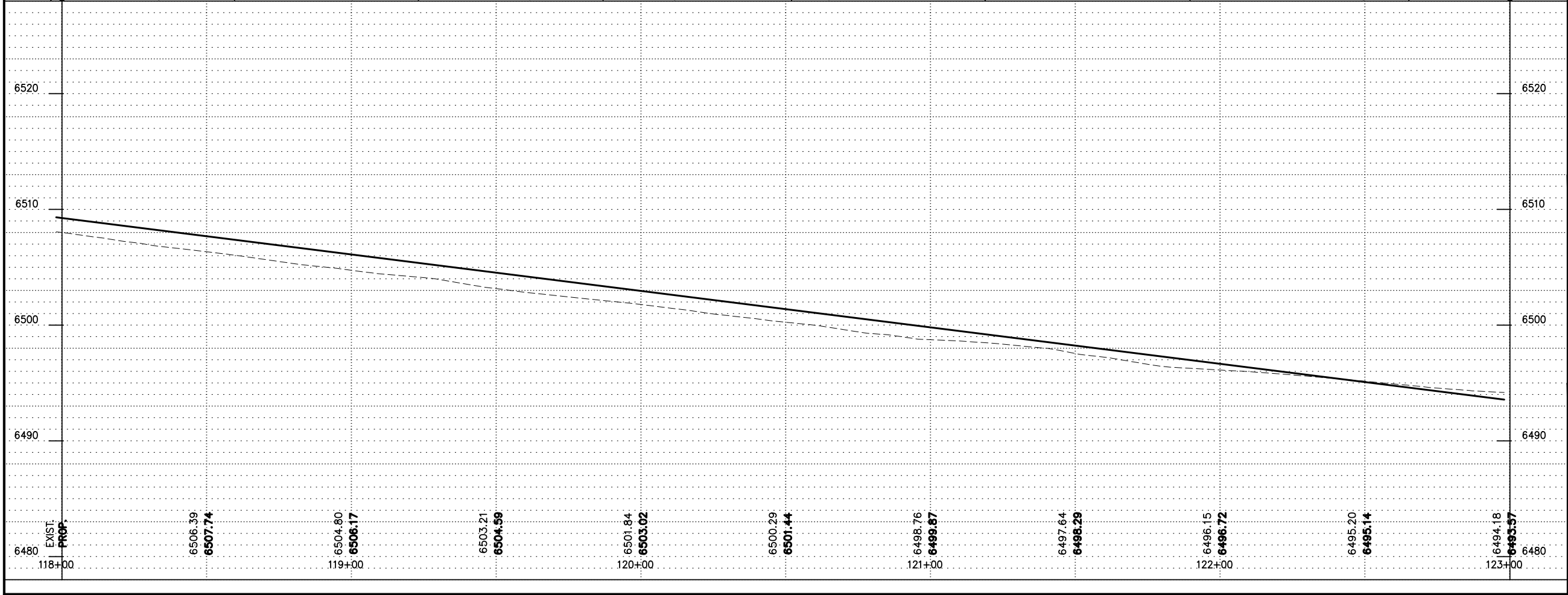
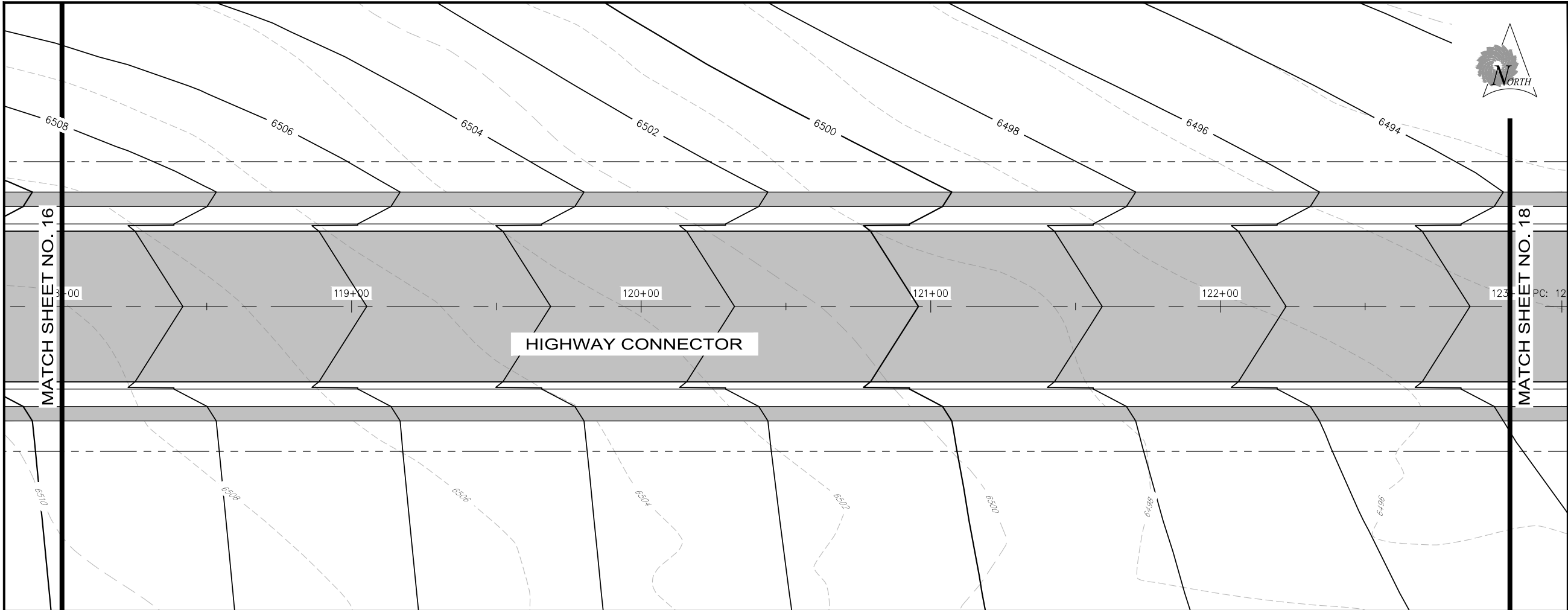
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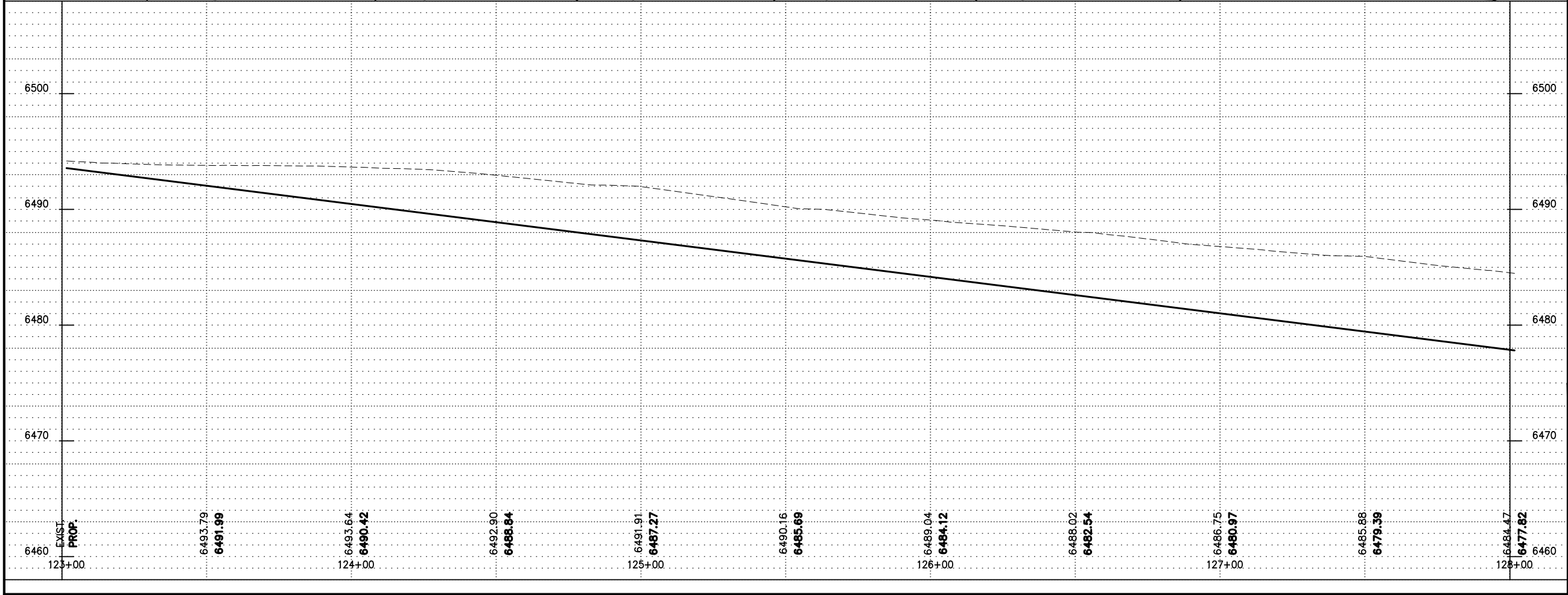
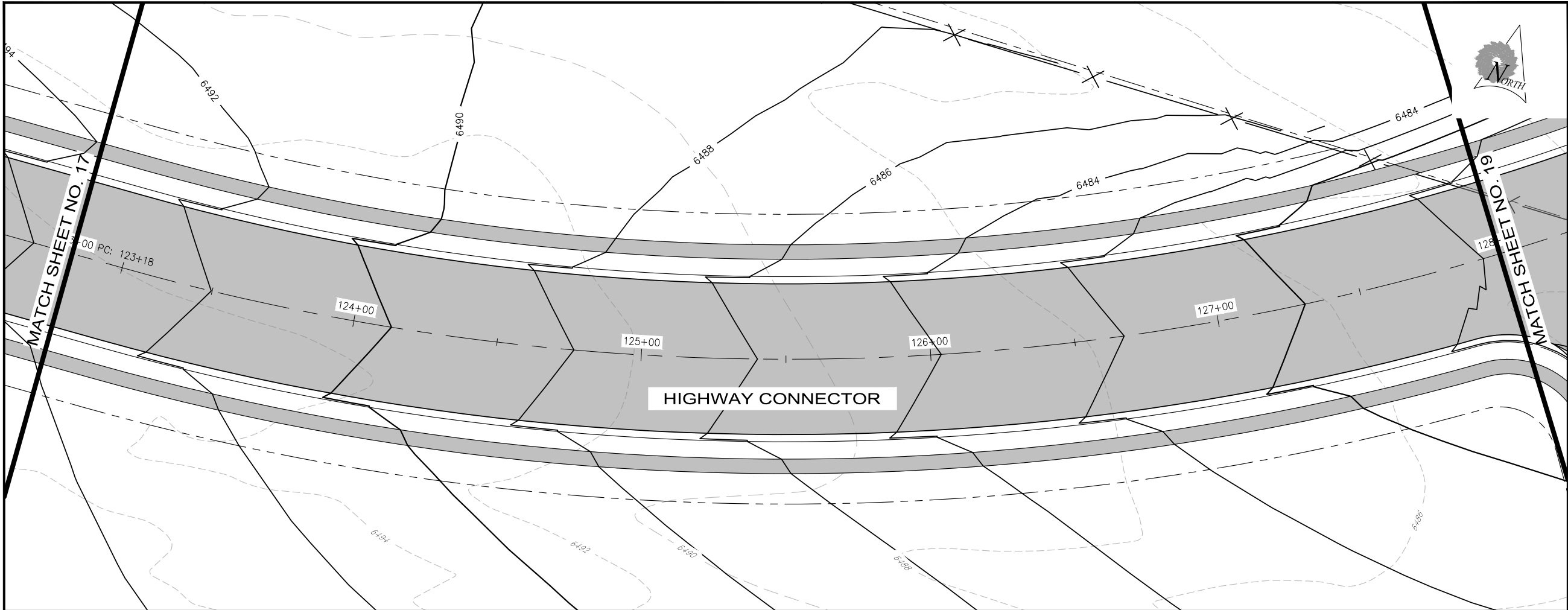
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HORIZ: 1" = 40'  
VERT: 1" = 10'

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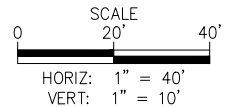
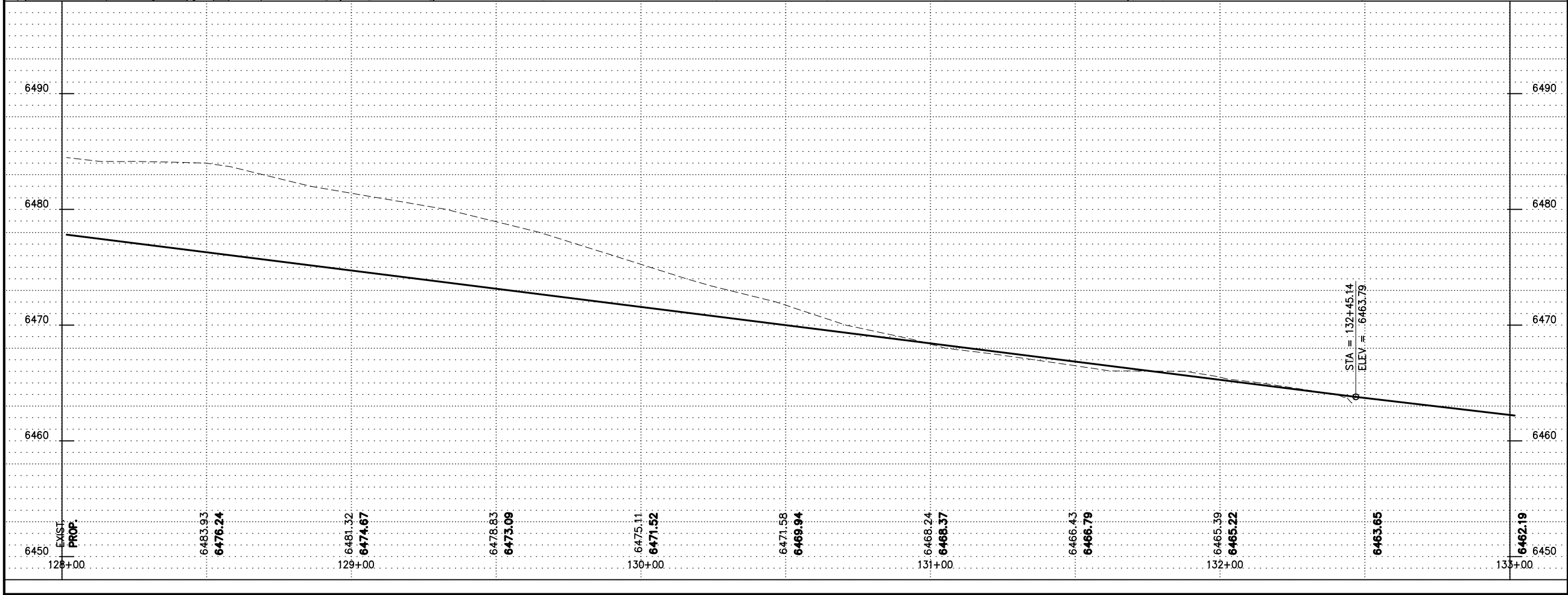
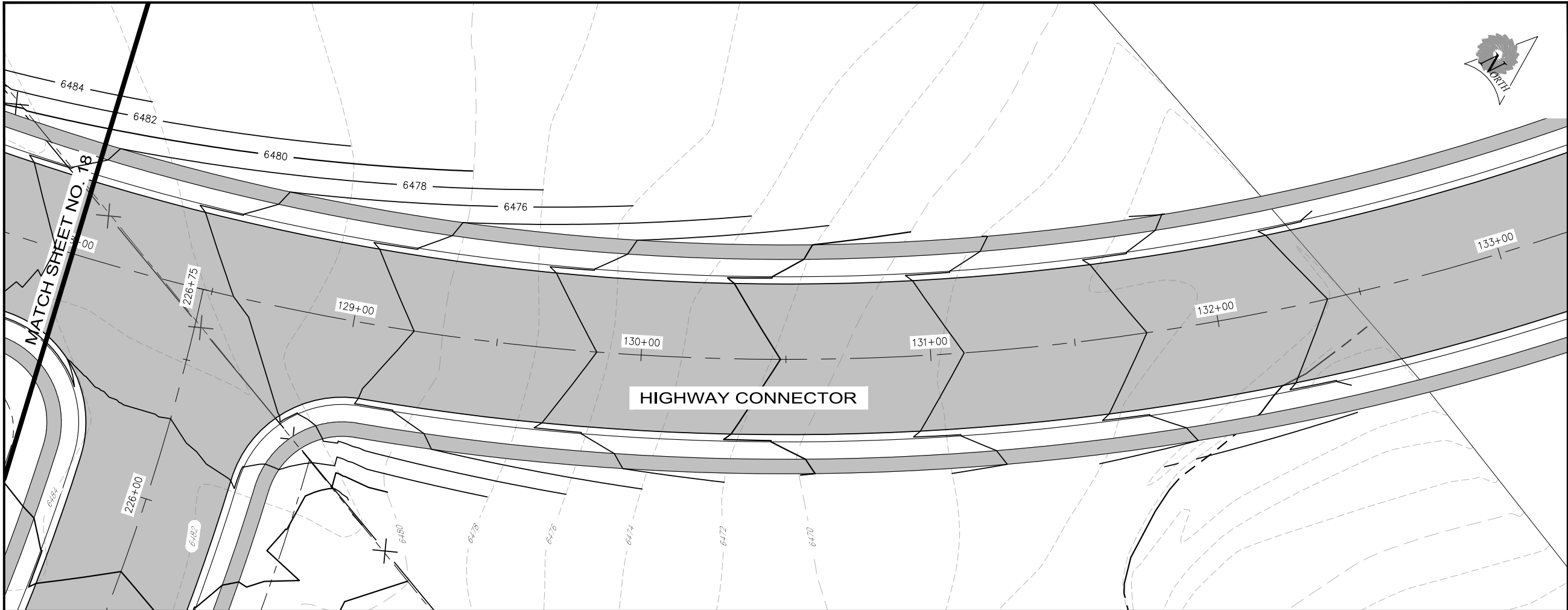
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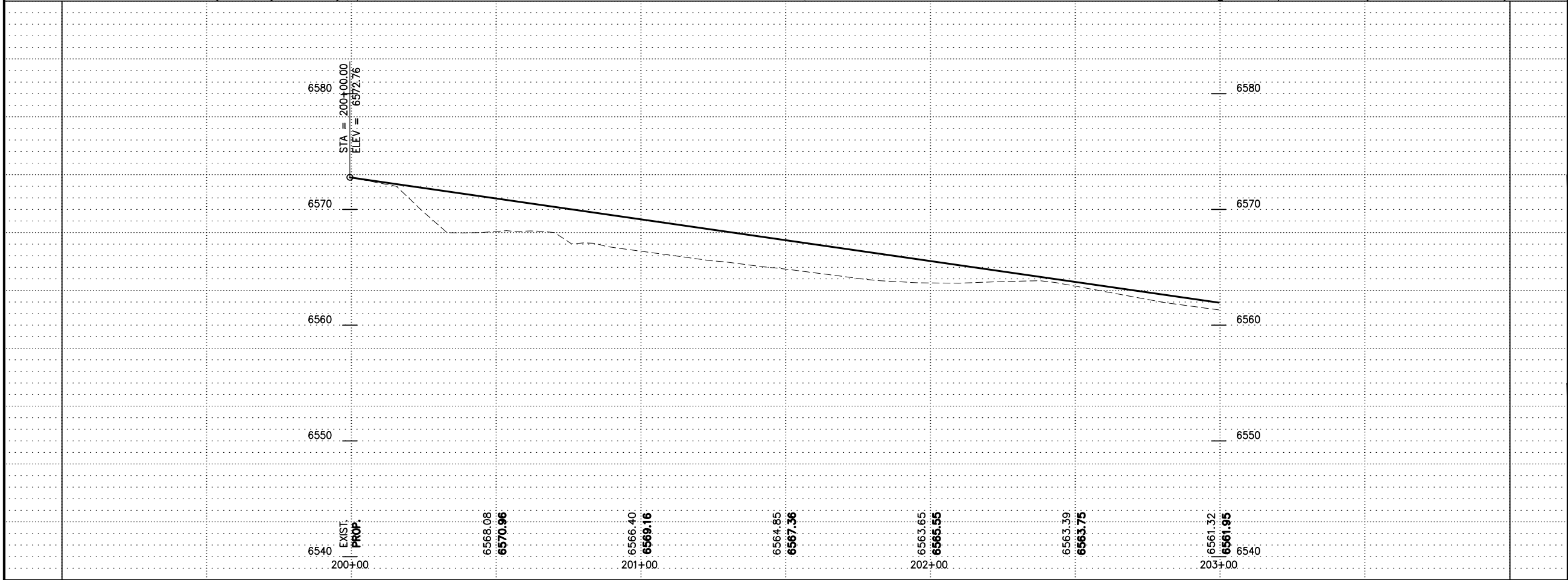
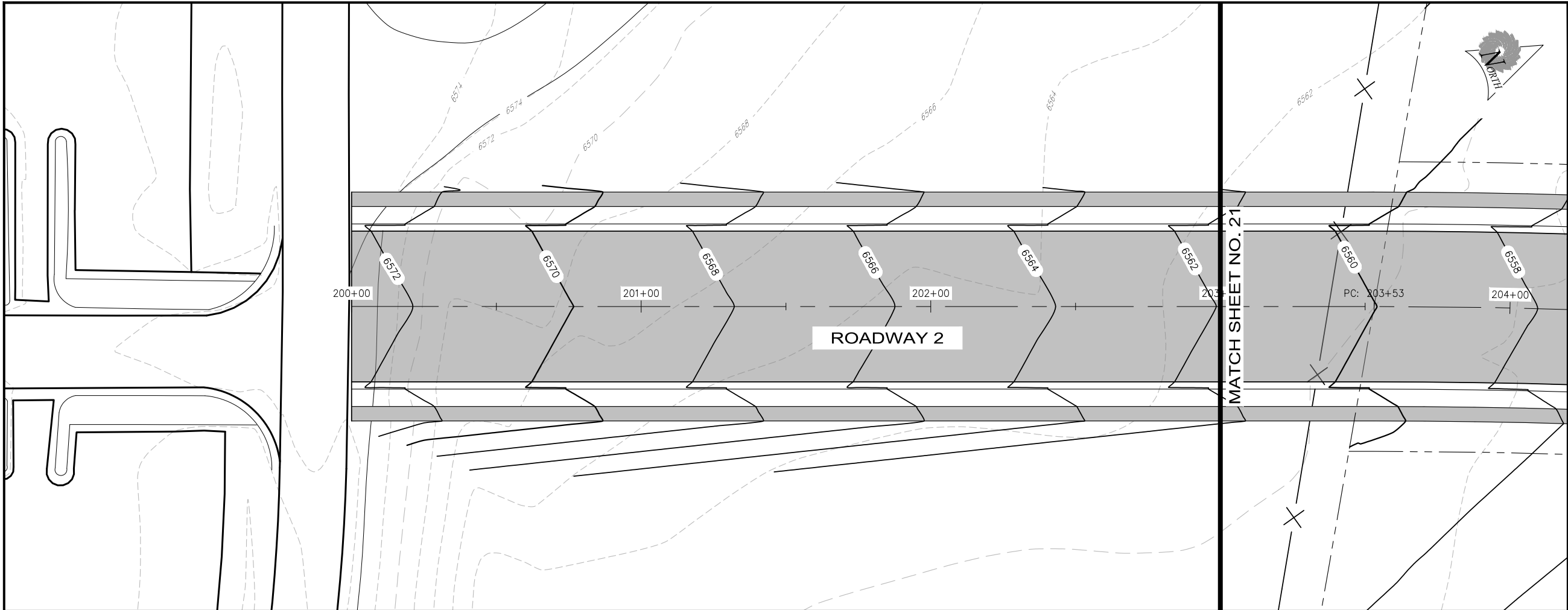
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HORIZ: 1" = 40'  
VERT: 1" = 10'

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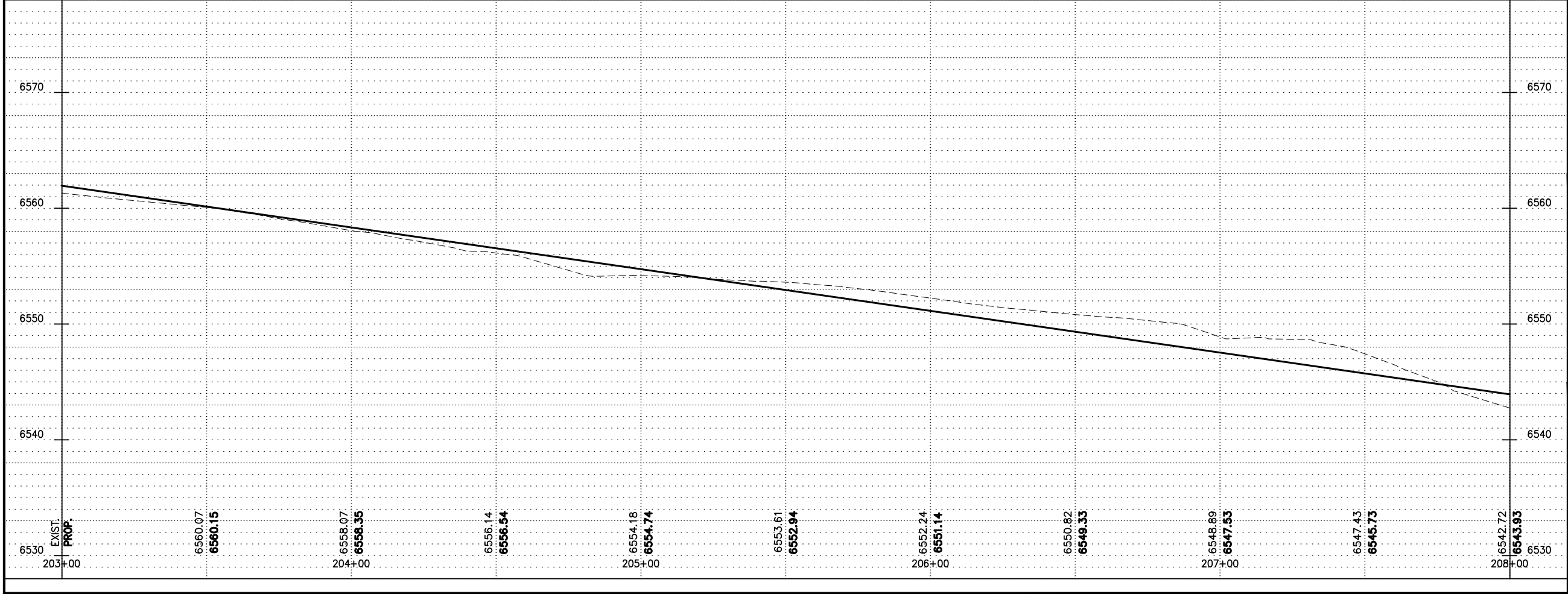
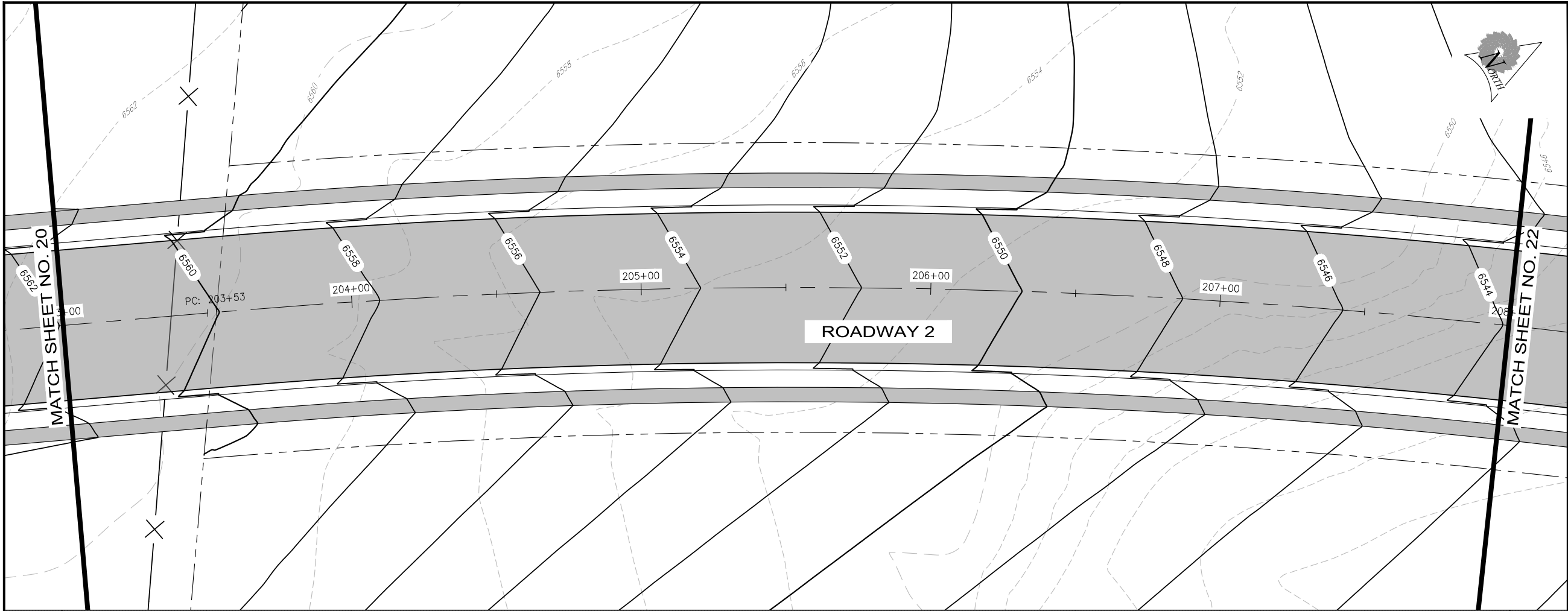
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HORIZ: 1" = 40'  
VERT: 1" = 10'

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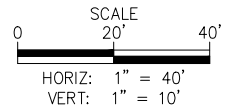
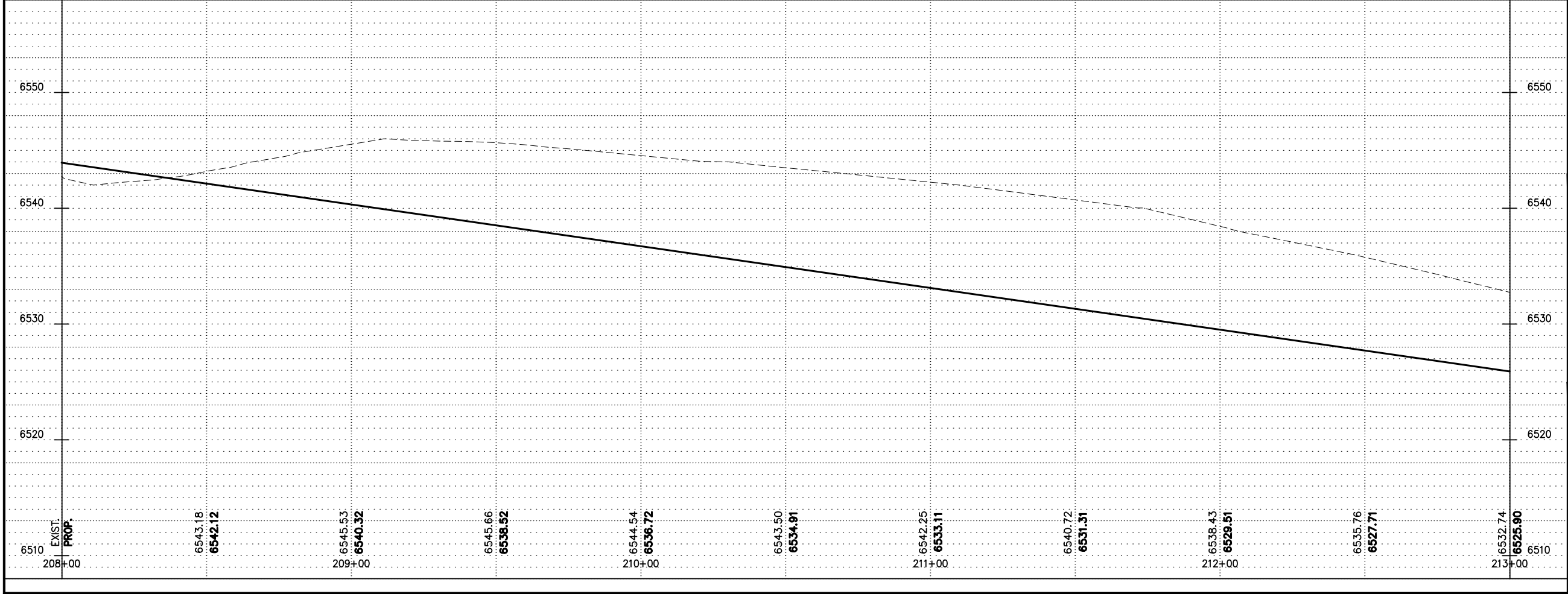
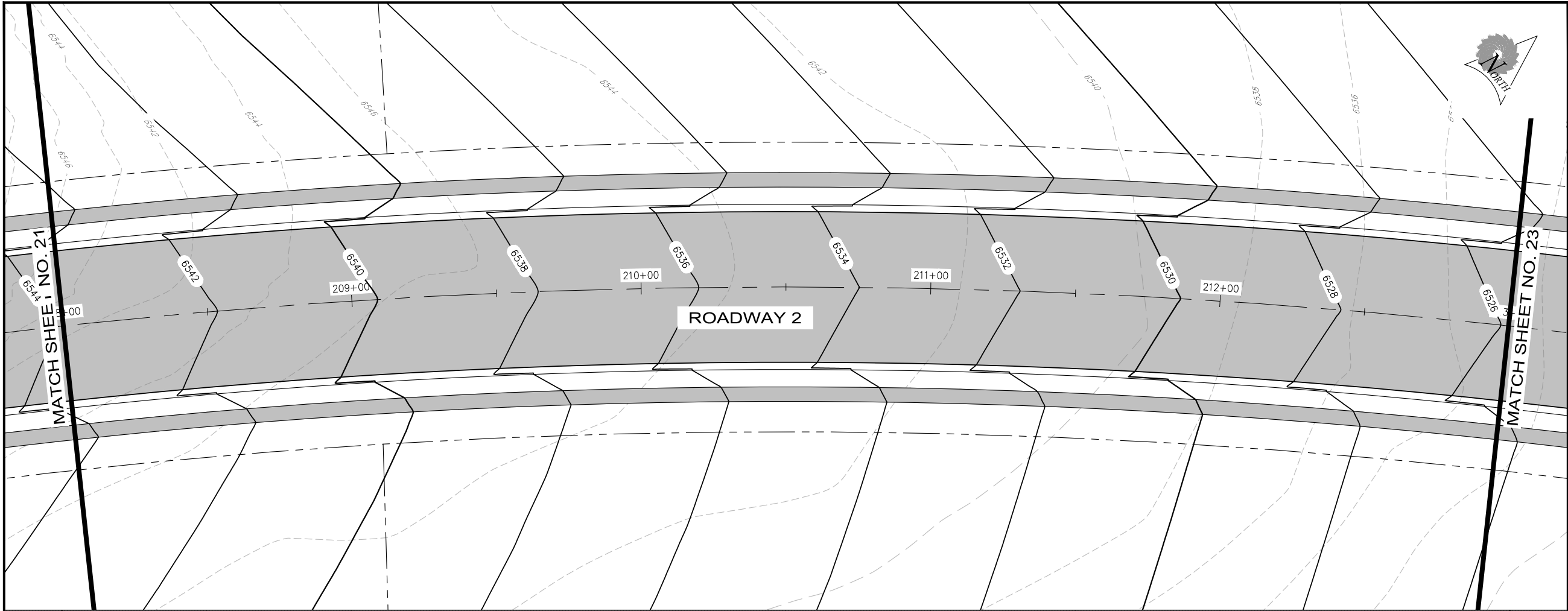
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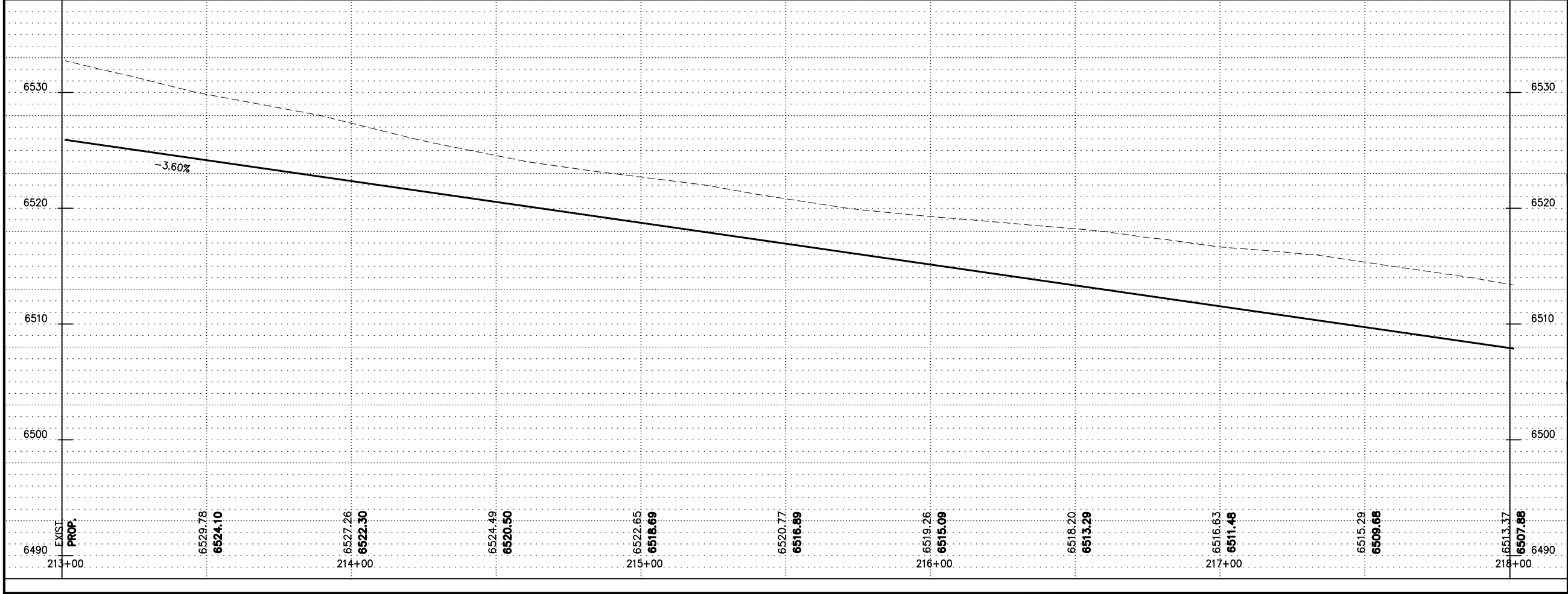
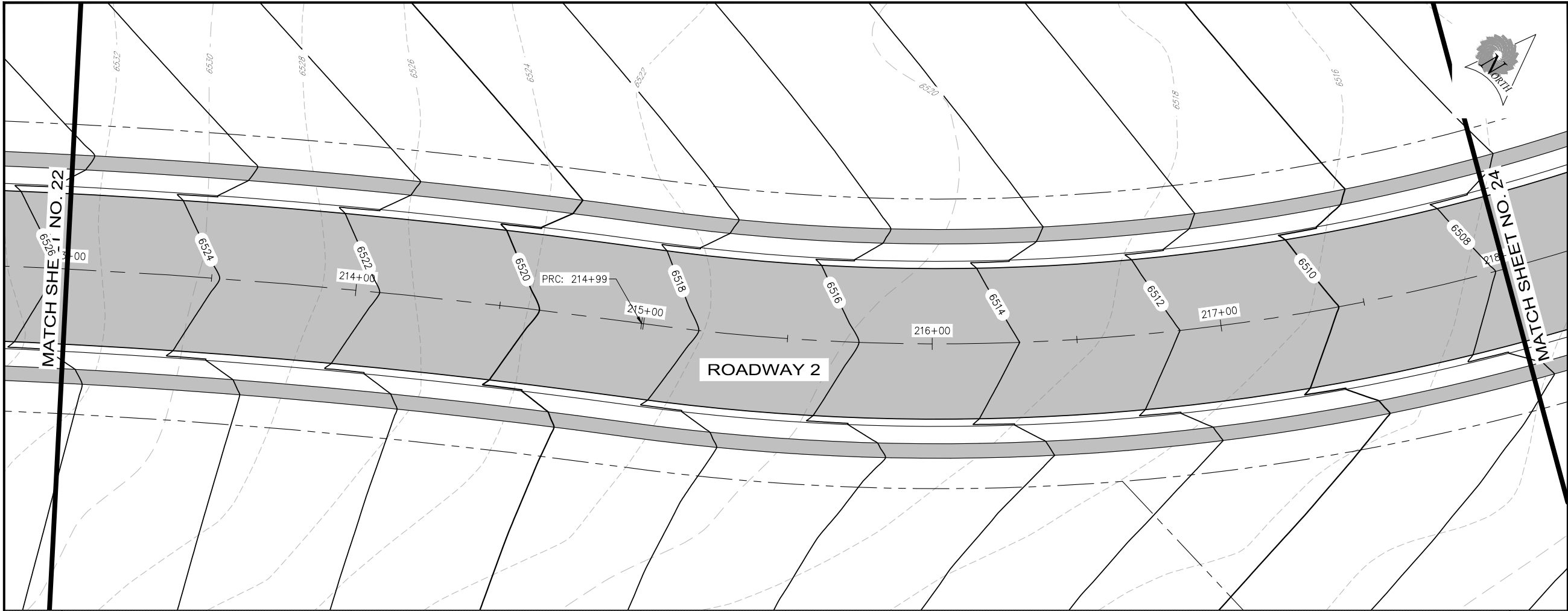
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BUILD BACK BETTER DEVELOPMENT  
ROADWAY 2 – PLAN & PROFILE

SET NO. 00000	DESIGNED XXX	DRAWN XXX	CHECKED XXX	SHEET NO. 22 of 27	PP10
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P:\Hayden\Hayden Professional Services\Build Back Better\Exhibits\US\PP02.dwg Jan 20, 2022 12:09pm tstartk



SCALE  
20' = 40'  
HORIZ: 1" = 40'  
VERT: 1" = 10'

**811** Know what's below.  
Call before you dig.  
1-800-922-1987

**FOR REVIEW ONLY**  
**DRAFT**  
**NOT FOR CONSTRUCTION**  
1/20/2022

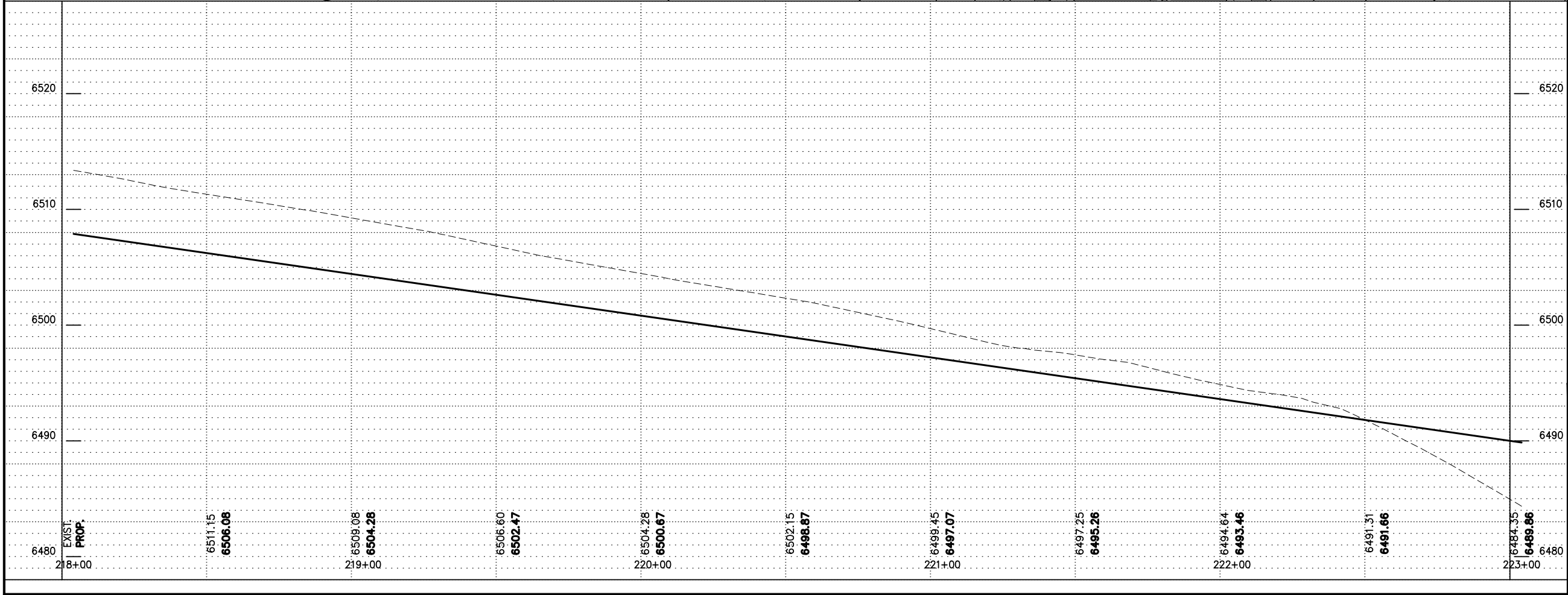
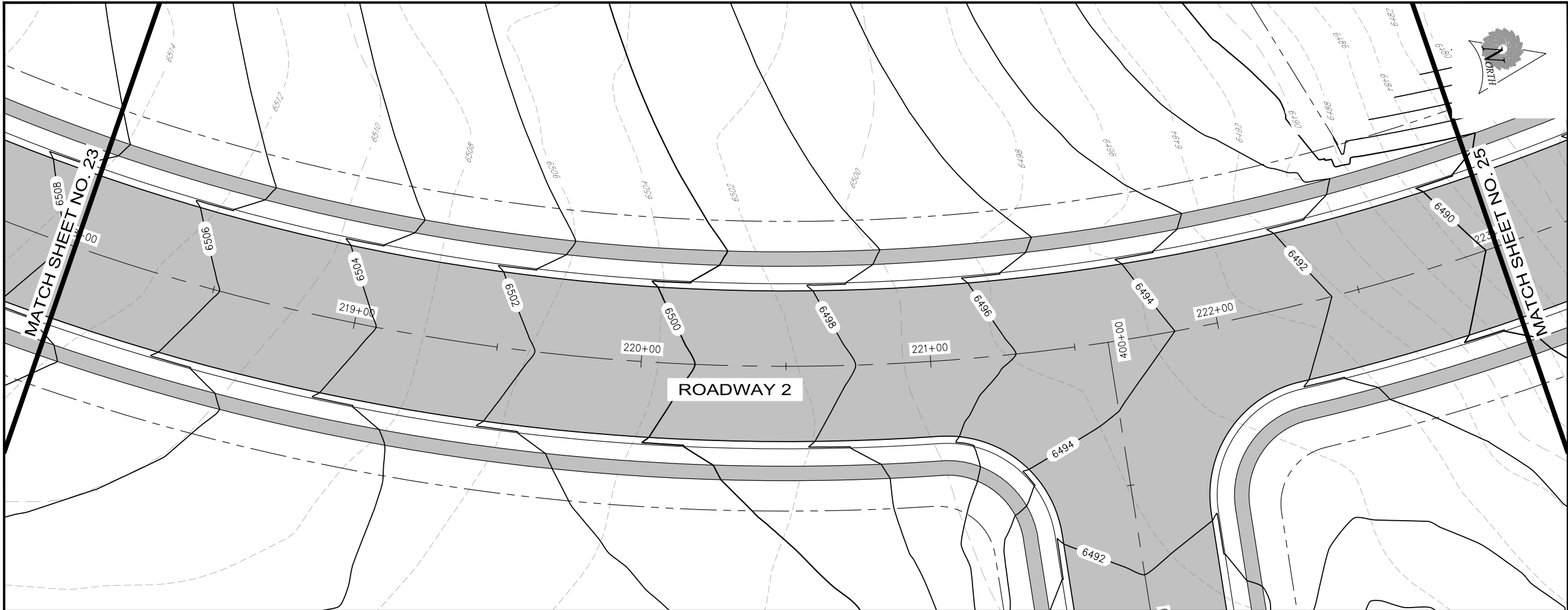
**SUNRISE**  
ENGINEERING

201 COMMERCE DRIVE, UNIT 1  
FORT COLLINS, COLORADO 80524  
TEL 970.372.2255  
www.sunrise-eng.com

TOWN OF HAYDEN  
BUILD BACK BETTER DEVELOPMENT

ROADWAY 2 – PLAN & PROFILE

SET NO. 00000	DESIGNED XXX	DRAWN XXX	CHECKED XXX	SHEET NO. 23 of 27	PP11
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SCALE  
20' 40'  
HORIZ: 1" = 40'  
VERT: 1" = 10'

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**FOR REVIEW ONLY**  
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1/20/2022

REVISION NUMBER
COMMENT
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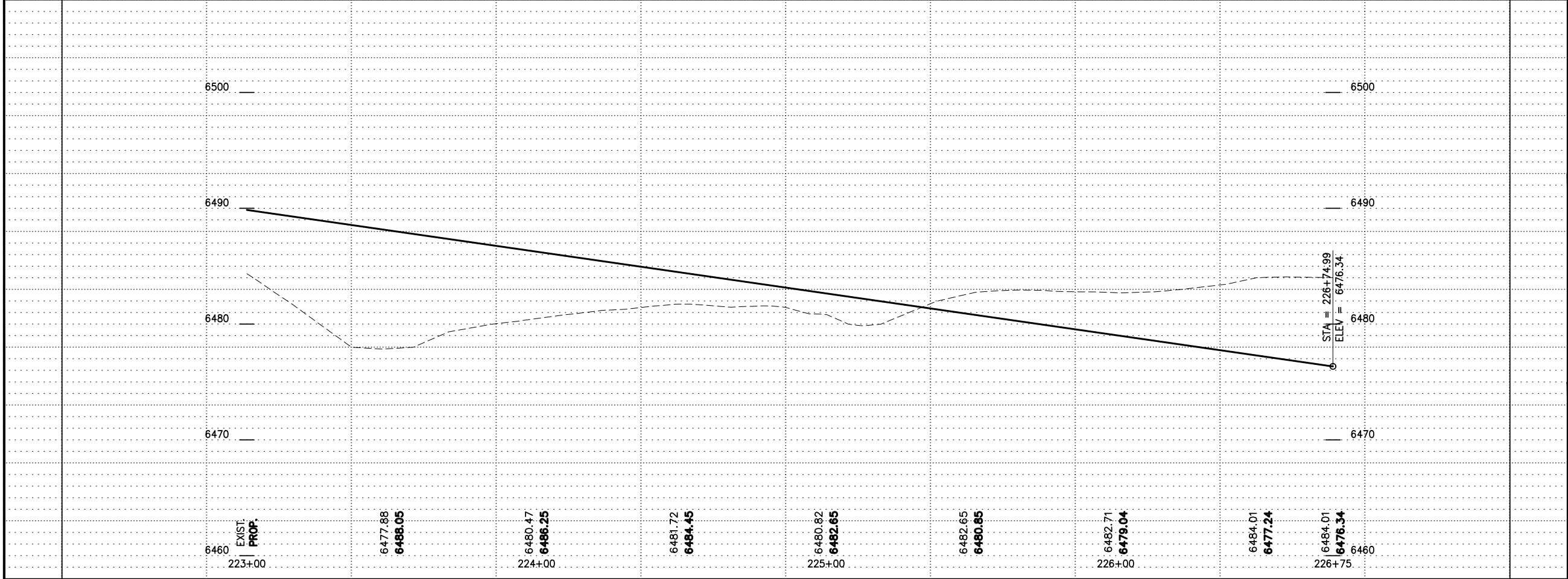
**SUNRISE**  
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TOWN OF HAYDEN  
BUILD BACK BETTER DEVELOPMENT

ROADWAY 2 – PLAN & PROFILE

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
00000	XXX	XXX	XXX	24 of 27	PP12





SCALE  
20' = 40'  
HORIZ: 1" = 40'  
VERT: 1" = 10'

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1/20/2022**

**SUNRISE  
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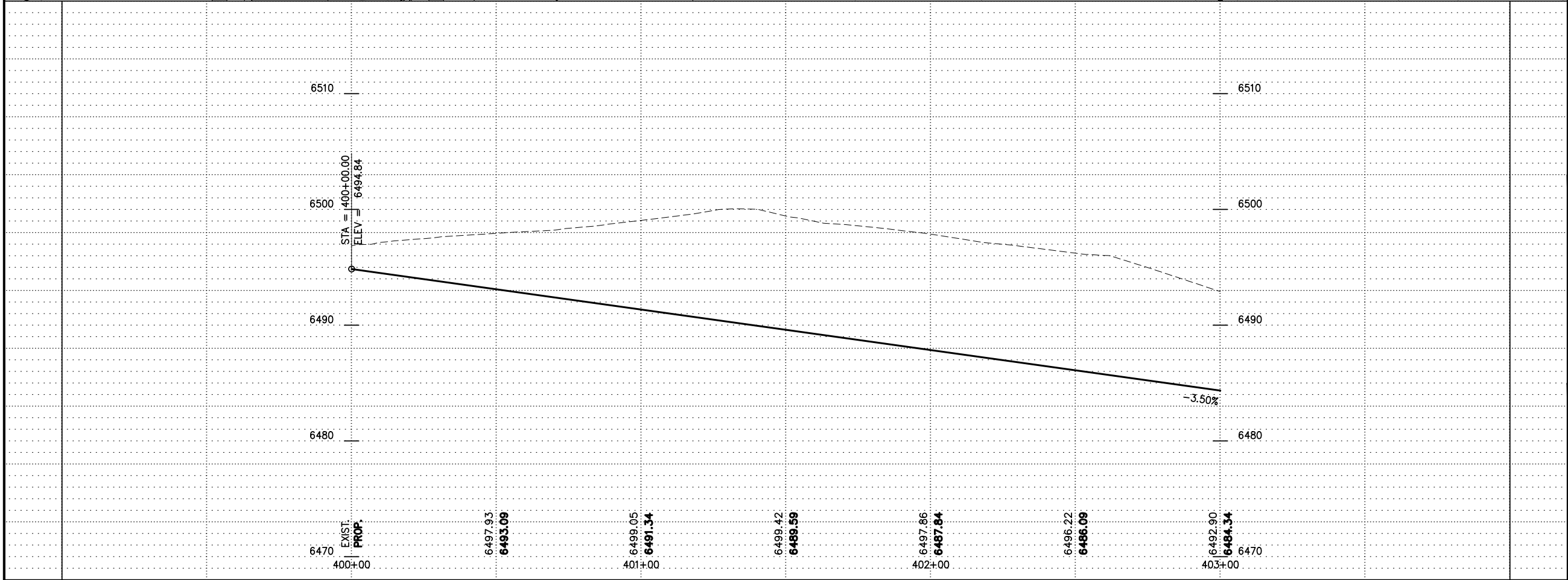
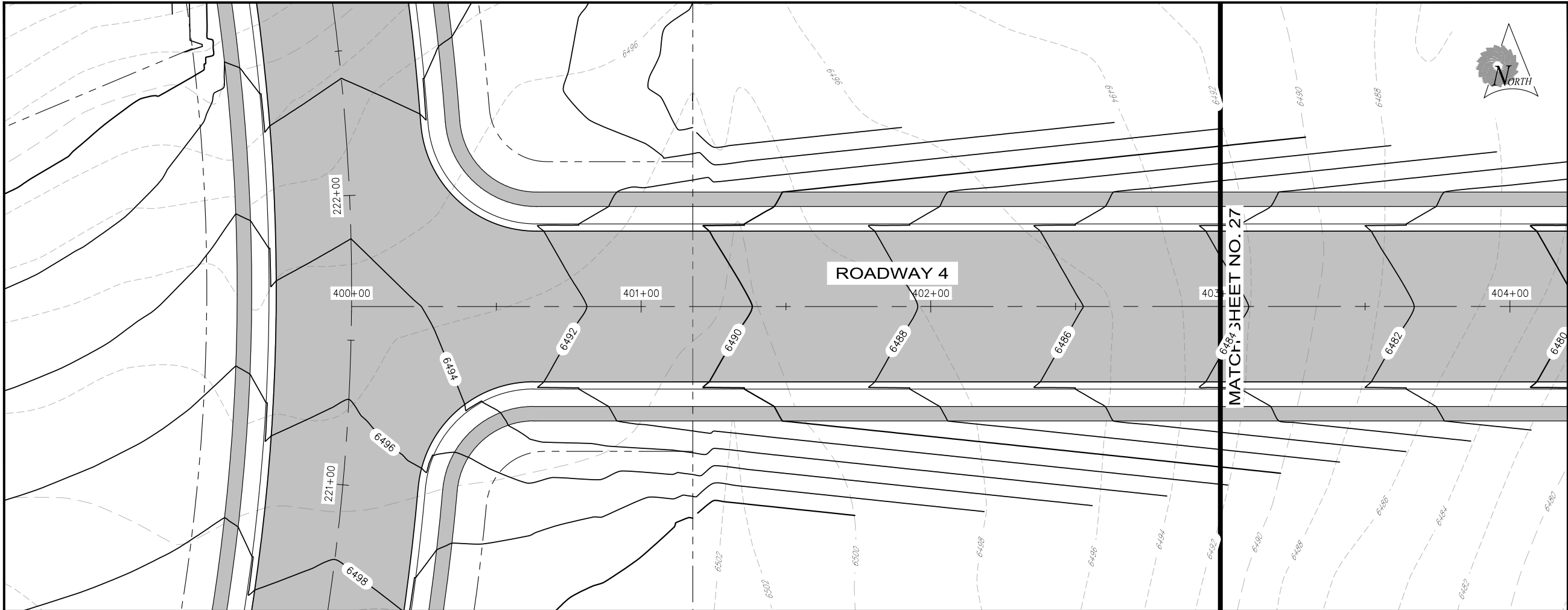
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FORT COLLINS, COLORADO 80524  
TEL 970.372.2255  
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TOWN OF HAYDEN  
BUILD BACK BETTER DEVELOPMENT

ROADWAY 2 – PLAN & PROFILE

SET NO. 00000	DESIGNED XXX	DRAWN XXX	CHECKED XXX	SHEET NO. 25 of 27	PP13
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SCALE  
20'  
HORIZ: 1" = 40'  
VERT: 1" = 10'

**811** Know what's below.  
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1-800-922-1987

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1/20/2022



201 COMMERCE DRIVE, UNIT 1  
FORT COLLINS, COLORADO 80524  
TEL 970.372.2255  
www.sunrise-eng.com

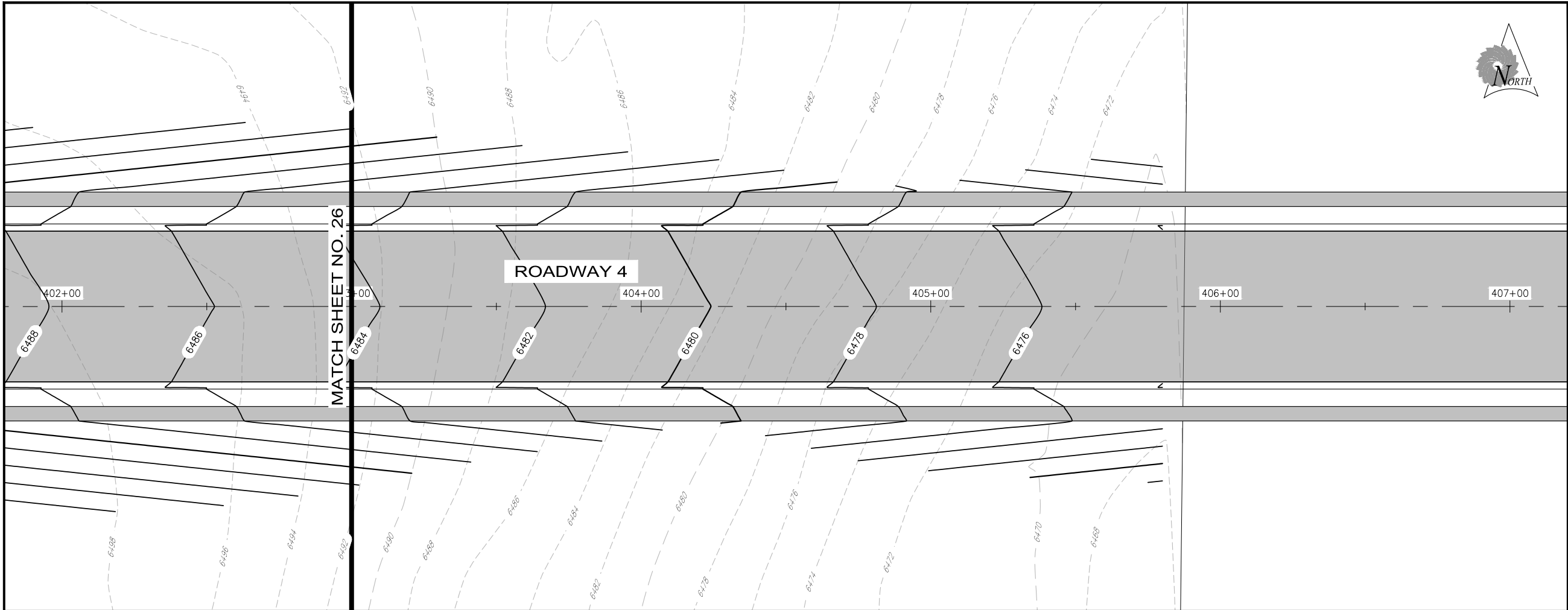
TOWN OF HAYDEN  
BUILD BACK BETTER DEVELOPMENT

ROADWAY 4 – PLAN & PROFILE

SEI NO. 00000	DESIGNED XXX	DRAWN XXX	CHECKED XXX	SHEET NO. 26 of 27	PP14
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REVISION NUMBER	COMMENT
DATE	
REVISION NUMBER	COMMENT
DATE	
REVISION NUMBER	COMMENT
DATE	

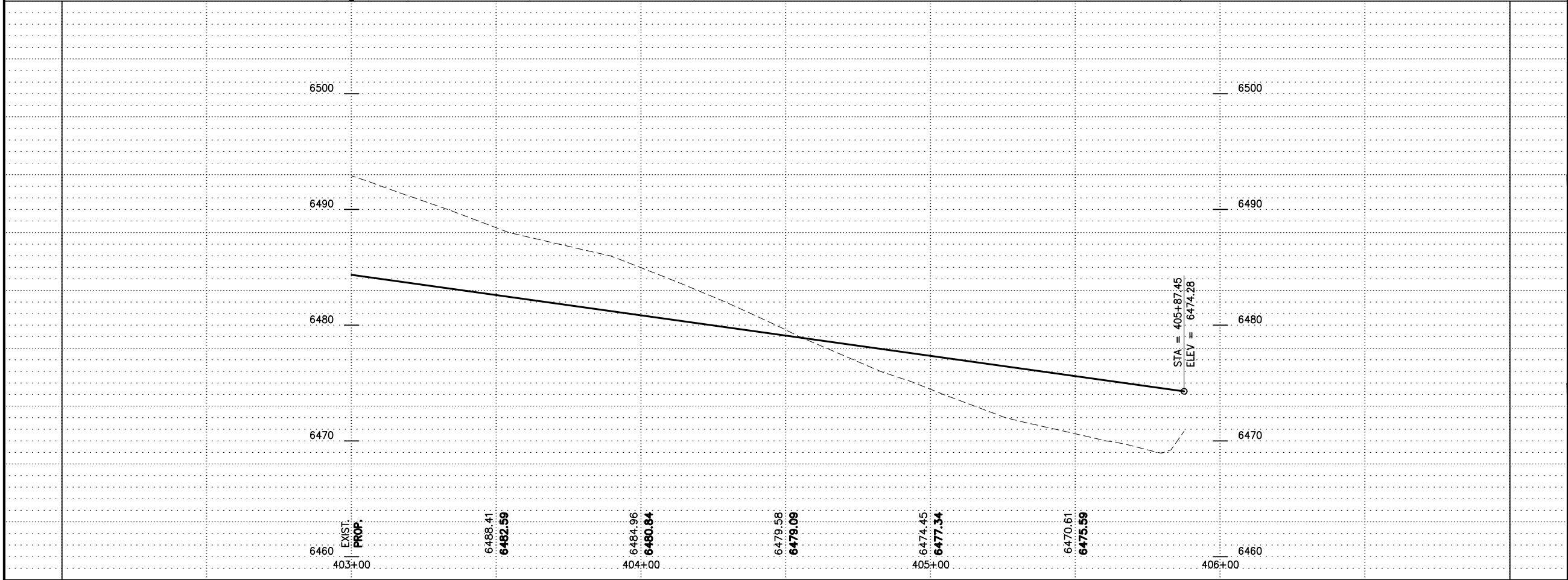
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SCALE  
20' 40'  
HORIZ: 1" = 40'  
VERT: 1" = 10'



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1-800-922-1987



FOR REVIEW ONLY  
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1/20/2022



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FORT COLLINS, COLORADO 80524  
TEL 970.372.2255  
www.sunrise-eng.com

TOWN OF HAYDEN  
BUILD BACK BETTER DEVELOPMENT

ROADWAY 4 – PLAN & PROFILE

SET NO. 00000	DESIGNED XXX	DRAWN XXX	CHECKED XXX	SHEET NO. 27 of 27	PP15
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## **EXHIBIT C**



NORTHWEST COLORADO  
BUSINESS PARK SUBDIVISION

[illegible]By: Frank J. Sinton, Member

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ROUTT )  
 )  
the foregoing Certificate of Ownership and Dedication was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Frank J. Sinton as Member of SANDHILL INVESTMENTS, LLC.

WITNESS my hand and official seal.  
My commission expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

**BOARD OF TRUSTEES CERTIFICATE**

This Plan of \_\_\_\_\_ is approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Board of Trustees, Town of Hayden, Colorado. The approval is conditioned for all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lighting, street signs, trails and sidewalks shall be financed by others and not the Town. The dedication of the streets, open space easements, emergency service vehicle access easements, alleys, roads and other public areas to the Town of Hayden shall be subject to the Town of Hayden accepting the same has been adopted and placed of record.

**Zachary Wuestewald, Mayor**

Attest: Sharon Johnson, Town Clerk

**SURVEYOR'S CERTIFICATE**  
Gordon R. Dowling, PLS #30090, a duly registered land surveyor in the State of Colorado, do hereby certify that this Plat of NORTHWEST COLORADO BUSINESS PARK was performed by me or under my direct supervision, and that this plat has been prepared in compliance with all applicable laws of the State of Colorado at the time of this survey and within my control and is accurate to the best of my knowledge, information and belief.

Gordon R. Dowling  
PLS #30090

### ATTORNEY'S OPINION

\_\_\_\_\_ have reviewed \_\_\_\_\_, being an attorney-at-law duly licensed to practice in the State of Colorado, do hereby certify that I \_\_\_\_\_, and based exclusively upon said title commitment, \_\_\_\_\_, free and clear of all liens, taxes and encumbrances except \_\_\_\_\_ for the lien of general real property taxes and except for the deeds of trust subordinated herein and the stated B-2 exceptions as contained within said title commitment.

Effective the \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
\_\_\_\_\_, ATTORNEY-AT-LAW

**NOTICE OF RESEARCH**  
Pursuant to C.R.S. § 38-56-106 (1) (b) (i), research regarding the Rights-of-Way and easements as shown hereon was obtained by \_\_\_\_\_, 2022, and not  
\_\_\_\_\_, as prepared by \_\_\_\_\_  
Title Commitment No. \_\_\_\_\_ TITLE INSURANCE COMPANY as of \_\_\_\_\_  
from the personal search of Gordon R. Dowling, a Professional Land Surveyor in the State of Colorado.

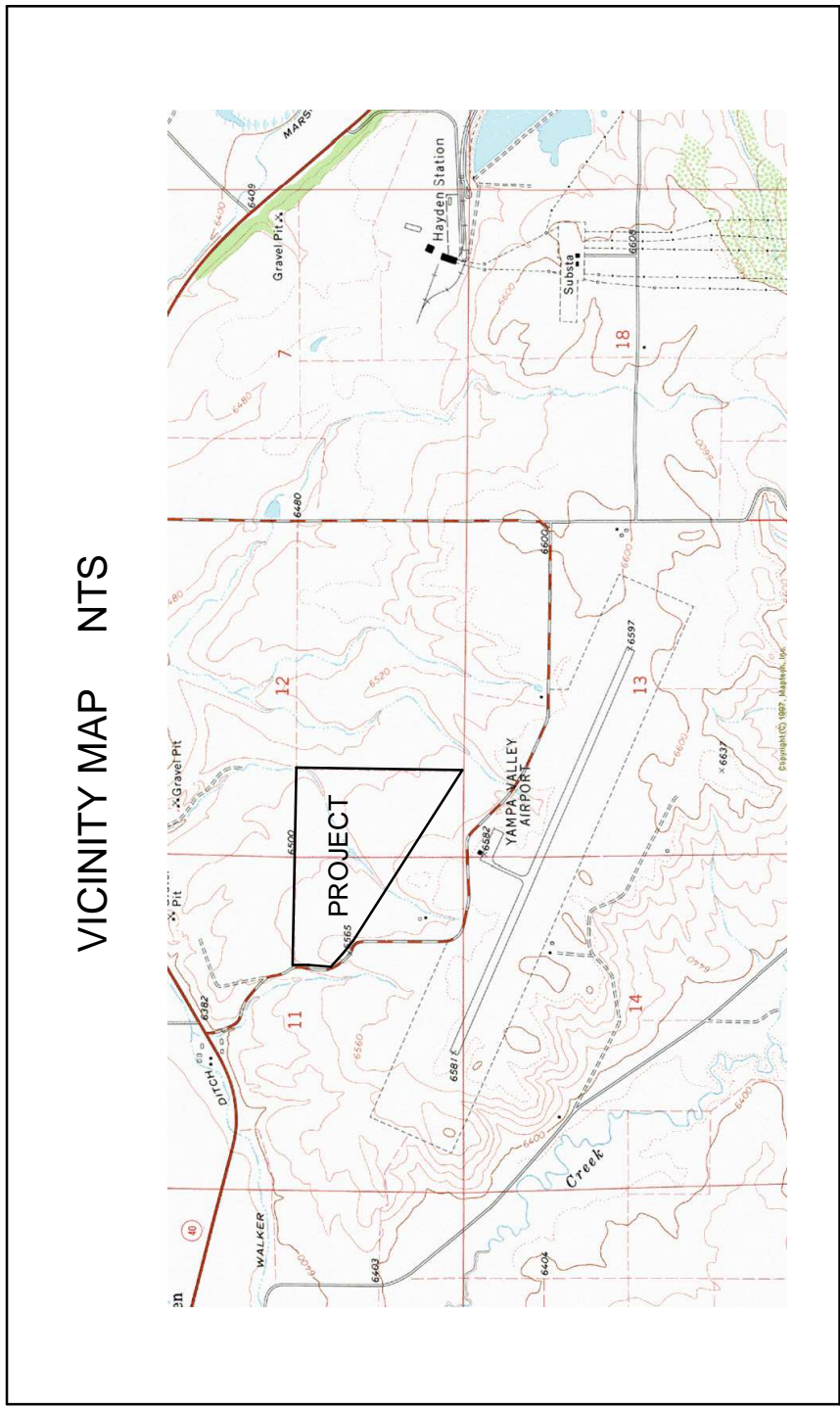
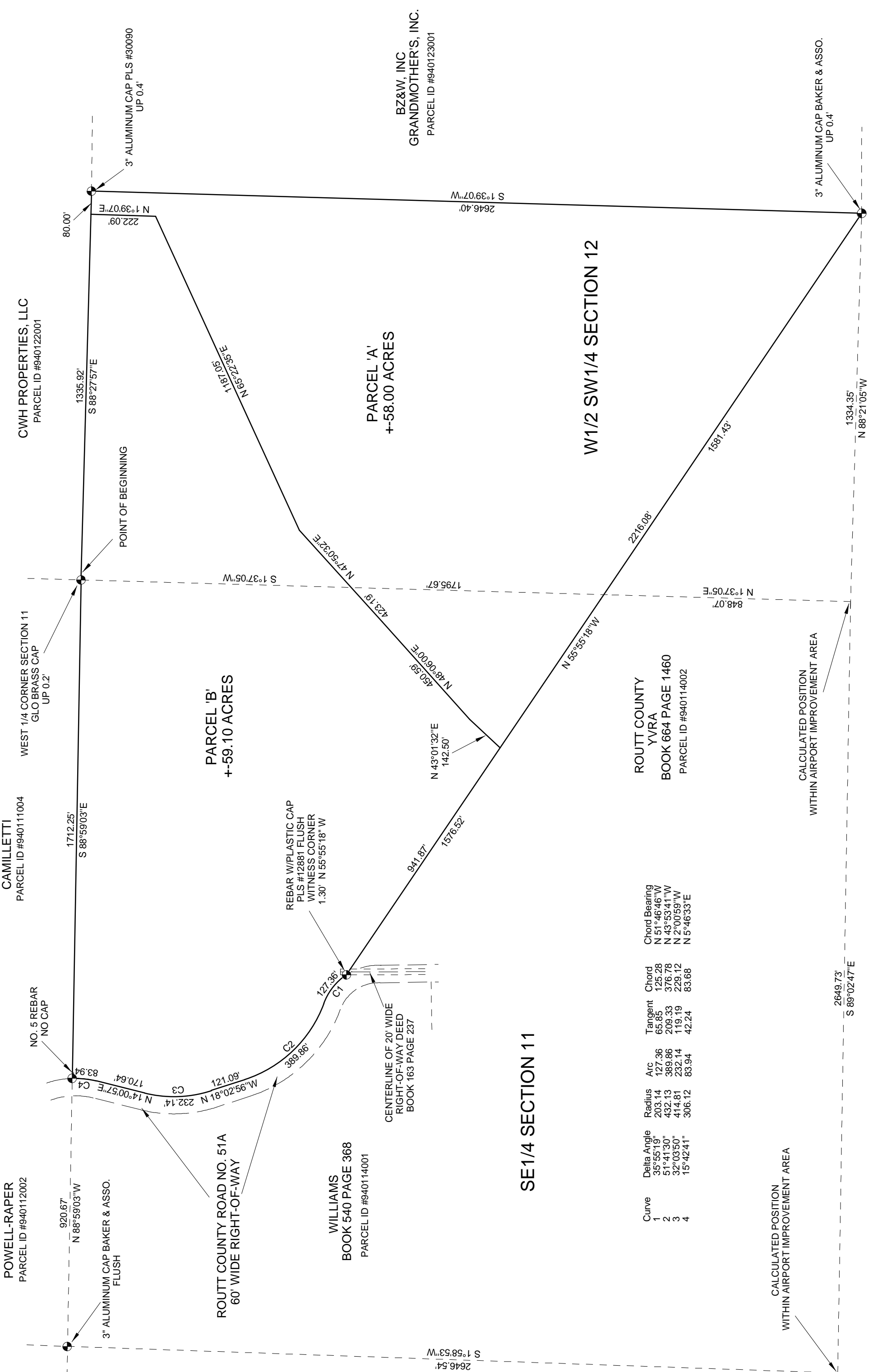
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

ROUTT COUNTY SURVEYOR'S ACCEPTANCE

This plat was (filed and) indexed as File No. SP \_\_\_\_\_ on \_\_\_\_\_, 2022, at \_\_\_\_\_m in the land survey plat records file and index system maintained in the office of the Routt County Clerk and Recorder pursuant to C.R.S. 38-50-101.

Routt County Surveyor

By: Thomas H. Effinger, Jr. PLS #17651



JENNY THOMAS, ROUTT COUNTY CLERK & RECORDER

ROUTT COUNTY CLERK AND RECORDERS' ACCEPTANCE

This Plat was accepted for filing in the Office of the Rourt Clerk and Recorder on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, A.D.

File No. \_\_\_\_\_  
Reception No. \_\_\_\_\_  
Time \_\_\_\_\_m.

TOWN OF HAYDEN

SE1/4 SECTION 11  
W1/2 SW1/4 SECTION 12

T6N R88W, 6th P.M.,  
ROUTT COUNTY, COLORADO

ROUTT COUNTY, COLORADO

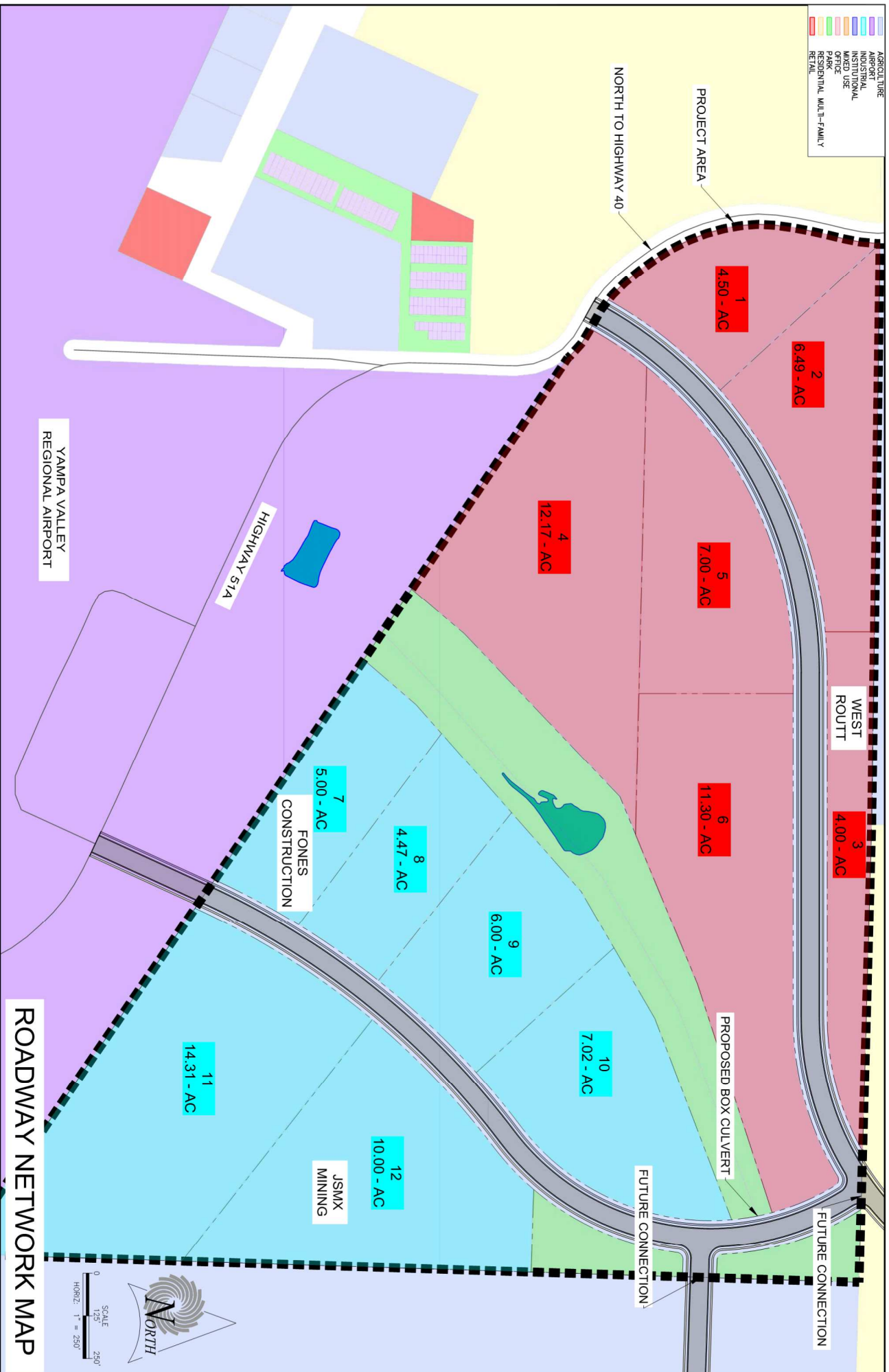
SCALE	DWG	DATE	REV	FILE
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11

**NORTHWEST COLORADO  
BUSINESS PARK  
SUBDIVISION**

**DOWLING  
LAND SURVEYORS  
P.O. BOX 954  
HAYDEN, CO. 81639  
(970) 276-3613  
FAX 276-4595**







Timothy V. Corrigan  
District ITimothy Redmond  
District IIM. Elizabeth Melton  
District III

**TO:** Town of Hayden  
**FROM:** Kristy Winsor, Planning Director, Mike Mordi, Director Of Public Works and Kevin Booth, Airport Director, through the Board of County Commissioners  
**DATE:** March 27, 2022  
**SUBJECT:** COUNTY ROAD 51A – SANDHILL ANNEXATION REZONE

The County received a request for comment on a proposal for the annexation, subdivision into two (2) parcels, and rezoning of approximately 117 acres. Staff discussed this matter with the County Commissioners and is providing the following comments for your consideration.

- The property is a vacant parcel zoned Agricultural Forestry (AF) or 1 per 35-acre development.
- The request to annex this parcel meets annexation eligibility into the town.
- The subject property is within Hayden's 3-mile plan.
- Two preliminary proposed accesses will be off of CR 51A for this parcel. One access is in the Hayden town limits, and the other is outside the boundaries. Therefore, an access permit would be required for future development from us for the other. I think the connection to 40 will be later in the future.
- Future access from State Highway 40 includes appropriate acceleration and deceleration lanes to increase safe access off of the highway. However, any future development will require review from CDOT utilizing the highway 40 access point.
- It is the County's understanding there is no formal development proposal at this time, but we would appreciate the opportunity to comment on future project proposals.
- Should there be a development proposal considered in the future, the annexation could support the following policies of the current Routt County Master Plan:
  - 3.3. A. New residential, commercial and industrial development and uses should occur within the vicinity of designated growth centers and in compliance in with the adopted comprehensive plans of those areas.
  - 3.3. B. Routt County supports infill development and redevelopment within the boundaries of designated growth centers.
  - 4.3. A. All new urban-type developments and appropriate uses are encouraged to occur within designated Growth Centers.
  - 12.3. A. Routt County supports a broad range of housing opportunities in every Growth Center. Affordable housing should be integrated into existing neighborhoods and communities, preferably close to civic/social amenities. 12.3. B. Where appropriate, encourage mixed use residential and commercial infill in new developments
- Through the County's new Master Plan process, there is community support to locate growth in areas accessible by the existing primary road system and encourage a mix of residential and commercial land uses and variety of housing types in appropriate areas of the County.
  - Findings have confirmed for the County to continue to direct new development to the designated growth centers: our existing municipalities, which can grow through infill development where possible, and annexation when appropriate
- Future development plans should consider noise impacts and salutation strategy for new development in proximity to the regional airport.



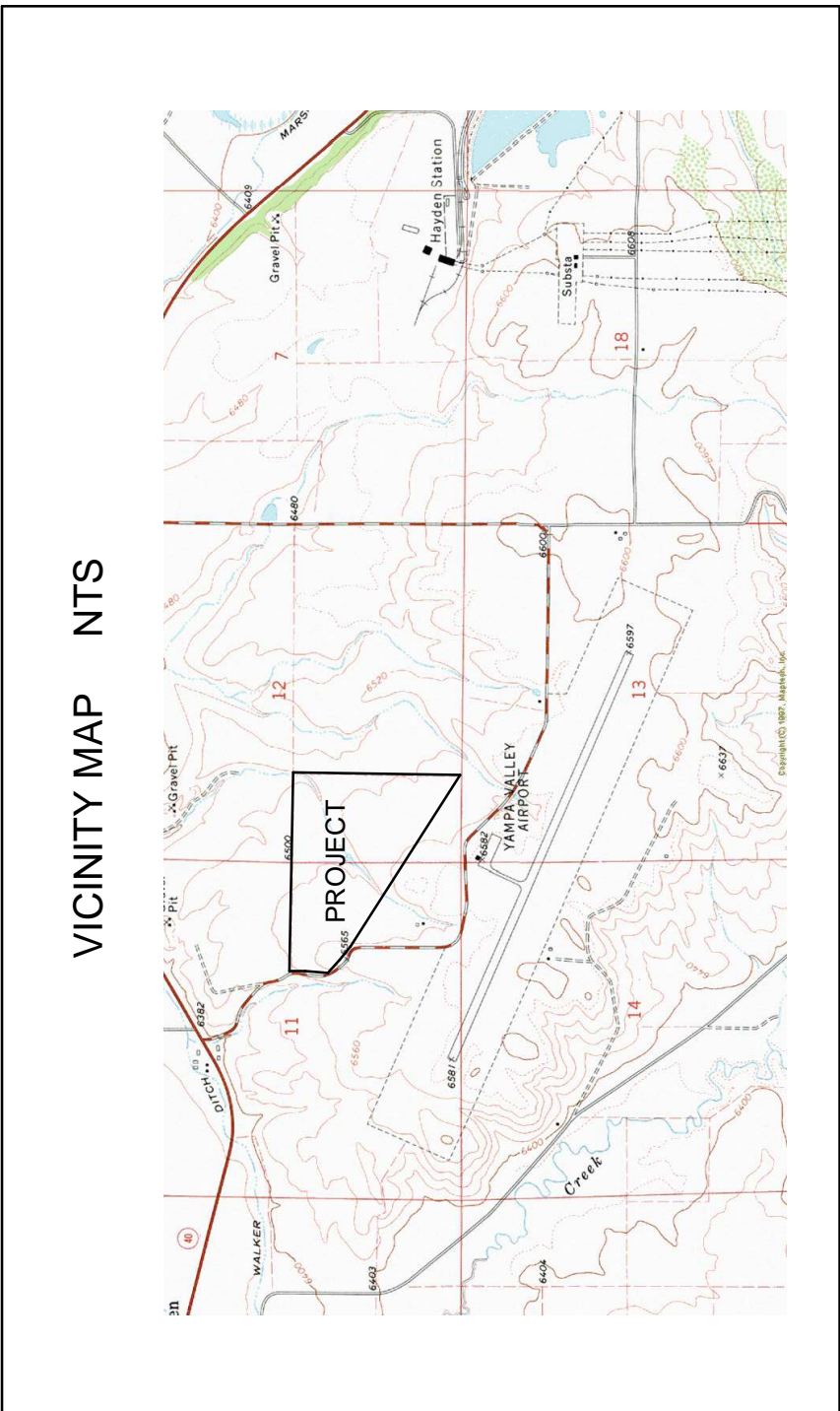
522 Lincoln Avenue,  
Suite #30  
Steamboat Springs, CO 80487

[www.co.routt.co.us](http://www.co.routt.co.us)





PORTIONS OF THE SE1/4 SECTION 11 AND OF THE W1/2 SW1/4 SECTION 12  
T6N R88W, 6th P.M., ROUTT COUNTY, COLORADO



Gordon R. Dowling  
PLS #30090

\* = 300" GRD 5/3/22 SMDH12/8



NORTHWEST COLORADO  
BUSINESS PARK SUBDIVISION

[illegible]By: Frank J. Sinton, Member

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ROUFT )  
 )  
The foregoing Certificate of Ownership and Dedication was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Frank J. Sinton as Member of SANDHILL INVESTMENTS, LLC.

WITNESS my hand and official seal.  
My commission expires: \_\_\_\_\_

**BOARD OF TRUSTEES CERTIFICATE**

This Plan of \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Board of Trustees, Town of Hayden, Colorado, This approval is conditioned for all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs, trails and sidewalks shall be financed by voters and not the Town. The dedication of the streets, open space easements, emergency service vehicles access easements, alleys, roads and other public areas of the Town of Hayden, Colorado, shall be subject to the approval of the Board of Trustees of the Town of Hayden. The Town of Hayden, subject to the condition that the Town shall not undertake the maintenance of such public areas until such public areas have been satisfactorily completed to the Town's specifications by the Owner and a Resolution of the Board of Trustees of the Town of Hayden accepting the same has been adopted and placed of record.

**Zachary Wuestewald, Mayor**

Attest: \_\_\_\_\_  
Sharon Johnson, Town Clerk

**SURVEYOR'S CERTIFICATE**  
I, Gordon R. Dowling, P.L.S. # 30090, a duly registered land surveyor in the State of Colorado, do hereby certify that this Plat of NORTHWEST COLORADO BUSINESS PARK was performed by me or under my direct supervision, and that this plat has been prepared in compliance with all applicable laws of the State of Colorado at the time of this survey and within my control and is accurate to the best of my knowledge, information and belief.

Gordon R. Dowling  
PLS #30090

ATTORNEY'S OPINION

\_\_\_\_\_ have reviewed \_\_\_\_\_, being an attorney-at-law duly licensed to practice in the State of Colorado, do hereby certify that I \_\_\_\_\_, and based exclusively upon said title commitment, it is my opinion that title to all the lands shown hereon \_\_\_\_\_, free and clear of all liens, taxes and encumbrances except \_\_\_\_\_ for the lien of general real property taxes and except for the deeds of trust subordinated herein and the stated B-2 exceptions as contained within said title commitment.

Effective the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

NOTICE OF RESEARCH  
Pursuant to C.R.S. § 38-516 (1) (b) (i), research regarding the Rights-of-Way and easements as shown hereon was obtained by  
Title Commitment No. \_\_\_\_\_, as prepared by \_\_\_\_\_, TITLE INSURANCE COMPANY as of \_\_\_\_\_, 2022, and not  
from the personal search of Gordon R. Dowling, a Professional Land Surveyor in the State of Colorado.

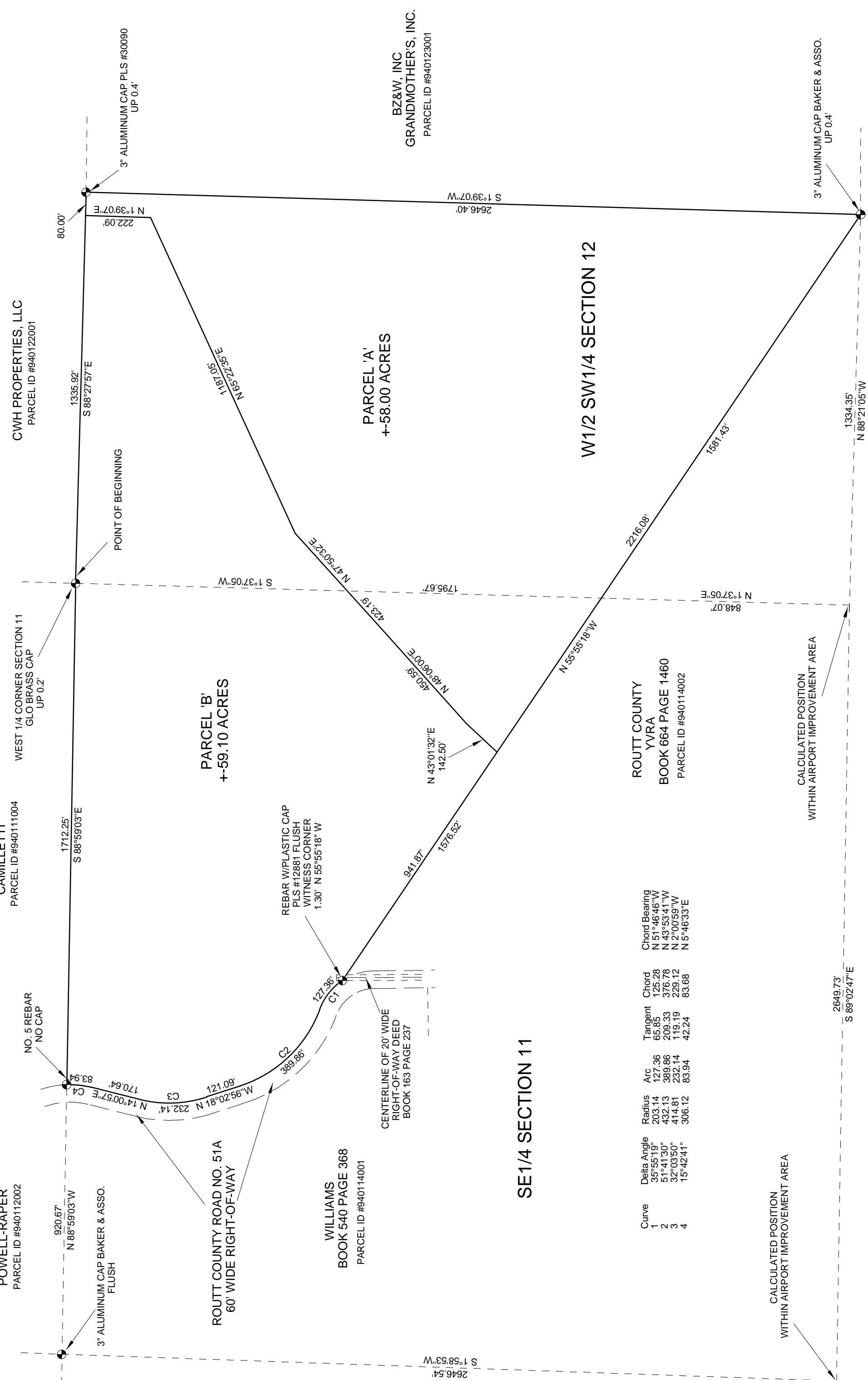
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ROUTT COUNTY SURVEYOR'S ACCEPTANCE

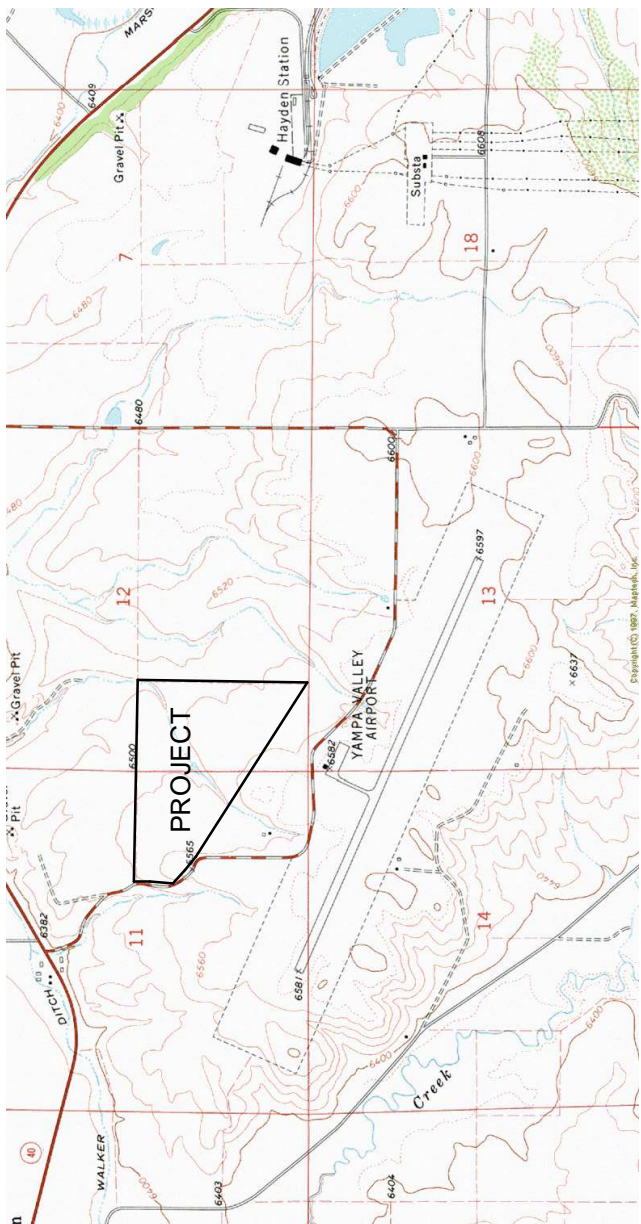
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Routt County Surveyor

By: Thomas H. Effinger, Jr. PLS #17651



VICINITY MAP NTS



ROULTT COUNTY CLERK AND RECORDERS' ACCEPTANCE

This Plat was accepted for filing in the Office of the Routt Clerk and Recorder on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, A.D.

File No. \_\_\_\_\_ Reception No. \_\_\_\_\_ Time \_\_\_\_\_ m.

JENNY THOMAS, ROUTT COUNTY CLERK & RECORDER

TOWN OF HAYDEN	SE 1/4 SECTION 11, W 1/2 SW 1/4 SECTION 12	TEN BRSW, 6th P.M., ROULTT COUNTY, COLORADO		DOWLING LAND SURVEYORS P.O. BOX 954 HAYDEN, CO. 81639 (970) 276-3613 FAX 276-4595			
		SCALE	DWG	DATE	REV	R/L	SHEET NO.
		1" = 300'		4/29/22			1 OF 1