



AGENDA  
HAYDEN PLANNING COMMISSION  
THURSDAY, OCTOBER 24, 2024  
6:00 P.M.  
Join Zoom Meeting  
<https://us02web.zoom.us/j/89548614591>  
Meeting ID: 895 4861 4591  
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 July 25, 2024 Planning Commission Minutes.
5. Golden Meadows/Deepe Property Sketch Plan (Subdivision) application of Outlot A, Deepe Minor Subdivision
  - a) Public Hearing: Golden Meadows/Deepe Property Sketch Plan, a subdivision of Outlot A, Deepe Minor Subdivision, a 164.68-acre parcel, into a residential development.
  - b) Review and Consideration of the Golden Meadows/Deepe Property Sketch Plan application, a subdivision of Outlot A, Deepe Minor Subdivision, a 164.68-acre parcel, into a residential development.
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 Vice Chair Michele Lewis at 6:00 p.m. Other members present were Chair Amy Williams, Vice Chair Michelle Lewis, Commissioner Carly Kelly, and Commissioner Charlie Cook; Community Development Director Tegan Ebbert, Project Manager Kevin Corona, and applicants Kona Ward and Jesus “Chey” Garcia were also present.

**Pledge of Allegiance**

**Chair Williams** led the Pledge of Allegiance.

**Approval of the Minutes**

Commissioner Kelly moved to approve the Planning Commission meeting minutes from June 13, 2024, Commissioner Lewis seconded; the motion was approved unanimously.

**KW CG Work/Live Development – Lot 6, Valley View Business Park- Public Hearing**

Mr. Ward and Mr. Garcia, along with Ellen Slobodnik from Yampa Valley Engineering, discussed the proposed work/live development. Their aim is to address two key issues, providing spaces for small businesses like the ones that they own and retaining their workforce by providing some employee housing. The development is designed to create a thriving environment for their businesses and offer a solution for other entrepreneurs looking to occupy a dedicated space for their business.

Mr. Ward operates a construction services company, while Mr. Garcia owns Garcia Construction, Routt Electric, and a roofing company. Both are in need of space, as current prices in Steamboat are prohibitive for small businesses. Their proposed development includes parking, garage space, and storage to help organize and streamline their operations. The applicants anticipate occupying several of the units and perhaps selling off a few in the future.

Ellen from Yampa Valley Engineering continued the presentation with a walkthrough of the proposed design. The plan features a wrap-around stone façade and a canopied entrance. The owner of Lot 6 in Valley View Business Park is proposing to construct a work/live development on the approximately 0.53-acre site. Zoned Light Industrial (I-1 Zone District), the vacant site is situated directly north of the Valley View Live/Work Condominiums.

Ms. Ebbert added that the proposal includes one building with eight work/live units. Two of these units are ADA-compliant studio apartments (Type A), while four are two-story units featuring a garage, workshop, and a two-bedroom, two-bath dwelling. The remaining two units will offer a compact 158-square-foot office/workshop space with a two-bedroom, two-bath living area above. The applicant may also pursue a condominium plat in the future, allowing for individual ownership of the units.

**Motion**

Commissioner Kelly moved to approve KW CG Work/Live Development – Lot 6, Valley View Business Park with the following findings of fact and conditions of approval.

Findings of fact:

1. The proposed conditional use is consistent with the Hayden Forward Master Plan and all applicable provisions of this Development Code and applicable state and federal regulations.
2. The proposed conditional use is consistent with the purpose and intent of the I-1: Light Industrial zone district and any applicable use-specific standards in the Development Code.
3. The proposed conditional use is compatible with adjacent uses in terms of scale, site design and operating characteristics.
4. The proposed conditional use will not substantially alter the basic character of the I-1: Light Industrial zone district or jeopardize the development or redevelopment potential of the I-1: Light Industrial zone district.
5. The proposed conditional use will result in efficient on- and off-site traffic circulation which will not have significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
6. Any significant adverse impacts anticipated to result from the conditional use have been or will be mitigated or offset to the maximum extent practicable.
7. Facilities and services are or will be available to serve the subject property while maintaining adequate levels of service for existing development.
8. Adequate assurances of continuing maintenance have been provided.
9. The proposed conditional use meets all the applicable standards in Chapter 10.24 Development Standards.

Subject to the following conditions of approval:

1. The conditional use permit shall be authorized and approved by a resolution approved by the Town Council.

2. The effective date of this approval is the date upon which the Town Council approves the application. The approval shall expire two (2) years from its effective date, unless application for renewal of the Site Plan approval is approved pursuant to Section 10.16.020, Hayden Development Code (HDC).

3. All exterior lighting must be downcast and opaquely shielded and in compliance with section 10.24.210 HDC.

4. One striped exterior ADA compliance parking stall shall be required on an amended site plan. Installation of this parking space shall be required prior to the issuance of a Certificate of Occupancy (temporary or permanent).

5. An amended landscaping plans that include two (2) additional trees and one (1) additional shrub shall be submitted to staff for administrative approval prior to the issuance of the building permit.

6. The property owner is responsible for designation and/or assignment of parking spaces within the development.

7. The driveways and parking areas must be paved and striped prior to the issuance of a Certificate of Occupancy/Approval.

8. All rental leases shall include the following disclosure "This property is zoned Light Industrial and therefore noise, traffic, and activities associated with light industrial and commercial activities shall be expected in the vicinity of these units."

9. The fee in lieu of School Site Dedication shall be conveyed to the Town prior to issuance of a Certificate of Occupancy in compliance with section 10.24.140 and 10.24.150 HDC.

**Staff Reports**

Ms. Ebbert provided an update to the Planning Commission on several ongoing projects. Among these is the comprehensive five-part Resiliency Plan, which aims to address key areas including: updating and revitalizing the land use code, enhancing the capital improvement plan and infrastructure, promoting environmental and financial resilience, and advancing community wellness. This initiative represents a continued focus for the Town Council to support and improve the welfare of the Hayden community. Ms. Ebbert also noted that there will be upcoming community outreach events designed to foster transparent communication with residents. These events will provide an opportunity for community



Regular Meeting \_\_\_\_\_ Hayden Planning Commission \_\_\_\_\_ July 26<sup>th</sup>, 2024

members to share their opinions and engage directly with the planning process as the Development Code is rewritten.

**Adjournment**

The meeting was adjourned at 6:50PM

Recorded by:

\_\_\_\_\_  
Kevin Corona

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

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



**Town of Hayden**

**Town Council Agenda Item**

<b>MEETING DATE:</b>	October 24, 2024
<b>AGENDA ITEM TITLE:</b>	Golden Meadows Sketch Plan
<b>AGENDA SECTION:</b>	New Business
<b>PRESENTED BY:</b>	Tegan Ebbert, Community Development Director
<b>APPLICANT(S):</b>	Wember Property Group
<b>CAN THIS ITEM BE RESCHEDULED:</b>	Yes, but not recommended as the public notices reflect this meeting date
<b>ATTACHMENTS:</b>	Application Submittal, referral responses and public comments

**BACKGROUND REVIEW:**

The applicant, Wember Property Group, has submitted an application (Application) for a Sketch Plan under Hayden’s Development Code (HDC). The application requests to develop Outlot A of the Deepe Minor Subdivision which was recorded in 2022.

The Sketch Plan application has been submitted as the first step in a major subdivision for the subject property. The applicant also intends on initiating the PUD application process concurrently with the major subdivision application after the Sketch Plan phase is complete. The Sketch Plan provides an overview for the development and is intended to generate discussion about the project and provide direction to the applicant as they proceed with the major subdivision process.

If the Sketch Plan is approved, the next application phase is Preliminary Plan. This subsequent review phase requires further detail on the development layout, an engineered traffic study, water demand report, drainage report, etc.

Concurrently with Preliminary Plan, a Planned Unit Development (PUD) application will be required to facilitate the varying lot sizes and housing typologies while allowing greater open space.

The subject property is a portion of the Golden Meadows Annexation #2 in 1973, containing a 274-acre piece of land. Prior subdivision that have resulted from the Golden Meadows Annexation #2 are Golden Knolls Filing 1, Yampa View Estates, Westwind Townhomes, Sagewood Filing 1, Sagewood Filing 2, and Lake Village Phase 1 Filing 1.

## COMPLIANCE WITH THE TOWN OF HAYDEN DEVELOPMENT CODE

While the HDC contains numerous regulations regarding land use, staff has analyzed the following checklist to highlight the regulations directly applicable to this application and how it meets the standards for approval. Interested parties are encouraged to review the HDC to determine if there are other regulations that may be applicable to the review of this Application.

### Chapter 10.16 – Development Review Procedures

#### Section 10.16.020 – General Procedures and Requirements.

Complies		Section	Standards
Yes	No		
		<b>10.16.020(3)</b>	<b>Step 3: Application Processing</b>
X		<b>10.16.020(3)(a)</b>	<b>Determination of Completeness.</b> A development application shall be reviewed for completeness by the manager within ten business days after receipt
X		<b>10.16.020(3)(b)</b>	<b>Referral to Other Agencies.</b> Development applications may be referred to other agencies for review and comment.
X		<b>10.16.020(3)(b)(1)</b>	Any utility, local improvement or service district or ditch company, when applicable. <i>Staff comment: A referral was made to Hayden Public Works Department, Yampa Valley Electric Association, Hayden Police Department, Routt County Regional Building Department, Routt County Public Works Department, CDOT, Colorado Parks and Wildlife and West Routt Fire Protection District. Comments were received from CDOT and Yampa Valley Electric Association. Those comments have been included as an attachment to this staff report. This standard is met.</i>
X		<b>10.16.020(4)</b>	<b>Step 4: Notice.</b> Notice shall be required for all public hearings conducted by the Planning Commission and Council. <i>Staff comment: All public notice requirements have been completed. Therefore, this standard is met</i>
X		<b>10.16.020(5)</b>	<b>Step 5: Public Hearings.</b> The Manager shall schedule a public hearing date before the Planning Commission and/or Council after a complete application has been received, Town staff has completed Town staff review, and referral agencies have had an opportunity to provide comments. <i>Staff comment: The public hearing has been scheduled with the Planning Commission on October 24, 2024; therefore, this standard is met.</i>
		<b>10.16.020(6)</b>	<b>Step 6: Review and Decision</b>

X	<b>10.16.020(6)(c)</b>	<p><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 are included below for the Hayden Planning Commission’s consideration.</i></p>
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**Section 10.16.080 – 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
		<b>10.16.080(4)(a)</b>	<p><b>The land use mix within the project conforms to official zoning map and master plan future land use map and furthers the goals and policies of the master plan;</b> <i>Staff comment: The current zoning of the property is Open District (O) and the future land use designation is Low Density Residential. The Open District is not intended for residential development; however, any property owner of land in the Open District may at any time petition to rezone the property. The applicant intends to pursue a rezone to PUD after the sketch plan phase.</i></p> <p><i>The Low Density Residential future land use designation primarily includes single-family and duplex development and is intended for densities of 1-6 dwelling units an acre (du/ac). The proposed development will have a maximum of 5.9 du/ac over all three phases and will include single-family residential, duplex, triplex, and ADU development.</i></p> <p><i>The project furthers the goals and policies of the master plan, and more specifically conforms to the following:</i></p> <ul style="list-style-type: none"> <li>• <i>HE.ED1.6: Encourage architecture with quality materials and design reflective of Hayden’s historic character.</i></li> <li>• <i>HE.ED1.2: Develop context-sensitive guidelines for infill residential development that maintain the traditional neighborhood character of Hayden, such as alleys, gridded streets, street-facing front porches, and private outdoor space.</i></li> <li>• <i>HE.HL1: Provide a continuum of housing for all cycles of life to include seniors, families, single occupancy households, co-living, etc.</i></li> <li>• <i>HE.HL1.2: Promote development of housing for the local workforce, including multi-family, duplex, single-family, and alternative housing</i></li> </ul>



- types,
- ED2.2: Maintain high levels of homeownership in the community through the creation of a diversity of for-sale housing types at a variety of price points.
- PRO.HL2: Parks: Provide park access within a 10-minute walk of all residential units.
- T.HL2.2: Require developers to build bicycle and pedestrian connections as part of new development.
- I.HL3.1: Reduce light pollution through dark sky compliant fixtures with future development.
- 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.
- Action HE.FE1.1 - Encourage development that integrates affordable housing into the neighborhood or project

*The proposed development conforms to the future land use map of the master plan and furthers to goals and policies as defined in the master plan. Additionally, the applicant intends to pursue a rezone to PUD and, therefore, can conform to the potential changes to the official zoning map.*

*This standard is met*



**10.16.080(4)(b) The sketch plan represents a functional system of land use and is consistent with the rationale and criteria set forth in this Development Code and the master plan;**

*Staff Comment: The sketch plan does represent a functional system of land use with a well thought out system of roads, parks, trails, and lots for residential development. The applicant has carefully thought through the design and layout to ensure that it is cohesive, functional, and considers surrounding land use and context. The project is consistent with the rationale and criteria set forth in the development code and the master plan, as described in the staff comment drafted in response to Section 10.16.080(4)(a) above.*

*This standard is met.*



**10.16.080(4)(c) The utility and transportation designs are adequate given existing and planned capacities of those systems;**

*Staff Comment:* The proposed development appears to have considered and incorporated adequate utility and transportation designs, at this stage of the development. Of note, is the need for an off-site water tower to supply necessary water pressure for the development and the Town's water system. The applicant has identified a site for the water tower and is working through preliminary engineering efforts to ensure that it will comply with all Town standards and specifications. The next stage of the subdivision process is the preliminary plan stage, where the applicant will be required to provide detailed engineering on all utility and transpiration systems. The current utility and transportation designs are adequate for the sketch plan phase; therefore, this standard is met.

✓

**10.16.080(4)(d)**

**Negative impacts on adjacent land uses have been identified and proposed mitigation is adequate; and**

*Staff Comment:* Potential negative impacts on adjacent land uses have been considered by the applicant and incorporated in the design of the development. The design has incorporated the concept of “feathering” densities by incorporating lower density and larger lot sizes of the perimeter of the development with the higher densities and smaller lots in the middle. This demonstrates consideration for the surrounding land use of both undeveloped land and larger lot single family residential in Lake Village. Additionally, the applicant has worked to locate the water tower in a location that is both feasible to function as a system and to minimize any impacts to the surrounding viewshed.

*This standard is met.*

✓

**10.16.080(4)(e)**

**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 according to the master plan and goals and purposes of this Development Code.***Staff Comment:*

*The Housing Needs Assessment and Action Plan, conducted in 2022, encourages additional housing in the Town to meet the existing housing shortage. Additionally, the Housing Needs Assessment envisions the development of Accessory Dwelling Units (ADUs) as an action plan strategy.*

*A variety of housing types are proposed including single-family residential (small-large lot), duplex, and triplex development, which is supported by the master plan with Action HE.ED1.5: Identify existing homeownership in the community through creation of a diversity of for-sale housing types at a variety of price points.*

*No public comments have been received at the time this staff report was written.*

*This standard is met.*

**Section 10.24.300 – Community Housing Standards**

The purpose of this community housing policy is to address the critical lack of housing across nearly all income levels that is imposing a high housing cost burden and limiting the local workforce. This mitigation is an effort to preserve the health, safety, welfare, and quality of life for residents in this community through housing that is attainable. This is accomplished through the establishment of community housing requirements for development, which requires a portion of all new residential development to be set aside for community housing purposes as a condition of approval for such development.

Complies		Section	Standards
Yes	No		
		10.24.300(d)	<b>Community Housing Requirements.</b> All new residential subdivisions and all new multi-family residential developments shall set aside housing units for community housing as set forth in this section. <i>Staff comment: This project has provided proposed price ranges for the varying lots and housing types in the development, and they do intend on setting aside housing units for community housing as required by this Section. The applicant is currently working with Town Staff to further define project housing costs for the project and demonstrate compliance with this Section of the Town Code. Additional detail will be provided at the next stage of Preliminary Plan. Therefore, this standard will be met.</i>

**Planning Commission Options:**

1. **Approve the Sketch Plan application without conditions** if it is determined that the petition will not adversely affect the preserves the health, safety, and welfare of the citizens of the Town of Hayden, meets the standards of the Town of Hayden’s Development Code and is consistent with the general goals and intent of the Town of Hayden Master Plan.
2. **Deny the Sketch Plan application** if it is determined that the petition adversely affect the preserves the health, safety, and welfare of the citizens of the Town of Hayden, meets the standards of the Town of Hayden’s Development Code and is consistent with the general goals and intent of the Town of Hayden Master Plan; And cite specific regulations or policies by number from the Hayden Forward Master Plan, and the Hayden Development Code.
3. **Table the Sketch Plan application** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the Sketch Plan application with conditions** if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Hayden Development Code and the Hayden Forward Master Plan.

**Findings of Fact** that may be appropriate if the Sketch Plan application is approved:

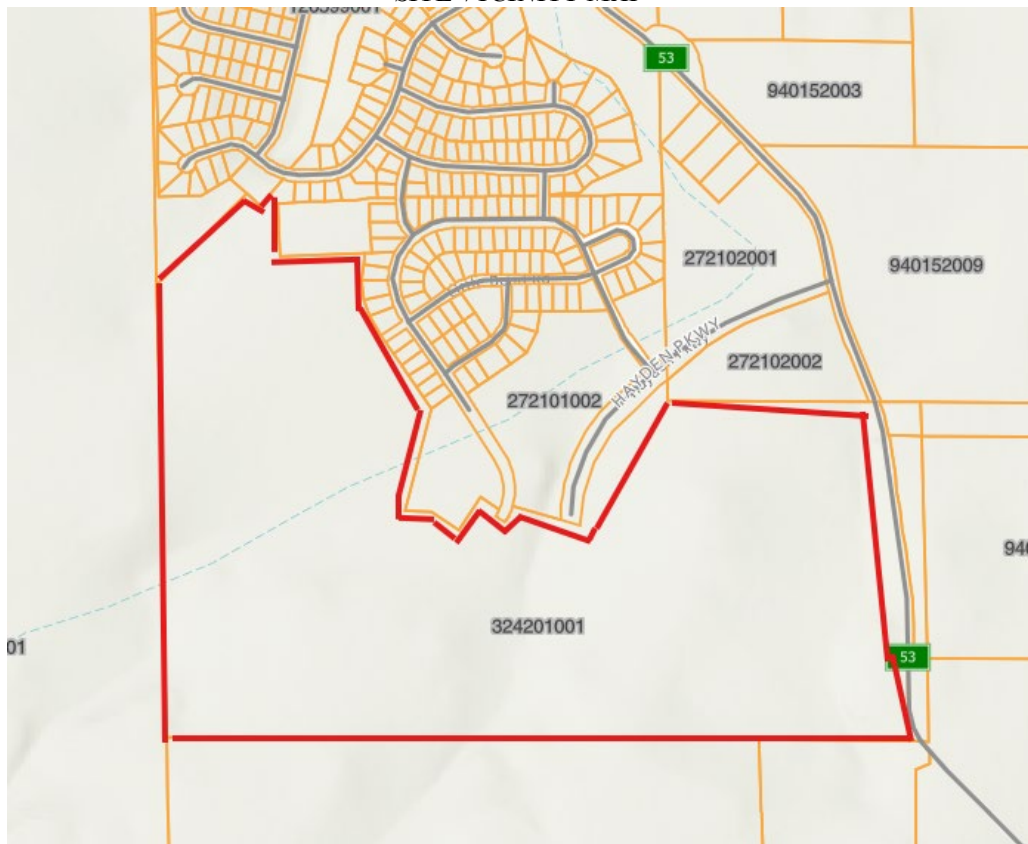
Move to approve the Golden Meadows Sketch Plan with the findings of fact that:

1. The development application meets the standards of the Town of Hayden's Development Code, is consistent with the general goals and intent of the Town of Hayden Master Plan, and preserves the health, safety, and welfare of the citizens of the Town of Hayden.

**Conditions of approval** that may be appropriate include the following:

1. This Sketch Subdivision Plan approval is contingent on submittal of a complete application for a Preliminary Subdivision Plan within twelve (12) months. Extension of up to one (1) year may be approved by the Hayden Planning Commission.
2. A complete Preliminary Plan application submittal shall include, but is not limited to, a traffic impact study, water demand report, drainage report, proposed roadway cross sections including infrastructure, right of way, and easement width, preliminary roadway layout including horizontal and vertical geometry, preliminary utility layout including proposed line sizing, preliminary overlot grading plan, infrastructure phasing plan including offsite infrastructure needs, and indication of proposed public and private infrastructure maintenance.
3. A Preliminary Planned Unit Development application shall be submitted concurrently with the Preliminary [subdivision] Plan application.

*SITE VICINITY MAP*





# LAND USE APPLICATION

Staff Use Only	
Application Number:	_____
Application Fee(s) = \$	_____
Received By:	_____
Date Received:	_____
Application Deemed Complete:	
Date:	_____
By:	_____

1. Application is made for: *(please bold/underline one of the following)*

- |                           |                              |                            |
|---------------------------|------------------------------|----------------------------|
| Minor Use Permit          | Annexation                   | Zoning                     |
| Administrative Permit     | Planned Unit Development 1 2 | Major Subdivision 1 2 3    |
| Conditional Use Permit    | Historic Site Designation    | Minor Subdivision          |
| Site Plan                 | Right of Way Vacation        | Administrative Subdivision |
| Alternative Design        | Variance or Appeal           |                            |
| Other: <b>Sketch Plan</b> |                              |                            |

2. Project Name: **Golden Meadows**

\_\_\_\_\_ please print or type legibly

3. Contact information: *(a list of additional contacts may be attached)*

Owner Name: Albert & Kathy Deepe Applicant Name: Wember Property Group

Address: 412 high meadow Ct, Hayden CO 81639 Address: 7350 E. Progress Pl. #100, Greenwood Village, CO 80111

Telephone: (970) 846-4626 Telephone: (303) 378-4130

E-mail: adeepe@icouild.com E-mail: pwember@wemberinc.com

4. Property Description:

Address or Location: OUTLOT A (LESS 2.18AC RCR 53 ROW)  
DEEPE MINOR SUBDIVISION, HAYDEN, CO 81639

Existing Zoning: O-Open Existing Use: Dry Farm B

Proposed Zoning: PUD Proposed Use: LDR: Low Density Residential

5. Purpose: *(describe intent of this application in 1-2 sentences)*

The intent of this application is to get initial approval of our vision to change the use of the property to low density residential use. Please see the narrative provided for further details on the proposed development.

**6. Certification:** *(must be signed in ink)*

*I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.*

Owner: *Walt Deepe* Date: 9/27/2024  
9A61CA6CF7C24D9...

Owner: *Kathy Deepe* Date: 9/27/2024  
9A61CA6CF7C24D9...

**AND**

*I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Hayden must be submitted prior to having this application processed.*

Applicant: *RJDW* Date: 9/27/2024  
211F16A54BFB4F2...

**Submittals:**

- Completed application form
- Owners' Power of Attorney, if application is not signed by property owner
- Title insurance commitment – dated within sixty (60) days of application submittal
- Legal description of the property
- Survey no more than three (3) years old stamped by Colorado licensed surveyor
- Fees
- Required studies and reports (please list): \_\_\_\_\_  
Signed Agreement for Payment Form, Title Report, Conceptual Sketch Plan, Context Vicinity Map, General  
Development Information, Pre-Application Notes, Conceptual Landscape Plan, Soils Report & Map
- Other (please list): \_\_\_\_\_  
\_\_\_\_\_

**Office Use Only**

Referrals Mailed/Delivered Date: \_\_\_\_\_ By: \_\_\_\_\_

Agencies: \_\_\_\_\_

Notices Mailed to Property Owners Date: \_\_\_\_\_ By: \_\_\_\_\_

w/in 150'/300', (as applicable)

Legal Notice Publication Sent to paper: \_\_\_\_\_ Publication Date: \_\_\_\_\_

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

Property Posted Date: \_\_\_\_\_ Proof of Posting Rec'd: \_\_\_\_\_

October 4, 2024

TO: Tegan Ebbert, Community Development Director  
Hayden Colorado  
P.O. Box 190, 178 West Jefferson  
Hayden, CO 81639-0190

**RE: Golden Meadows – Sketch Plan Submittal**

- A. *Design Rationale - discuss how the development is connected to/integrated with surrounding area, how it responds to site features/constraints, and how it is consistent with this Code.*

It is with great enthusiasm that our team presents our sketch plan for The Golden Meadows Neighborhood. Our vision is a place where families can grow together. Our vision for the multi-phase project supports a place where the community thrives and stays connected while being able to grow with their income status, family status, and other life changes. The sketch plan outlines our vision and it's alignment with the three guiding principles identified in the Master Plan;

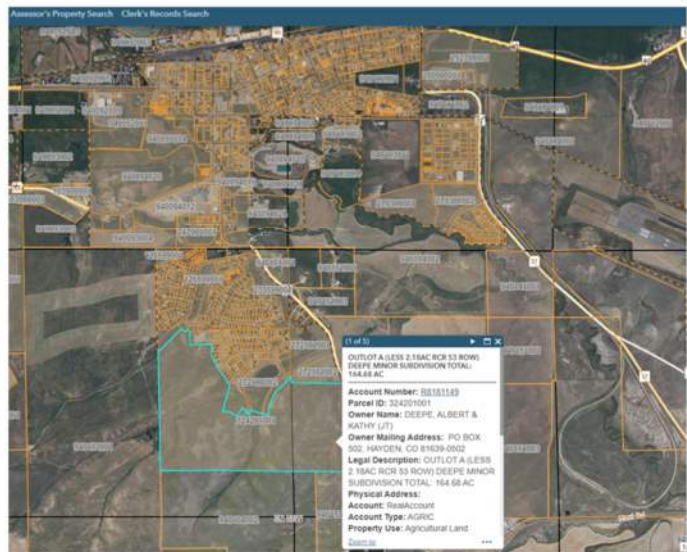
1. Maximize Economic Development
2. Promote and Enhance Healthy Living
3. Focus on Education

Our team has worked to go beyond stamping out the most efficient neighborhood grid that would maximize cookie-cutter lot sizes with a continually reproduced residential product. We do not envision a suburban development but rather an opportunity to build upon the current design of Hayden streetscapes, dark sky lighting, native landscaping, and agricultural roots. We are working to generate a development that works with the natural contours of the land to maintain the mountain views from the rolling hills, view corridors down the existing gulches, and natural water features enhanced to meet the development requirements not by pipes and manipulation but rather by accepting we are impacted by the land as much as we impact it.

**PROPERTY**

Property:

- 165 Acres
- Zoning: Open
- Agricultural Use
- Zoned Open
- No Water or Mineral Rights



The 165 Acre Deepe Property has contributed to the fabric of the Town of Hayden with its current ranching activity and recreation amenities for years. The design elements of the proposed development build on the historical character and work to enhance the trail systems while connecting to the Deepes adjacent property and trail grooming provided by the Deepe family. The existing site is naturally divided by three natural drainage contours that have defined the three proposed phases of this development.

Phase I compliments the adjacent Lake Community and other existing nearby residences through similar lot sizes at the perimeter. Internally, the site increases in density with the introduction of three plex units and cottages with accessory dwelling units (ADUs). This approach creates more attainable units while keeping a scale that compliments the more traditional residential units. Amenities include natural trails at the perimeter with minimal road crossings, playground and parks, a Toy Barn for organized storage of all things recreational, and a playground filled with natural features, and a public building amenity to support community gatherings.

Phase II builds upon the Phase I concept of perimeter-focused units and decreases the areas of density as homeowners graduate to the larger size units within the community. The larger lots on the south perimeter allow for approximately half acre lots that blend in with the agricultural land to the south.

Phase III has been put through concepts but our team feels it prudent to listen to the community as they provide feedback to the product mix being offered in the initial phases and determine how retail could be incorporated into the site to enhance the economic viability of the Town.

**B. Proposed number of new residential lots or dwelling units, typical lot width and depth, price ranges of lots, and dwelling units (not needed if information is show on the sketch plan)**

The exact strategy for developing the units and homes has not been determined. The proposed prices in the tables below assume lots are sold individually. The proposed unit price ranges are estimates at this time. The homebuilder will determine the final pricing.

**Phase 1**

<b>Lot/ Dwelling Type</b>	<b># of Units</b>	<b>Average SF</b>	<b>Proposed Price Range</b>
<i>Land Small Lots</i>	0		
<i>Land Medium Lots</i>	40	9,750 SF	\$95,000 to \$115,000
<i>Land Large Lots</i>	0		
<b>Land Total</b>	<b>40</b>		
<i>Single Family w ADU</i>	156-172.5	2,000 SF +ADU 500 SF	\$650,000 to \$750,000
<i>Cottages</i>	50-68	950 SF	\$375,000 to \$450,000
<i>Three Plex</i>	98-110	1,200 SF	\$450,000 to \$500,000
<b>Dwelling Total</b>	<b>304-350.5</b>		

**Phase 2**

<b>Lot/ Dwelling Type</b>	<b># of Units</b>	<b>Average SF</b>	<b>Proposed Price Range</b>
<i>Land Small Lots</i>	40	7,200 SF	\$75,000 to \$95,000
<i>Land Medium Lots</i>	27	9,750 SF	\$95,000 to \$115,000
<i>Land Large Lots</i>	9	19,500 SF	\$205,000 to \$225,000
<b>Land Total</b>	<b>76</b>		
<i>Single Family w ADU</i>	31.5-60.5	2,000 SF +ADU 500 SF	\$650,000 to \$750,000
<i>Cottages</i>	35-52	950 SF	\$375,000 to \$450,000



Three Plex	22-30	1,200 SF	\$450,000 to \$500,000
<b>Dwelling Total</b>	<b>88.5-142.5</b>		

**Phase 3 (TBD)**

<b>Lot/ Dwelling Type</b>	<b>Max # of Units</b>	<b>Average SF</b>	<b>Proposed Price Range</b>
Land Small Lots	60	7,200 SF	\$75,000 to \$95,000
Land Medium Lots	22	9,750 SF	\$95,000 to \$115,000
Land Large Lots	20	19,500 SF	\$205,000 to \$225,000
<b>Land Total</b>	<b>76</b>		
Single Family w ADU	46.5-76	2,000 SF +ADU 500 SF	\$650,000 to \$750,000
Cottages	50-68	950 SF	\$375,000 to \$450,000
Three Plex	98-110	1,200 SF	\$450,000 to \$500,000
<b>Dwelling Total</b>	<b>304-350.5</b>		

*\*Phase 3 is yet to be determined. The numbers shown are for utility sizing purposes only*

**Total**

<b>Lot/ Dwelling Type</b>	<b># of Units</b>
Land Small Lots	100
Land Medium Lots	89
Land Large Lots	29
<b>Land Total</b>	<b>218</b>
Single Family w ADU	234-309
Cottages	135-188
Three Plex	218-250
<b>Dwelling Total</b>	<b>587-747</b>
<b>Total of Lots &amp; Dwellings</b>	<b>793-965</b>
Maximum Density	5.9

C. *General description of the plan for drainage and stormwater management.*

Drainage and Storm

The development anticipates a relatively low built impervious value utilizing open areas to disconnect impervious area runoff. The existing elevations of the site promote surface drainage reducing the amount of piped storm runoff. Phase 1 has a ridge across the middle directing runoff north and south. Phase 2 also has a ridge running southwest to northeast, directing runoff north and northeast. Swale and roadside ditches will direct the runoff toward existing ditches. Detention facilities sized for Phase 1 and 2 are proposed on and near existing ditches releasing storm water at historic rates.

There are existing wetlands mapped on the west end of the property. The wetlands will not be disturbed as part of this development.

Water Supply Information

The property has a total parcel area of 164.7 acres. This sketch plan and subsequent PUD encompass Phase 1 and Phase 2, which comprise approximately 92.7 acres.

- D. Water supply information including: the number of water taps needed; the amount of raw water that will be provided to the Town and the source of water.*

The number of taps anticipated for residential use will be less than the total number of units constructed. The final number of meters will be determined based on the approved site designs for each individual area. Generally, these types of developments utilize a master meter for a set number of units or a single attached residential building. No raw water is provided by this property to the town.

A water tower is proposed approximately 5,200 ft west of the property within unincorporated Routt County. The area being considered has an elevation of approximately 6589.0. The existing dirt access will be improved to a 12 ft wide access drive within a 30 ft utility easement. A single water main and electrical connection will be placed within the easement. The access drive will meet the Routt County gravel road minimum pavement section.

- E. Indicate whether commercial mineral deposits are located on-site.*

The Golden Meadows does not have mineral rights.

- F. Description of any floodplain hazards on the site (only if additional information is needed from sketch plan).*

The existing ditches have a narrow Zone A floodplain varying in widths from 10-50 ft wide. A FEMA Zone A floodplain does not have a determined Base Flood Elevation. No residential lots or units are proposed to be within the floodplain. Phase 1 will require crossing the northern floodplain with a pedestal and vehicle crossing as well as utilities. A second vehicle and pedestrian crossing is proposed as part of Phase 2 to connect the two phases. There is also a pedestrian crossing anticipated on the west side of middle ditch to connect the two phases. Phase 2 has a second ditch crossing at the east end of the phase. The final crossing locations will be coordinated with detention system layouts.

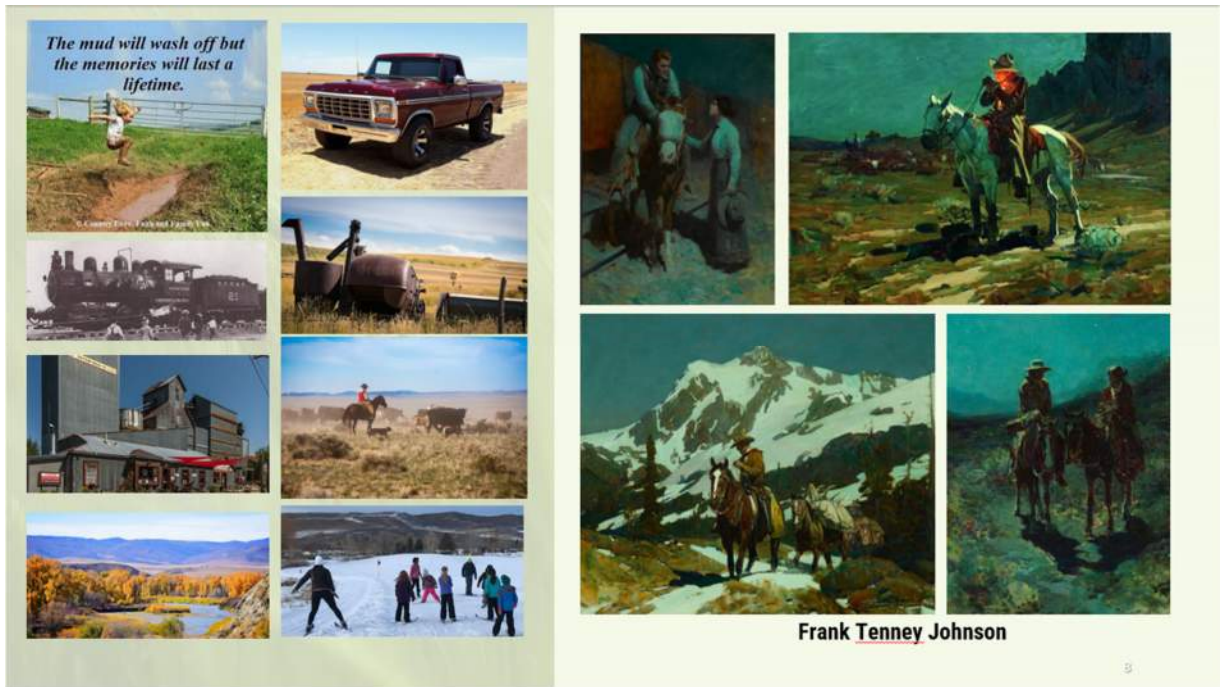
- G. How the proposed development complies with the Hayden Forward Master Plan*

The Golden Meadows Community Architectural Design Philosophy is rooted in simple living and inspired by Haydens' rich, agricultural heritage. The architectural "style" has great visual appeal and reflects images of the past, recreating the unique atmosphere and harmony of timeless architecture. Features of the Golden Meadows Community character include simple building massings, a color palette inspired by paintings of notable Hayden resident Frank Tenny Johnson, simple lines, and simple details using high-quality materials. Traditional gable roof pitches, large open porches, and an overall emphasis on outdoor living.

Although the proposed development offers a variety of residential lots and dwelling units, the overall density of the project is under 6 dwelling units per acre and fits with the Town's designation for Low-Density Residential use. The variety of products will allow homes and lots to be offered at numerous price points to include as many future residents as possible which fits with Hayden's goals of being an inclusive community.

Wember is committed to meeting the Town's Community Housing Standards, and Wember is currently working with the Town on proposed solutions to do so.

Wember is pursuing PUD for the development. This will allow for more open space and a variety of lot sizes and housing types while remaining within the allowed density for Low-Density Residential.



Phase I: Cottages (in Green)

The Cottages are the smallest sites in the development with the vision of residences being oriented onto shared green spaces and shared sidewalks. Parking will be provided off street in an off-street location.



Shared green space



Duplex and Single



Single

Phase I: Single Family with Accessory Dwelling Units (ADU) (in Blue)

The Cottages are the smallest sites in the development with the vision of residences being oriented onto shared green spaces and shared sidewalks. Parking will be provided off-street.

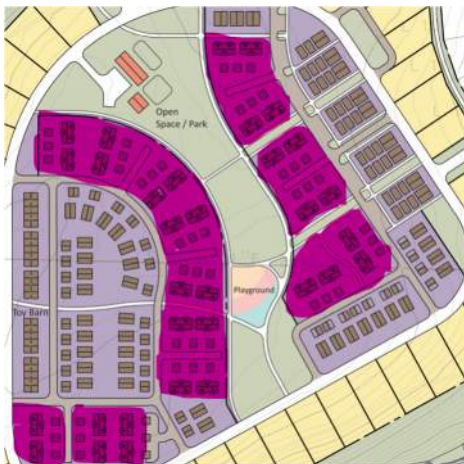


ADU

House with Garage (no ADU)

Phase I: Three Plex (in Pink)

The three-plex units are intended to provide an additional attainable option in an attractively scaled unit with low maintenance.





Phase I: Medium Lots; Single Family

Lots to the west will have sunset views, while residences to the south have the opportunity for lower-level walkout spaces with enhanced daylighting opportunities. The internal area provides open space, parks, and a diversity of residential product types, including Cottages (smaller lot sizes and homes), single-family w/ADU options, and three-plex multi-family units.



*View to the West from the site*

The proposed site is listed as number four in Table 4 as the largest priority parcel for Residential Development. We believe the three-phased approach to the project provides the most successful path to successfully meeting the Strategic Plans goals;

- a. Maximize Economic Development
- b. Promote and Enhance Healthy Living
- c. Focus on Education

Below we align different elements of the Strategic Plan with our vision and current design state.

*HE.ED1.2: Develop context-sensitive guidelines for infill residential development that maintain the traditional neighborhood character of Hayden, such as alleys, gridded streets, street-facing front porches, and private outdoor space.* The proposed design is a front porch community set in a natural landscape design that compliments the agricultural context of the site. Large grass areas conducive to suburbia are discouraged by the concept of grass as an area rug, not wall-to-wall carpeting. As the proposed development is not downtown

we have departed from the grid in favor of utilizing the existing site contours and natural features to have the residential units blend with the landscape.

*HE.ED1.3: Consider revision of land use code requirements related, but not limited, to:*

- *Accessory dwelling unit size and density allocation*
- *Maximize dwelling units within multi-family buildings*

The proposed Development introduces the use of ADU's as a strategy to increase the attainable rental market options. The ADU's would be owned and operated by the primary residence owner. ADU's also offer attractive opportunities for highly skilled remote workers to have an office or shop outside of their primary residence.

*HE.ED1.6: Encourage architecture with quality materials and design reflective of Hayden's historic character.*

Per our architectural character description we are committed to developing design standards that utilize the scale and materials found within the agricultural pattern language. We are proposing that everything from the streetscape design be void of suburbia outdoor lighting, curb and gutter, and overly engineered design solutions. The anticipated water tower will blend with the agricultural vernacular while the yards will blend with the adjacent agricultural fields.

*HE.HL1: Provide a continuum of housing for all cycles of life to include seniors, families, single occupancy households, co-living, etc. HE.HL1.2: Promote development of housing for the local workforce, including multi-family, duplex, single-family, and alternative housing types, Action HE.HL1.3: Adopt land use code policy revisions that allow for co-living and alternative forms of multiple unit developments, and ED2.2: Maintain high levels of homeownership in the community through the creation of a diversity of for-sale housing types at a variety of price points.*

Phase I is designed to complement the scale of the existing housing product in the adjacent subdivisions. Internal to the perimeter of housing, The Golden Meadows offers various types of ownership, from townhomes to cottages. This variety of property ownership and housing s.f. creates units that are attainable to local workforces and appeal to location-neutral workers. Owners that are single, with families, and seniors.

*HHC.FE3.2: Encourage the implementation of public art from local artists.*

Art has a profound impact on a community's character. We anticipate artists' input on natural playgrounds and applied to architecture, be it the amphitheaters or community barns/structures.

*PRO.HL1: Promote all-season, year-round recreational resource promotion and development.*

The proposed Toy Barn within the development will provide the extra storage required for all the gear needed to experience the outdoors and provide for healthy living. The proposed trail connection will allow for biking and cross-country skiing with minimal street crossings.

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

The proposed development will provide parks and amenities, but the goal is to provide elements of exploration and engagement throughout the development and along the proposed trails. The community has amazing parks and field systems that don't need to be replicated. Our intent for the parks and trails is for areas of discovery and exploration. The goal of the play features is to incorporate natural elements that compliment the natural grasses and existing agricultural surroundings.





*PRO.HL3.1: Minimize impacts to natural resources including maintaining key view corridors and minimizing disturbance to steep slopes, wetlands, historic gulches, waterways, 100-year floodplain, and significant vegetation.*

Our design team has worked closely with us to find the balance of design that maximizes the diversity of homes while limiting the elements found in Metro Suburbia. Many of the homes back to undeveloped view corridors, gulches, and elevated for views to the surrounding area.

*T.HL2.2: Require developers to build bicycle and pedestrian connections as part of new development.*

With trails to wind around and through the residential areas proposed we have maintained a design for the Town to add trails with minimal street crossings. Per the Master Plan and our discussion with the Deepe Family access to further trails to the West can be provided. The trails connect to the Lake Community and to the north. The Deepe Family owns an easement that could connect to the town from the northwest corner of this site.

*I.HL2: Stormwater: Maintain quality stormwater runoff with continued population growth, I.HL.2.1: Develop and adopt best practices for stormwater management, I.HL.2.2: Design neighborhoods to avoid excessive runoff and minimize the need for stormwater infrastructure and I.HL.2.3: Promote use of natural percolation and vegetated swales to minimize the need for off-site infrastructure improvements.*

The Golden Meadows design works with current best practices to manage water quality at the source. Through natural landscaping, swales along the road, and utilizing the existing topography our goal is to minimize the effort to control water flow but rather keep the existing agrihood feel.

*I.HL3.1: Reduce light pollution through dark sky compliant fixtures with future development.*

The Golden Meadows design design guidelines plan to incorporate lighting that helps emulate the feel created by Frank Tenney Johnson. Porch lights illuminating the ground and lighting for the street provided by low level cut off fixtures that focus on the paths and street rather than the entire subdivision.

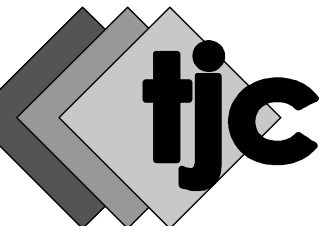




Our team is focused on working with The Town of Hayden to have Golden Meadows not only a place where Families Grow Together but also where the Town can come together to experience the heritage and lifestyle of the agricultural West. The design of the site, water quality management, overall landscaping, community amenities, lighting, architecture, trails, and parks are all intended to provide a variety of experiences. Below are some additional images that we continue to draw inspiration from.







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**SHEET INDEX**

- 1 COVER SHEET
- 2 EXISTING CONDITIONS SURVEY
- 3 SKETCH PLAN EXHIBIT
- 4 CONCEPTUAL STREET SECTIONS
- 5-6 SKETCH PLAN
- 7 CONCEPTUAL UTILITY LAYOUT
- 8 CONCEPTUAL LANDSCAPE PLAN

**PROJECT TEAM**

**OWNER/DEVELOPER**

WEMBER PROPERTY GROUP  
7921 SOUTH EUDORA CIRCLE,  
CENTENNIAL COLORADO 80122  
PAUL D. WEMBER  
PWEMBER@WEMBERINC.COM  
303-378-4130

**CIVIL ENGINEER**

TJC LIMITED  
8751 E HAMPDEN AVENUE, SUITE B10  
DENVER, CO 80231  
JIM ALLEN  
JIM.ALLEN@TJCIVIL.COM  
303-840-4742

**SURVEYOR**

DOWLING LAND SURVEYORS  
PO BOX 954  
HAYDEN, CO 81639  
GORDON DOWLING  
DOWLING@PLOTZ.BIZ

**LANDSCAPE ARCHITECT**

DHM DESIGN  
900 S BROADWAY # 300  
DENVER, CO 80209  
MATTHEW WHIPPLE  
MWHIPPLE@DHMDSIGN.COM  
303-892-5566

**LEGAL DESCRIPTION**

OUTLOT A (LESS 2.18AC RCR 53 ROW)  
DEEPE MINOR SUBDIVISION

GOLDEN MEADOWS  
OUTLOT A (LESS 2.18AC RCR 53 ROW)  
DEEPE MINOR SUBDIVISION  
HAYDEN COLORADO SKETCH PLAN  
COVER SHEET

DESIGNED BY: JWA	10/2/24
CHECKED BY: TBM	
PROJECT NO. 2417	
SHEET 1	
OF 8	

DESIGNED BY: JWA

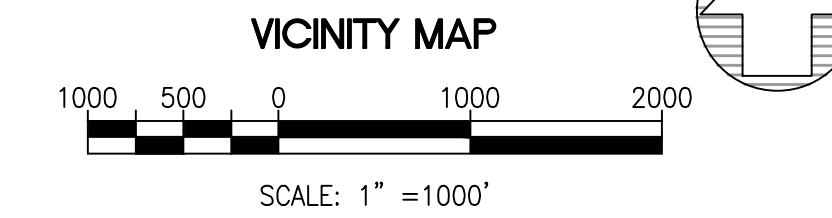
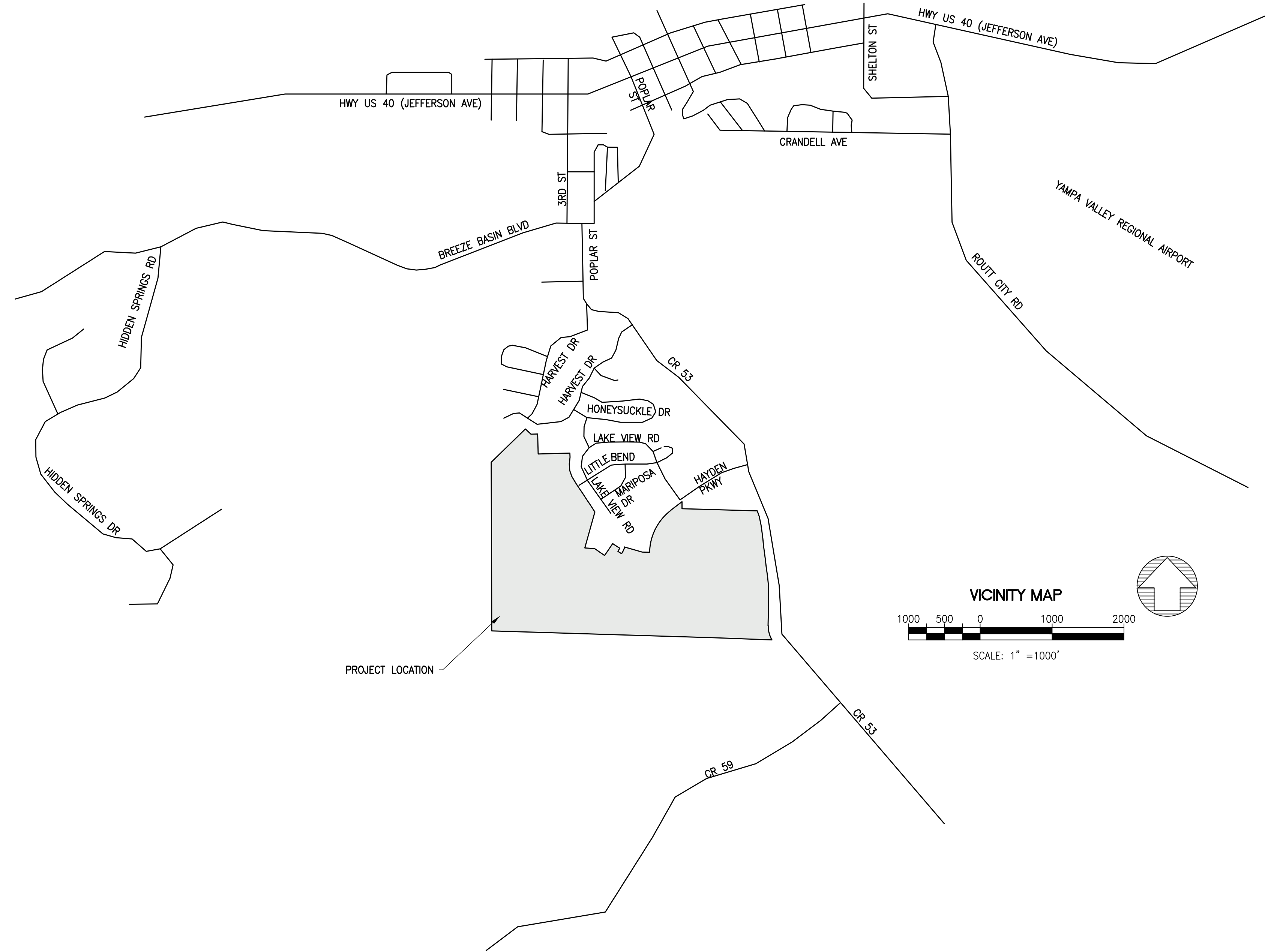
CHECKED BY: TBM

PROJECT NO. 2417

SHEET 1

OF 8

SKETCH PLAN



**SITE DATA TABLE**

EXISTING ZONE DISTRICT	0 (OPEN ZONE DISTRICT)	
PROPOSED ZONE DISTRICT	PUD (PLANNED UNIT DEVELOPMENT OVERLAY)	
TOTAL PARCEL AREA	164.7 AC (PHASES 1, 2, & 3)	
TOTAL PROJECT AREA	92.7 AC (PHASES 1 & 2)	
LAND USE	AREA	PERCENT OF LAND
RESIDENTIAL	19.9 ACRES	21.5%
COMMON AREA	63.9 ACRES	68.9%
PUBLIC RIGHT OF WAY	8.9 ACRES	9.6%
PARKING REQUIREMENT	2 PER UNIT	

**LAND USE TABLE ALL 3 PHASES**

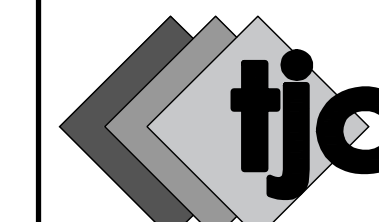
LOT TYPE	TYPICAL LOT SIZE	NUMBER OF UNITS
SINGLE FAMILY LOTS	1,200 - 19,500 SF	500 - 600
MULTIFAMILY LOTS	1,200 SF	218 - 250
ADU	500 SF	150 - 230
TOTAL UNITS (ADU = 0.5 DU)		793 - 965
DENSITY (164.7 AC)		4.8 - 5.9 DU/AC
FRONT SETBACK		10 FT
SIDE SETBACK		5 FT
REAR SETBACK		5 FT
MAXIMUM HEIGHT SINGLE FAMILY		30 FT
MAXIMUM HEIGHT MULTI-FAMILY		35 FT

**GENERAL NOTES**

- PUBLIC DEDICATION REQUIREMENTS WILL BE MET VIA PLAT RECORDATION.

# EXISTING CONDITIONS SITE PLAN

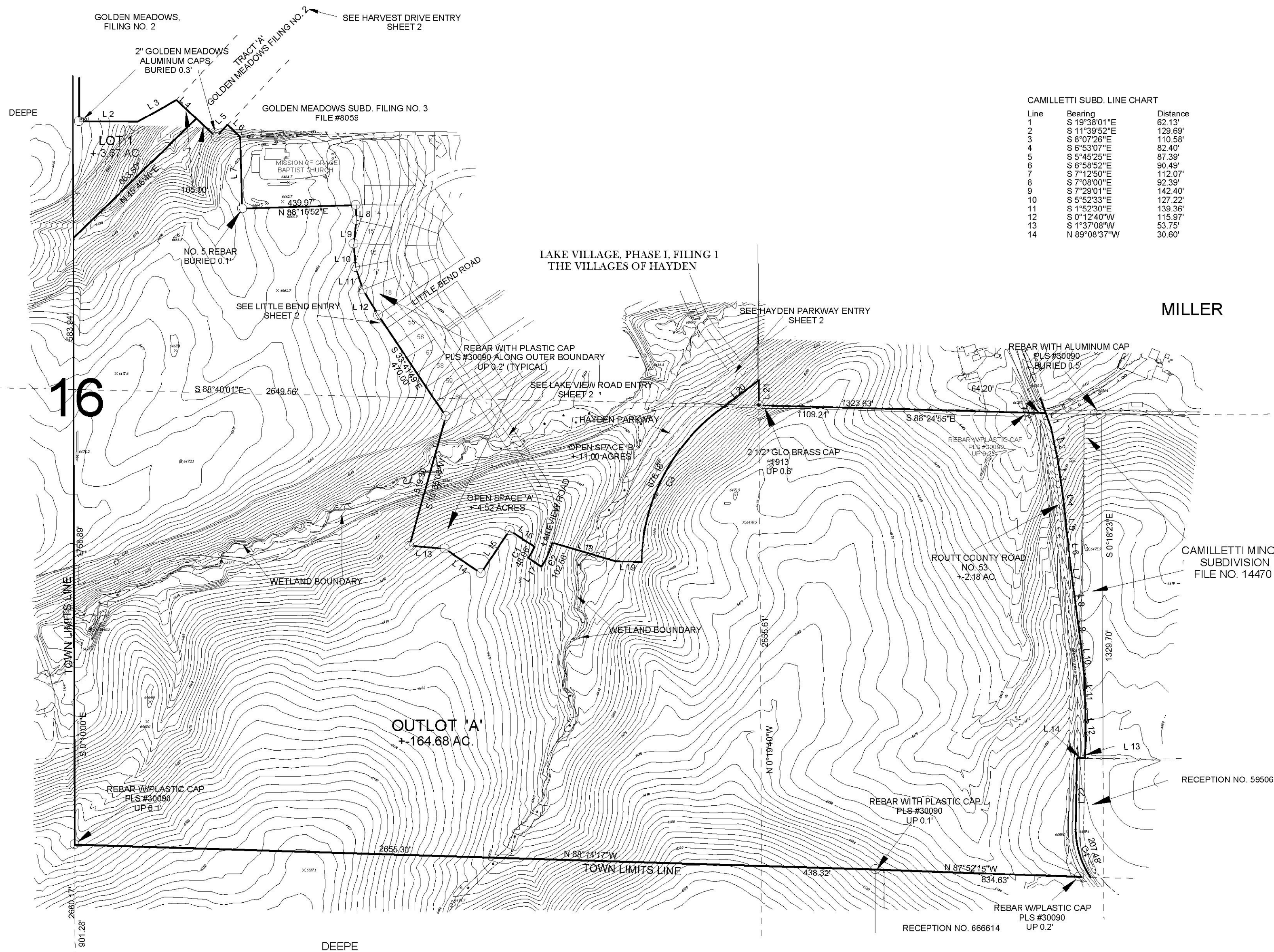
OUTLOT LOT A (LESS 2.18 AC. RCR 53 ROW),  
 DEEPE MINOR SUBDIVISION (162.50 AC.)  
 PORTIONS OF SECTIONS 15, T6N R88W, 6th P.M.,  
 TOWN OF HAYDEN, ROUTT COUNTY, COLORADO



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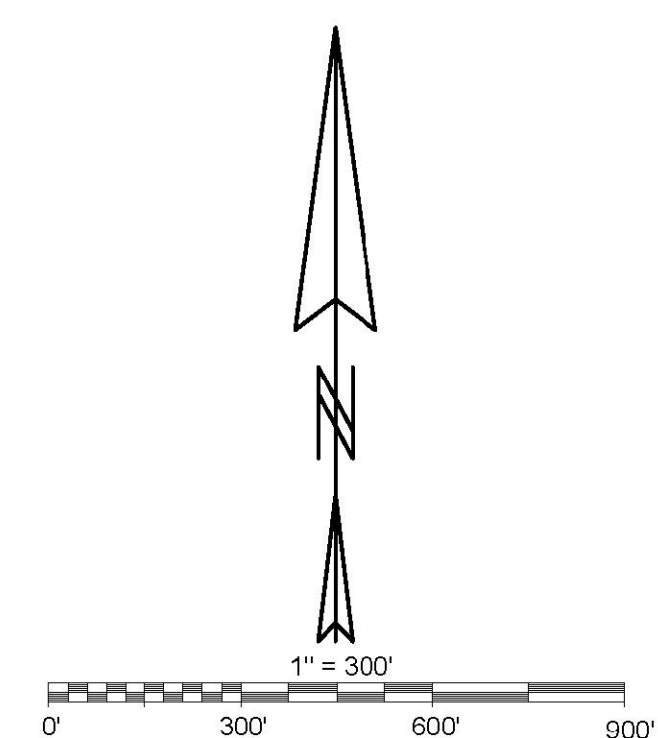
CAMILLETTI SUBD. LINE CHART

Line	Bearing	Distance
1	S 19°30'01"E	62.13'
2	S 11°39'52"E	129.69'
3	S 8°07'26"E	110.58'
4	S 6°53'07"E	82.40'
5	S 5°45'25"E	87.39'
6	S 6°58'52"E	90.49'
7	S 7°12'50"E	112.07'
8	S 7°06'00"E	92.39'
9	S 7°29'01"E	142.40'
10	S 5°52'33"E	127.22'
11	S 1°52'30"E	138.36'
12	S 0°12'40"W	115.97'
13	S 1°37'08"W	53.75'
14	N 68°05'37"W	30.60'

BOUNDARY LINE TABLE

Line	Bearing	Distance
2	S 89°56'06"E	225.89'
3	N 60°48'00"E	171.82'
4	S 46°44'41"E	210.00'
5	N 43°15'19"E	85.00'
6	S 48°44'41"E	37.25'
7	S 1°30'18"E	276.39'
8	S 1°43'07"E	59.42'
9	S 6°38'02"W	31.15'
10	S 4°29'44"E	91.15'
11	S 18°45'59"E	90.89'
12	S 30°42'27"E	115.73'
13	S 85°17'26"E	136.15'
14	S 55°58'20"E	168.19'
15	N 34°01'40"E	200.00'
16	S 65°58'20"E	115.57'
17	S 55°58'20"E	80.00'
18	S 73°48'42"E	254.85'
19	S 88°55'17"E	100.00'
20	N 52°44'07"E	196.93'
21	S 0°18'27"E	37.75'
22	N 1°07'35"E	263.98'

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	107°23'25"	270.00	48.96	24.55	48.90	S 20°49'57"W
2	17°48'22"	330.00	102.56	51.69	102.14	N 25°07'29"E
3	51°39'24"	750.00	676.18	363.02	653.52	N 28°54'29"E
4	34°52'09"	340.92	207.48	107.08	204.29	S 16°18'31"E



○ INDICATES MONUMENT FOUND AS NOTED  
 BEARINGS BASED ON THE TOWN OF HAYDEN HORIZONTAL DATUM  
 ALL MEASUREMENTS, U.S. SURVEY FEET (GROUND DISTANCES)  
 NO TITLE WORK IS PROVIDED, THEREFORE NO GUARANTEE OF OWNERSHIP IS GIVEN OR IMPLIED.  
 VERTICAL INFORMATION IS BASED ON 2008 AERIAL TOPOGRAPHY.

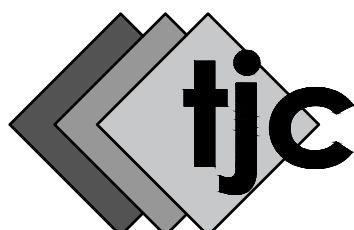
GOLDEN MEADOWS  
 OUTLOT A (LESS 2.18AC RCR 53 ROW)  
 DEEPE MINOR SUBDIVISION  
 HAYDEN COLORADO SKETCH PLAN  
 EXISTING CONDITIONS

DESIGNED BY: JWA	10/2/24
CHECKED BY: TBM	
PROJECT NO. 2417	
SHEET 2	OF 8

SKETCH PLAN

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 THEN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

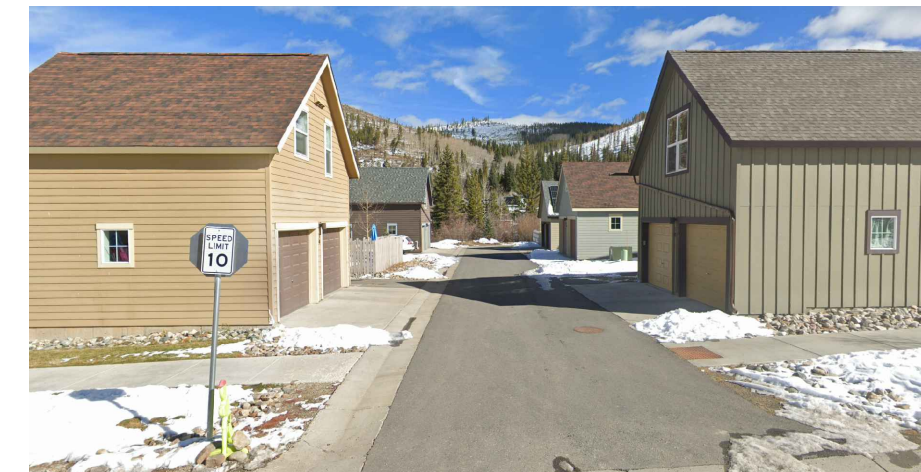
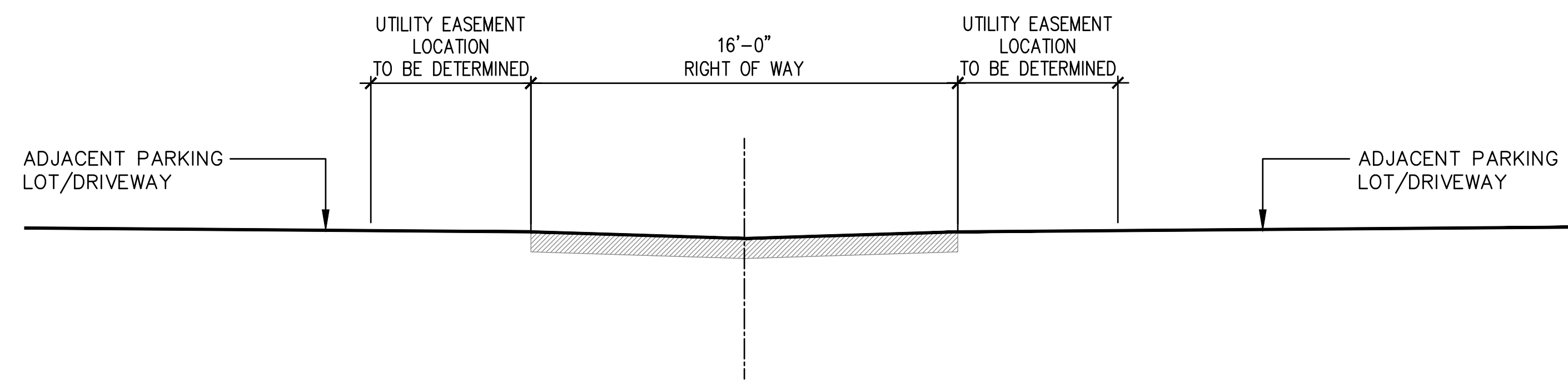




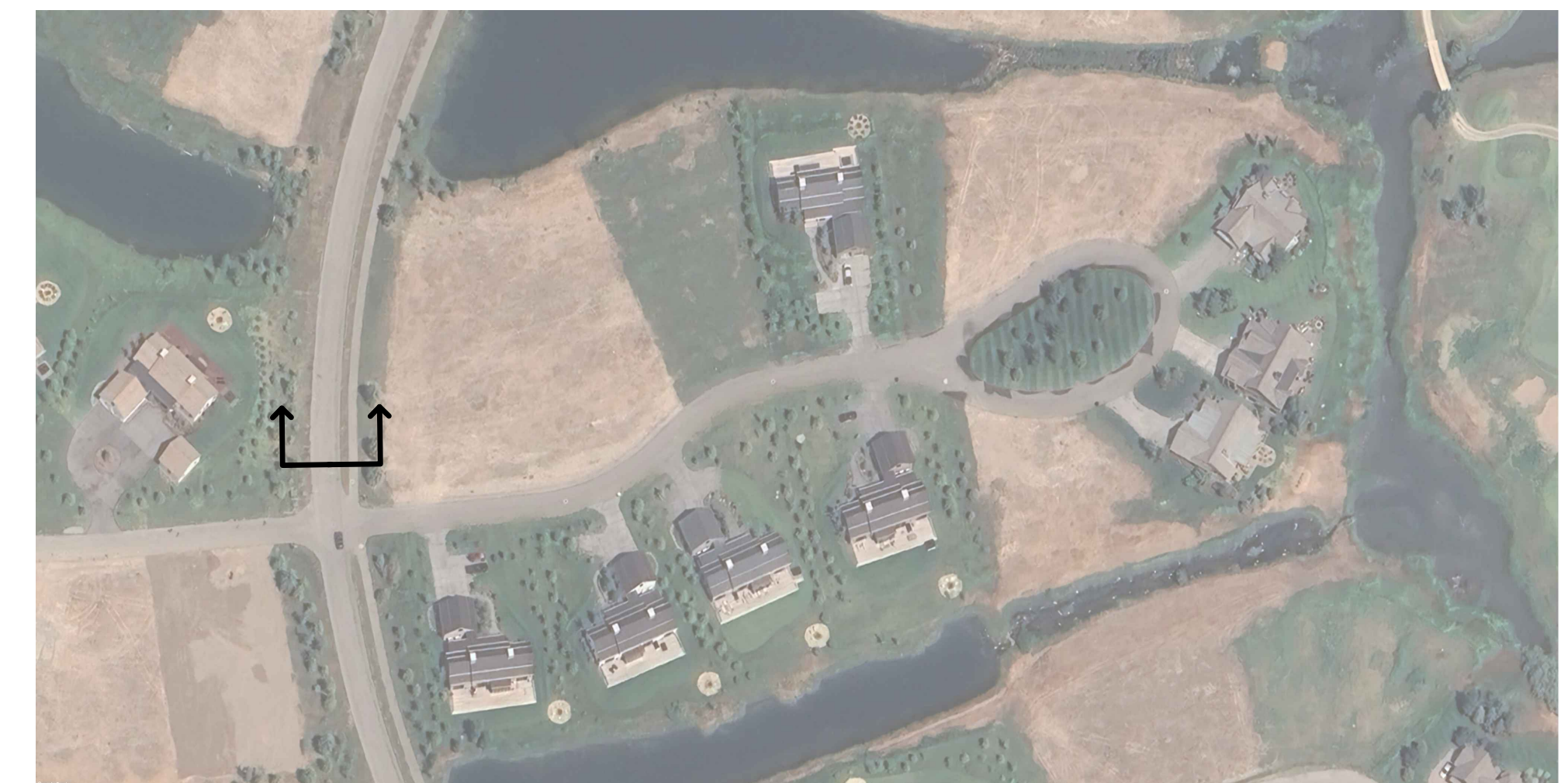
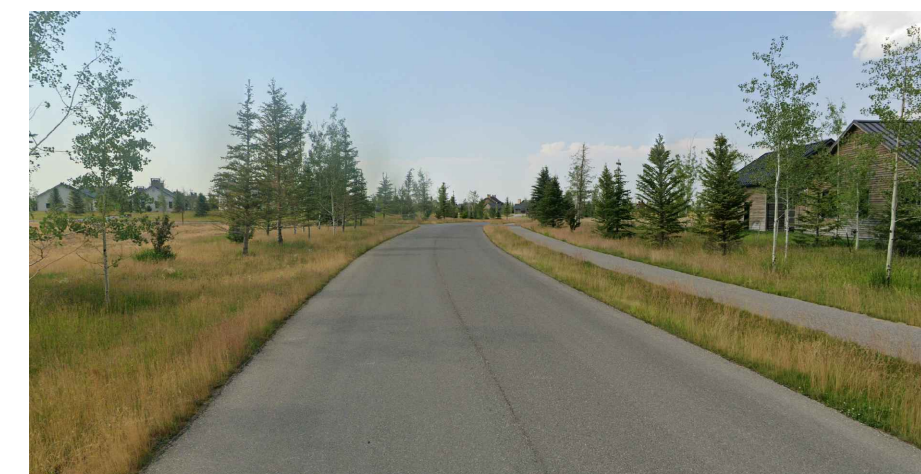
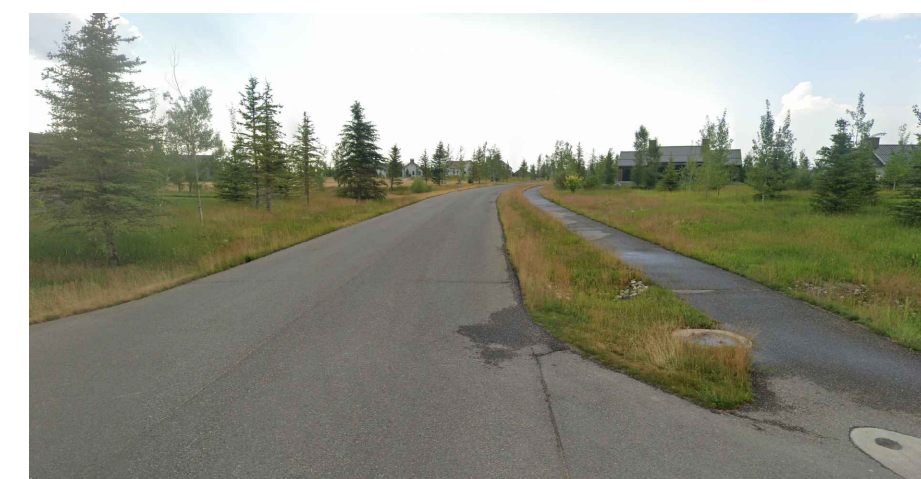
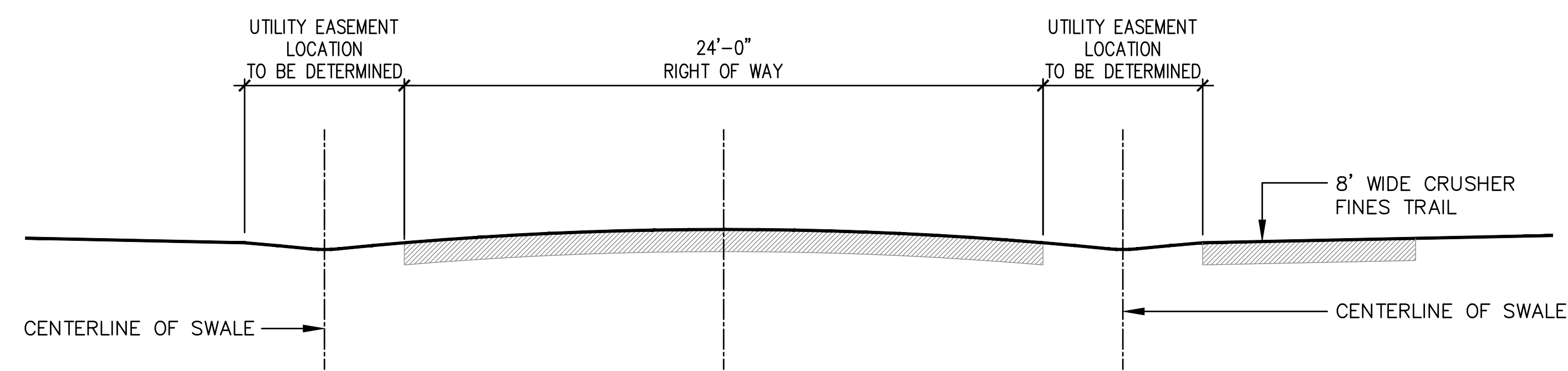
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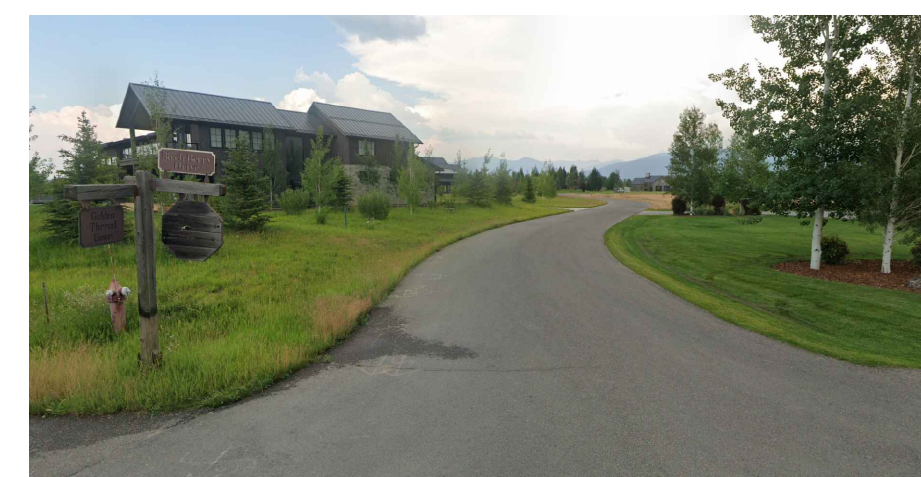
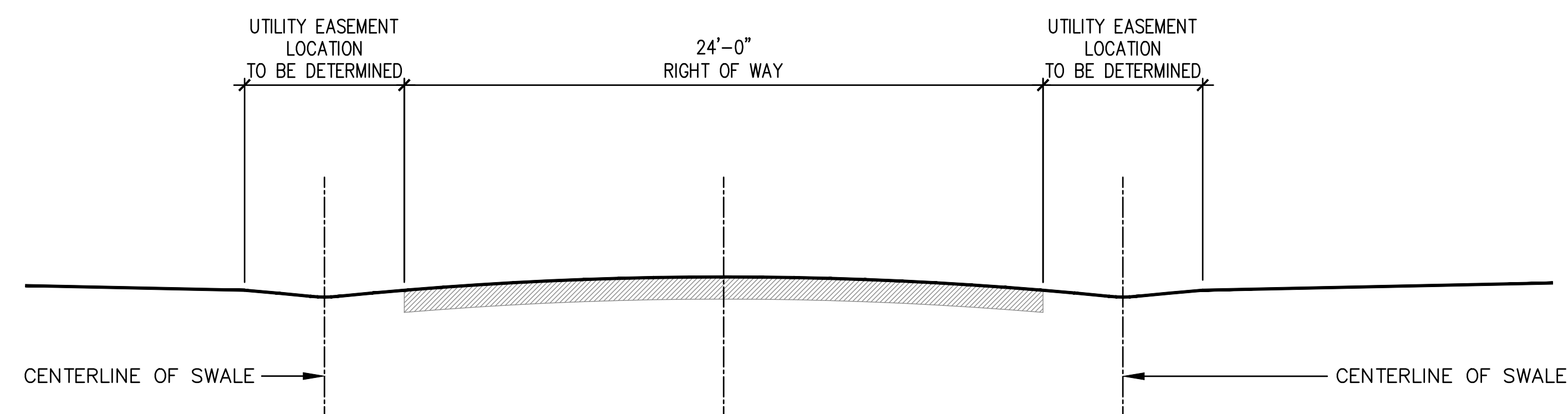
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ALLEY



STREET (WITH TRAIL)



STREET (WITHOUT TRAIL)

GOLDEN MEADOWS  
OUTLOT A (LESS 2.18AC RCR 53 ROW)  
DEEPE MINOR SUBDIVISION  
HAYDEN COLORADO SKETCH PLAN  
STREET SECTIONS

DESIGNED BY:	MTW/PI
CHECKED BY:	MTW
PROJECT NO.	2417
SHEET	OF
4	8

DESIGNED BY: MTW/PI  
CHECKED BY: MTW

PROJECT NO. 2417

SHEET 4 OF 8

STREET SECTIONS

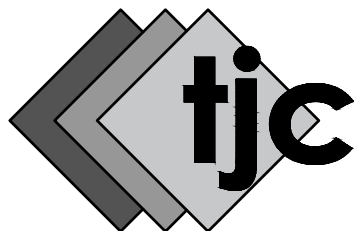
9/9/24  
SUBMISSION









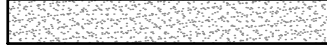




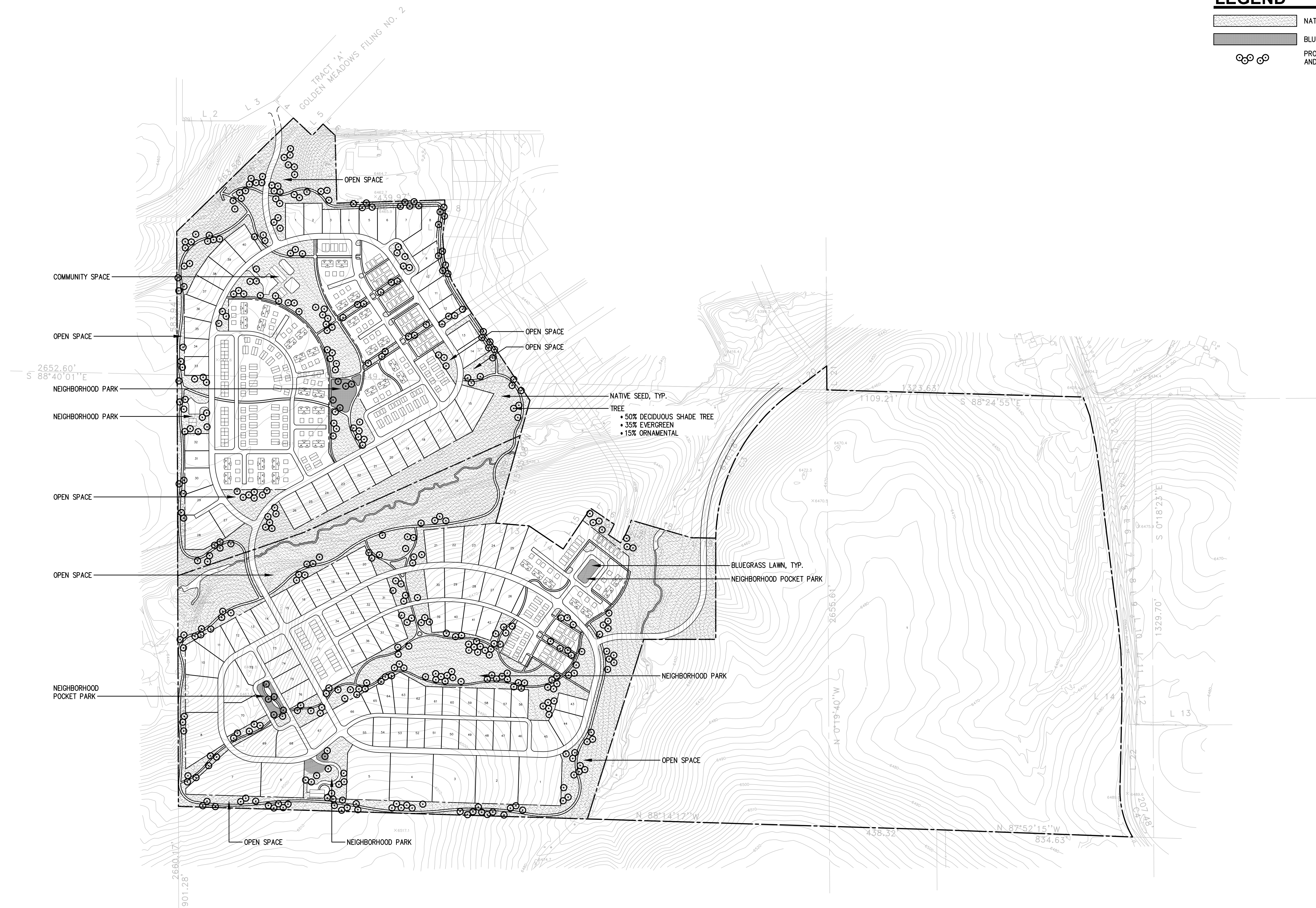
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### LEGEND

-  NATIVE SEED
-  BLUEGRASS SOD
-  PROPOSED DECIDUOUS, EVERGREEN,  
AND ORNAMENTAL TREES



GOLDEN MEADOWS  
 OUTLOT A (LESS 2.18AC RCR 53 ROW)  
 DEEPE MINOR SUBDIVISION  
 HAYDEN COLORADO SKETCH PLAN  
 CONCEPTUAL LANDSCAPE PLAN

DESIGNED BY:	MTW/PI
CHECKED BY:	MTW
PROJECT NO.	2417
SHEET	8
OF	8
SUBMISSION	9/9/24

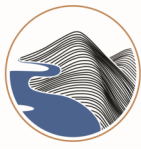


### CONCEPTUAL LANDSCAPE PLAN

DESIGNED BY: MTW/PI  
CHECKED BY: MTW

PROJECT NO. 2417

SHEET 8 OF 8



## MEMORANDUM

**TO:** Tegan Ebbert, Community Development Director  
Town of Hayden

**DATE:** October 21, 2024

**FROM:** Ben Beall, P.E.

**CC:** Bryan Richards,  
Director of Public Works

**SUBJECT:** Wember Development (Golden Meadows Development/Deepe Parcel)  
Sketch Plan Review

**PN/File:**

---

This memo provides comments related to the development package submitted to the Town by Wember Development Group dated October 4, 2024.

The following studies or plans should be included with submittal of preliminary development application

1. Traffic Impact Study
2. Water Demand Report
3. Drainage Report
4. Proposed roadway cross sections including infrastructure, right of way, and easement width
5. Preliminary roadway layout including horizontal and vertical geometry
6. Preliminary utility layout including proposed line sizing
7. Preliminary overlot grading plan
8. Infrastructure phasing plan including offsite infrastructure needs
9. Indication of proposed public and private infrastructure maintenance

### Traffic/Circulation

With future development application submittals,

1. Prior to completing, Traffic Impact Study scope shall be reviewed with Hayden staff to determine study assumptions such as trip generation rates, trip distribution, and any proposed trip reduction factors. In addition to offsite intersection level of service, traffic study shall evaluate off-site roadway capacity adequacy. Please have your traffic

engineer submit a proposed inventory of roadway capacity and intersection level of service evaluation locations for confirmation by Town Staff. Circulation and intersections internal to the proposed development shall also be evaluated.

2. Hayden Parkway should be shown as a collector street with appropriate cross section and right of way dedication
3. To encourage traffic demand to use Hayden Parkway, a collector street should be designed to connect from the west side of the phase 2 street loop to Hayden Parkway.
4. Harvest Drive connection from existing NW terminus to phase 1 shall be designed including offsite reorientation and intersection improvement needs
5. Show dedication of right of way to serve property to west per Future Land Use Map
6. Show dedication of specific right of way/open space parcels to provide future connection to south specifically for Hayden Parkway connection
7. Show dedication of right of way to allow for future connection of Lake View to Hayden Parkway
8. Consideration for intersection design treatment of Hayden Parkway and Phase 2 connector such as a traffic circle
9. Show extension of and connection to the existing concrete trail within Lake Village open space
10. Dead end alleys, alleys intersecting only other alleys, and alleys with adjacent parking will require further discussion. Private maintenance may be required.
11. Roadway cross section
  - a. Right of way dedication for public streets serving as collector streets to be 80ft.
  - b. Right of way dedication for public streets serving as local streets to be 60ft.
  - c. 24ft roadway cross section is not adequate to accommodate on-street parking. It should be noted that on-street parking is not allowed overnight during winter months. Adequate off-street parking to serve varied development product will need to be evaluated.
  - d. With proposal not to include curb/gutter as part of street infrastructure, design consideration is required related to future driveway connections and adequate roadside drainage conveyance.
  - e. Adequate sidewalks and landscaping shall be provided to serve complete street needs on local and collector streets per Town code design standards.
  - f. As a reference, surrounding roadways within adjacent subdivisions have a 32-34ft wide total pavement section with curb, gutter, and valley pan conveyance.

#### Water

12. Based on preliminary water demand and system modeling for full build out (Ph1-Ph3),
  - a. At build out, development has the potential to push the Hayden water treatment plant over the 80% threshold for daily use capacity. This could require plant capacity expansion.
  - b. The proposed tank elevation and location will provide adequate base demand and fire flow pressures to serve the development at full build out. The addition of the tank will require design and infrastructure considerations for connection to the existing water distribution network. Zenobia will continue to work with town

staff and development team related to tank location and/or alternative approaches to provision of water to serve the development.

- c. Proposed tank is required to adequately serve Phase I
- d. 12in diameter water main connection from tank to existing distribution system is required

#### Wastewater

1. Based on preliminary wastewater demand evaluation for full build out (Ph1-Ph3), densities proposed have the potential to push the town wastewater treatment plant over the 80% threshold of the plant 30-day capacity average discharge. This could require plant capacity expansion. Evaluation of maximum daily discharge limitations will also be necessary.
2. Additional system modeling is required to evaluate potential need for existing collection system upsizing based on build out (especially of 8in diameter pinch point along S Poplar near intersection with Harvest Dr)

#### Drainage

3. Drainage report shall evaluate street conveyance capacities and infrastructure needs to prevent street inundation and adequate conveyance of drainage within the subdivision.
4. Offsite conveyance capacity shall be evaluated unless on-site detention can account for maintaining historic flows
5. Development within delineated floodplains will require appropriate evaluation, permitting, and mapping updates if necessary.

## Referral Agency Responses

Reply Reply All Forward IM

Tue 10/8/2024 1:53 PM



**Killian - CDOT, Brian** <brian.killian@state.co.us>

Re: Agency Referral - Golden Meadows Major Subdivision, Sketch Plan application

To Tegan Ebbert

Cc Kandis Aggen - CDOT

You replied to this message on 10/8/2024 2:02 PM.

Tegan,

Since this development is proposing almost 1,000 homes, they will need to do a traffic study and see what the impacts to Hwy 40 are. They can phase the development, but CDOT will require a full build out traffic study, then the access permitting can be phased accordingly. If there are highway impacts, they will need to obtain a CDOT access permit and mitigate the impacts to the highway.

Thanks,

**Brian Killian**

Region 3 Access Program Manager  
Traffic & Safety



P 970-683-6284 | C 970-210-1101 | F 970-683-6290  
222 S. 6th St, Room 100 Grand Junction, CO 81501  
[brian.killian@state.co.us](mailto:brian.killian@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

Reply Reply All Forward IM

Thu 10/17/2024 2:20 PM



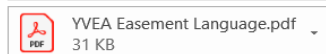
**Nathan Frentress** <NFrentress@yvea.com>

RE: Agency Referral - Golden Meadows Major Subdivision, Sketch Plan application

To Tegan Ebbert; Ty Johnson

Cc Emma Mortenson

You replied to this message on 10/17/2024 3:00 PM.



Teagan,

Attached is the standard language YVEA requests for utility easements within the subdivision. YVEA requests that this be on the plat.

Developer will need to complete the appropriate applications/engineering fees for electric service. These applications can be found at yvea.com. Any questions on the application process please reach out to Emma Mortenson.

Thanks

**Nathan Frentress**  
Field Service Rep  
(970) 824-1468



COMMUNITIES | CONNECTED

Steamboat Springs:  
2211 Elk River Road  
Steamboat Springs, CO 80487

Craig:  
3715 East US HWY 40  
Craig, CO 81625

**10/20/24 - Public comment** concerning the October 24, 2024 Hayden Planning Commission meeting concerning the Golden Meadows/Deepe property sketch plan for a major subdivision.

My name is Kathy Coates. I live at 321 Little Bend Road in the Lake Village neighborhood of Hayden, CO. Lake Village, and especially my back deck, will be surrounded by Golden Meadows if it becomes a reality.

I moved to Steamboat Springs in August of 2000, sold my Steamboat home in the spring of 2020, rented a studio apartment for \$1300 a month (which is unheard of now), while I built a house in Lake Village which I moved into in December 2021. I campaigned actively for the West Steamboat Neighborhood proposal when I lived in Steamboat, which went down in flames in 2019 after 3 years of negotiations. I was a strong supporter of the Brown Ranch development which ended up being voted down in a Special Election in March of 2024.

When I was the Membership Director of the Steamboat Chamber in 2001-2003, representatives from our similar mountain resort towns came to Steamboat to help the Chamber plan for the obvious housing shortage and explosion of housing prices that their communities had experienced. Vail, Aspen, Breckenridge and others spoke at Olympian Hall and told Steamboat to act immediately to build workforce housing. They all felt that they had waited too long to anticipate the need for low cost housing. They suggested Steamboat buy a few acres and build some dorm-like apartments or studios. They discussed the use of deed restricted properties to keep some properties affordable into the future. But Steamboat said then, as they say now, that it was too expensive and that the residents did not want that kind of expansion. Steamboat didn't want to become "Aspen", which is exactly what has happened by having a low inventory of housing which, along with the COVID relocations, has let housing prices become unattainable for people who moved there when I did.

No one has to wonder what questions will be coming from the Hayden residents concerning Golden Meadows. You just have to read a few of the meeting minutes from West Steamboat Neighborhood and Brown Ranch town meetings. Who is going to pay for it? How can the existing town infrastructure handle adding so many new homes? What about the increase in traffic in a town that doesn't have a real traffic light yet? Who needs all these people anyway? If Hayden wants to be its own free-standing town, it has to let growth happen and **manage it**.

My view is that whatever Hayden would have to do to make Golden Meadows possible needs to start right now. Otherwise we will create a very expensive bedroom community to Steamboat. Golden Meadows could be rejected, but what it requires has to be built now.

## Tegan Ebbert

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**From:** Brian Ward <bawward@gmail.com>  
**Sent:** Friday, October 18, 2024 3:58 PM  
**To:** Tegan Ebbert  
**Subject:** Public Comment - Deepe Property  
**Attachments:** 2.png; 3.png; 1.png; 4.png

Afternoon and happy Friday!

I had a quick question - I currently live at 407 High Meadow Ct, Hayden, CO 81639

Our property has long been served by a backside driveway. In viewing the Deepe Property Development Proposals I was unsure what changes would be made to this property access?

The drive shows up on the survey documents (attachments labeled #1, #2, #3)

Looks like there will be a local street (attachment #2) "T-ing" into the end of Harvest Dr. Are there any other plans to modify the dirt road running into the Deepe Property towards the West?

Hope that makes sense - happy to add clarity if needed!

Thank You

Brian Ward  
970-985-2598