

Advisory Board on the Environment

Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440

Phone: (719) 836-4254 • Fax: 719-836-4268 • E-mail address: jdeagan@parkco.us

Referral Response

Comment Deadline Date: April 13th, 2021 **Submitted Date:** March 12th, 2021

Case #: 21PUD-01 **Case Name:** Morning Air Ranch Planned Unit Development Sketch Plan

Request: The applicant is requesting sketch plan approval for a 33.55 acre Planned Unit Development with a mix of single-family residential, multi-family residential, and commercial uses.

Legal Description: Part of Section 30 Township 7 Range 72 addressed as 19 County Road 64A.

Date of Planning Commission Hearing: Wednesday, April 14th, 2021

Date of BOCC Hearing: To be determined.

We have reviewed this referral and find that it **does** comply with our specific organization's concerns.

We have reviewed this referral and find that it **does not** comply with our specific organization's concerns for the following reasons:

We have reviewed this referral and find no conflicts with our interests.

A formal recommendation is under consideration and will be submitted to you prior to _____.

Please refer to the enclosed letter.

We offer the following comments regarding this referral:

ABE Member, Tyler Stoltzfus discussed this proposal with the Game Warden in the Bailey area. Dawson Swanson or Mark Lamb from CWP will be writing a letter to the planner regarding wildlife concerns. ABE Members did not believe enough detail was present in the application for a determination to be made regarding environmental concerns. Also noted was contradictory information regarding ingress/egress points and a concern regarding the commercial lots being located within a flood hazard area.

Signed: John Reiber

Date: March 17, 2021

Title: Chairman

From: [Evan Lockhart-Borman](#)
To: [John Deagan](#)
Subject: RE: Site Plan Review, 16845
Date: Wednesday, January 13, 2021 11:45:51 AM

John,

Thanks again for your patience.

Due to its proximity to the survey 5PA.418.1 – Denver, South Park, & Pacific Railroad segment, and 5PA.3879 .

It was worth an extra look. These resources are non-contributing or not-eligible at this time.

At this time, this does not conflict with our interests.

Please check back with further developments

Evan Lockhart Borman

Historic Preservationist

Park County Department of Heritage & Tourism

(719) 836-4237 office - (303)949-1089 mobile

ELockhart-Borman@parkco.us

www.parkco.us



From: Evan Lockhart-Borman
Sent: Tuesday, December 29, 2020 2:07 PM
To: John Deagan <JDeagan@parkco.us>
Subject: RE: Site Plan Review, 16845

Appreciate it.

Happy New Year

From: John Deagan
Sent: Tuesday, December 29, 2020 12:22 PM
To: Evan Lockhart-Borman <ELockhart-Borman@parkco.us>
Subject: RE: Site Plan Review, 16845

It's not that urgent. Thanks for the prompt reply.

From: Evan Lockhart-Borman
Sent: Tuesday, December 29, 2020 12:19 PM
To: John Deagan <JDeagan@parkco.us>
Subject: RE: Site Plan Review, 16845

Hi John,

Due to the scale of the proposed project, I will have to consult our archived survey files in person. Unfortunately, I am away from the office until Monday 1/04.

Can I get back to you then? If this holds more urgency, I can make a trip in tomorrow AM.

Best,

Evan Lockhart Borman
Historic Preservationist
Park County Department of Heritage & Tourism
(719) 836-4237 office - (303)949-1089 mobile
ELockhart-Borman@parkco.us
www.parkco.us



From: John Deagan
Sent: Tuesday, December 29, 2020 10:59 AM
To: Evan Lockhart-Borman <ELockhart-Borman@parkco.us>
Subject: Site Plan Review, 16845

Hello Evan,
Please review the attached site plan for a major subdivision/planned unit development on tax parcel 16845. In particular, I need to know the approximate location and type of any architectural or archaeological resources.
Thanks, John

Platte Canyon F.P.D.

Park County Planning Department

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Please refer to the enclosed letter.

We offer the following comments regarding this referral:

The only request that Platte Canyon Fire District has is that ingress egress be able to accommodate our largest apparatus which requires a minimum 15 x 15 ft opening an a 30 turning radius.

Signed: Joe Burgett Date: March 15th 2021

Title: Fire Chief

From: [Fire Chief Platte Canyon Fire Protection District](#)
To: [John Deagan](#)
Subject: Re: 21PUD-01 (Morning Air Ranch Sketch Plan) Referral
Date: Tuesday, March 16, 2021 2:08:00 PM

Not for the size of development.

On Tue, Mar 16, 2021 at 10:20 AM John Deagan <JDeagan@parkco.us> wrote:

Thanks – do you have any concerns about the lack of a secondary access?

From: Fire Chief Platte Canyon Fire Protection District <pcfpdchief@gmail.com>
Sent: Monday, March 15, 2021 12:33 PM
To: John Deagan <JDeagan@parkco.us>
Subject: Re: 21PUD-01 (Morning Air Ranch Sketch Plan) Referral

Platte Canyon Fire supports this project see attached for our full comments.

On Fri, Mar 12, 2021 03:54 PM, John Deagan <JDeagan@parkco.us> wrote:

Please write or call with any questions.

John Deagan, AICP
Park County Planner
719 836 4254

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Joe Burgett
Fire Chief

From: [Greg Kasparek](#)
To: [John Deagan](#); [Teresa Carpenter](#); [Fire Chief Platte Canyon Fire Protection District](#); [JOHN REIBER](#); [valerie.vigil@state.co.us](#); [baileywater@aol.com](#)
Cc: [Jennifer Gannon](#); [Louise Derengowski](#); [Tom Eisenman](#); [Darrell Evig](#)
Subject: RE: 21PUD-01 (Morning Air Ranch Sketch Plan) Referral
Date: Wednesday, March 17, 2021 10:34:03 AM

Hi John,

I do have concerns on this proposed development. Here they are in no particular order:

There is no offset for the commercial entry which is directly across from the County building driveway. This will be an issue for CDOT. There are decent sight lines as well as a deceleration lane in place.

I don't know if they are planning to dedicate this road as public or private, but per The LURs, Sec 7-203 A, public and private roads shall be built to the same standards. Obviously should this be approved a permit will be required to build the road.

In the narrative statement they say that the fire department does not have any maximum grade requirements. That may be so, but there are maximum grade standards in the Park County Standard Specifications for Road and Bridge Construction (Standards). The Standards, 4.3.2 C, call for a maximum 8% grade on all new roads with no more than a 4% grade for at least 50' from an intersection or from entering a cul-de-sac. This would be very difficult to achieve using the proposed access site off of CR 64. The slope coming off of CR 64 is very steep and deep dropping into a narrow drainage for Roark Creek and then a steep climb up the other side. A bridge or a huge amount of fill would be required.

The proposed 32' ROW is not acceptable. Per Table 3.1 in the Standards this classification of road requires a 60' ROW, 90' diameter in the cul-de-sac. This is very important given the terrain and density of proposed housing units (27-33 units on 14.3 acres). Due to the density and the very real possibility of fire there would need to be two 12' lanes for travel to allow residents out and emergency equipment in, as well as to accommodate the radius of the curves.

Given the terrain, housing density and fire danger a second ingress/egress route would be required. Per LUR Sec 7-202 C, a second access is required if the cul-de-sac is more than 1000' from the intersection. The cul-de-sac here is around 1500' from the intersection with CR 64.

Due to the steepness of the terrain and the small size of the lots I think there will be issues with residents parking on the road creating a hazard.

With these issues Public Works cannot approve of this development as proposed.

Greg Kasparek
Right-of-Way Manager
Park County Public Works