

Neighborhood Comments for Peak View Estates Subdivision
Owner/Applicant: William & Ellyn Prescott

Peak View Estates is a 40.25 Acre tract that is located north of Kent Estates on Rocky Heaven Lane which is off of Meinning Road. Foothills Estates lies to the west and unplatted parcels lie to the east and north.

The Applicant originally requested 5 lots ranging from 3.47 acres to 4.04 acres with a residual lot of 20.02 acres. Because of all the neighbors' concerns, the applicant is now proposing 2 lots with one residual lot. There were numerous letters received during the sketch plan review and there was also a neighborhood meeting held on January 4, 2016.

Following are the comments from the letters received during the sketch plan review. Most of the letters had the same concerns.

Comment: Lot sizes are not in accordance with the rest of the neighborhood. Most lots are 5 acre lots, where the proposed lots are much smaller.

Response: The applicant has reduced the number of additional lots to 2. One 8.29 acre lot and one 8.91 acre lot.

Comment: Does the owner plan to eventually develop the 20 acre parcel?

Response: No

Comment: Both Kent Estates and Arleigh Acres are opposed to any connectivity of roads between neighborhoods. The minimal traffic is a big appeal to living in this area.

Response: We are only proposing 2 lots, so providing connectivity is not an issue between the 2 neighborhoods. We are also not providing connectivity to the east, so that will not be an issue in the future.

Comments: Does the owner realize that the vast majority of homeowners in this area have lived here for 20+ years and like the freedom and privacy of the country? Most development along the front range is happening on the east end near i-25, not in the foothills.

Response: We have reduced the number of lots to 2 and are not providing connectivity to the east.

Comment: maximizes density and sprawl near our neighborhood in Kent Estates. Peak View lots will be much smaller.

Response: We have reduced the number of lots to 2 and are not providing connectivity to the east.

Comment: Traffic will increase noticeably. Tear up the road with the additional traffic. The road is used by walkers and horseback riders because it is quiet, relatively traffic free.

Response: We have reduced the number of lots to 2 and are not providing connectivity to the east.

Comment: Access to the north makes more sense.

Response: We do not have access to the north.

Comment: I am against the connection of Meinning Road to Green Ridge Road. There were several letters from the neighbors who live in Arleigh Acres who expressed this concern.

Response: We have reduced the number of lots to 2 and do not need to provide connectivity to the south.

Comment: our property has an irrigation ditch that runs along the north side of our acreage. The proposal indicates that a new road will immediately abut the ditch on the north side. As it is now, Rocky Heaven Lane is frequently flooded during our all-too-brief irrigation season where the road crosses the irrigation ditch. This would have to be corrected in order to ensure that we continue to receive irrigation water reliably. Thereto, how will the County/developer ensure that the new "all weather road isn't washed out or into the irrigation ditch?

Response: The road is being designed by an engineer to meet Larimer County requirements.

Comment: While locating the lots on the high ground at the south end of the subject property presumable protects the developer's view, it would adversely impact ours, particularly as the homes would be in a direct line of sight from our patio. To our mind, a better solution would be to locate the new road down slope and adjacent to the dry Creek Ditch, where the houses wouldn't be as visible from properties in Kent Estates.

Response: We are only proposing 2 lots now. The dry creek lateral ditch is requiring a 100' setback from the ditch. This would create an unusable space between the ditch and the new road. This would also create much more impervious surface. It is in consistent to the Conservation Plan objectives to have the 2 lots located on the south 1/2 of the property and the residual lot north of the ditch.

Comment: The proposed access road is stated as being gravel. Unless this is treated and maintained on a regular schedule or paved, the homeowners to the east of the development will be subject to air born dust from predominately west winds. This could exacerbate existing breathing problems.

Response: We only proposing 2 lots now and will follow Larimer County recommendations and regulations.

Comments: The Peak View Estates would be the first subdivision to not have access from a major thoroughfare: ie: 23E, 6W or 4W. This would be a precedent for future subdivisions to cut through existing subdivisions in order to provide access. Is this consistent with the county's vision of future growth:

Response: I believe this is done all the time.

Comment: Several neighbors from Arleigh Acres have commented that they do not want Green Ridge Road extended through to Meinning Road.

Response: This is no longer an issue since we have reduced the number of additional lots to 2.

Comment: Subdivision plan shows favoritism towards the Prescott parcel permitting the Prescott family to live in an isolated section of their parcel without consideration for ROW possibilities along the western edge of their parcel to the north.

Response: The whole point of the Conservation easement is to leave a parcel for either open space or for one resident. The applicant does not have access to the west or the north. In addition, the Sedgewick lateral converges to the north of the parcel and is a fairly wet and boggy area which would be hard to cross, even if there was access.

Comment: Any new developments should include a fire hydrant.

Response: A fire hydrant will be provided at Meniffee and Rocky Heaven Lane.

Comment: Kent Estates is made up of semi self-sustaining and country lifestyle valuing residents. It contains a variety of market livestock, poultry, horses, hay production, irrigation, large gardens, small orchards, bees and all that accompanies these agriculture practices. The owners in Kent Estates will be negatively impacted by this development.

Response: We are only doing 2 extra lots which are almost double the size of the lots in Kent Estates.

Comments: It appears that there is only on access to the proposed Peak View Estates. There should be two entrances and/or exits.

Response: We have only added 2 additional lots. The homeowners who attended the Neighborhood meeting fully support our proposal and support our waiver for connectivity. They will be writing letters to support this. They would like to see our revised proposal be approved.

The majority of the letters were concerned about the size of the lots and the additional traffic associated with the additional lots and the connectivity from Green Ridge Road to Meinning Road. The applicant revised the plan considerably to take into account their concerns as they were told by the county that they needed to address their issues. A neighborhood meeting was held with the new plan and it was approved by the neighbors attending the meeting. In addition, they are supporting us to not provide connectivity to the east.

The neighborhood meeting was held at the Berthoud Library located at 236 Welch Avenue in Berthoud, Colorado. The meeting began at 6:00 and finished at 7:30. There were 19 people in attendance. Bill Prescott was the Meeting Facilitator, Ellyn Prescott was the note taker, Karin Madson was at the meeting to represent the county and answer questions the applicant could not answer. Following are questions from the meeting:

Comment: Can you put the road to go north and along the dry creek lateral ending at a cul-de-sac, instead of going along the south property line?

Response: No, we need to provide a 100' buffer from the ditch and it makes more sense to build a shorter road and reduce the impervious surface.

Comment: Concerns about irrigation water and what size culvert will be put in and will it impede the ditch. Why weren't standards followed when the original driveway was put in.

Response: The road will be brought up to county standards and will follow county requirements. We did not put the road in. There are different standards for driveways and roads.

Comment: Is there any guarantee that someone can subdivide the 9.0 acre lots? What is the minimum size lot? Maybe we should fight them now before someone decides to subdivide the 9 acres parcel.

Response: No there is no guarantee, they need to go through the platting process to plat it. (there was further discussion about the process someone would have to go through to plat the process. The person who had the questions was not convinced that someone would not plat the property again, the rest of the people seemed to think that they would fight that battle when and if it ever happened.)

Comment: Why do you need a 50' wide drainage easement?

Response: It is 15' wide.

Comment: Are you having to run new water?

Response: Yes

Comment: Will they have irrigation?

Response: no

Comment: Who will maintain Meinning if it gets beat up because of the construction?

Response: It is a county maintained road.

Comment: Can someone put up a trailer?

Response: No we will not allow a trailer.

Comment: How far off our ditch can you build?

Response: 25'

Comment: What direction are the utilities coming from, where is the fire hydrant going to be?

Response: They are in the road. We don't know at this time where the hydrant will go, it is up to the fire department.

Comment: Who maintains Rocky Heaven? Will there be dust suppressant?

Response: The homeowners for Peak View Estates, probably not dust suppressant - not enough traffic.

Comment from the applicant: We are asking for a waiver to not provide connectivity to the east. If you are in support of this write a letter.

Response: Yes, we will write a letter.

Comment: Can you have a feed lot?

Response: It depends on what the zoning allows, unless the applicant does not allow it.

Comment: Will you set up covenants?

Response: Yes. We will set up a limit on livestock.

Comment: Will you have street lights?

Response: No

Comment: Are they going to have irrigation rights?

Response: No.

Comment: Are there any concerns about the neighbors facing into the back yards of the lots to the south?

Response: No.