

# Spring Valley Ranch PUD Substantial Modification

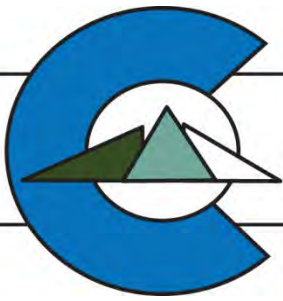
EXHIBIT NO	EXHIBIT DESCRIPTION
1	Public Notice Information Form & Proof of Notice
2	Garfield County Land Use and Development Code, as amended
3	Garfield County Comprehensive Plan of 2030
4	Application
5	Staff Report
6	Public Comments
7	Referral Comments
8	Public Petition
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## Spring Valley Ranch PUD Amendments Public Comment Exhibits

Exhibit #	Public Comment, Name and Date Received
6-1	Mike Kenealy – February 23, 202; March 21, 2024; September 5, 2024
6-2	Lawrence Fennell – February 28, 2024
6-3	Anthony Choma – March 1, 2024
6-4	Susan Brown – March 1, 2024
6-5	Miriam Muniz-Fennell – March 1, 2024; March 24, 2025
6-6	Kim Stacey – March 2, 2024
6-7	Diane Knight – March 2, 2024
6-8	Paul Stover – March 2, 2024
6-9	Joyce Kauffman – March 2, 2024
6-10	Kris Shannon – March 2, 2024
6-11	Heather Conlan – March 2, 2024
6-12	Justin Seymour – March 2, 2024
6-13	Barb Hurwitz – March 2, 2024; March 25, 2024
6-14	Maureen Rothman – March 3, 2024
6-15	Doug Greenholz – March 3, 2024, February 3, 2025
6-16	Bernhard Donaubaue – March 3, 2024
6-17	Art Rothman – March 3, 2024
6-18	Unsigned Public Comment – March 3, 2024
6-19	Ryan Sweeney – March 5, 2024
6-20	Holly Fuller McLain – March 5, 2024; September 20, 2024
6-21	Claudia Capitini – March 7, 2024
6-22	Janet Anderson – March 14, 2024
6-23	Simon Hambidge – March 24, 2024
6-24	Elizabeth Bayliss – March 26, 2024
6-25	Steve Kuschner – April 11, 2024
6-26	Paul Burbidge – April 12, 2024
6-27	Donnalyne LaGiglia – April 16, 2024

6-28	Susan (Susi) Zedlacher – April 18, 2024; May 1, 2024
6-29	Priscilla Prohl-Cooper – April 18, 2024
6-30	Stephanie Hernadez – April 23, 2024
6-31	Siri Olsen – April 29, 2024
6-32	Janae, Kevin, Leslie and Gary Jochum – April 29, 2024
6-33	Ron Acee – May 3, 2024
6-34	Jim Austin – May 6, 2024
6-35	Sara Shainholtz – May 6, 2024
6-36	Courtney Carr - May 6, 2024
6-37	Michael Jelks – May 14, 2024
6-38	Elizabeth Donovan – May 24, 2024
6-39	Elise Osenga – May 27, 2024
6-40	David Hodgins – June 5, 2024
6-41	John Howard – August 26, 2024
6-42	Richard Rogers – September 8, 2024
6-43	Elizabeth (Liz) Tierney – September 9, 2024
6-44	Kathy Morary – September 10, 2024
6-45	SGM Comments and Concerns for SVR PUD Report - September 2024
6-46	Ryan Hygon – September 12, 2024
6-47	Robert Shettel – September 12, 2024
6-48	Jennifer Duffy – September 13, 2024
6-49	Jerome Dayton – September 13, 2024
6-50	Spring Valley Coalition Petition - September 13, 2024
6-51	Lorna Marchand and David Miller – September 14, 2024
6-52	Katie Dyal – September 14, 2024
6-53	Rick Carlson – September 14, 2024
6-54	Marj Perry – September 15, 2024
6-55	Ginny and Tom Harrington – September 15, 2024; September 16, 2024
6-56	Don and Diana Metzler – September 16, 2024
6-57	Steve Wilcut – September 16, 2024
6-58	Jackie Warncke – September 16, 2024

6-59	Ted Benge – September 17, 2024
6-60	Janna Six – September 17, 2024
6-61	Phil Armstrong – September 18, 2024
6-62	Tyler Stableford – September 18, 2024
6-63	Patty L. Frederick – October 10, 2024
6-64	Lydia Frederick – October 14, 2024
6-65	Even Weger – February 10, 2025
6-66	Kara Edewaard – February 10, 2025; March 31, 2025
6-67	Robin Van Norman and Jim Vickroy – February 22, 2025
6-68	Denise Lefort – February 22, 2025
6-69	Patrick King – February 26, 2025
6-70	Bill and Liz Caris – March 10, 2025
6-71	Philip Maass – March 20, 2025
6-72	Ashley R. Gonzalez – March 24, 2025
6-73	Kelly Black – March 27, 2025
6-74	Katherine Bird – March 28, 2025
6-75	Barbara Maxson – March 31, 2025
6-76	Gregg Minion – March 31, 2025
6-77	Greg Boecker – March 31, 2025
6-78	Barbara Neal – March 31, 2025
6-79	Brian Larch – March 31, 2025
6-80	Clayton Smith – March 31, 2025
6-81	Andrea Beiswanger – March 31, 2025
6-82	Lisa and Paul Sansom – March 31, 2025
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# Garfield County

Community Development Department

## Spring Valley Ranch PUD Amendments (File PUAA-05-23-8967) Referral Comments

Referral Exhibit No.	Referral Description
7-1	Carbondale and Rural Fire Protection District – February 6, 2024
7-2	Colorado State Forest Service – February 1, 2024
7-3	Colorado Geologic Survey – February 23, 2024
7-4	Garfield County Public Health – February 23, 2024
7-5	Garfield County Consulting Engineer – February 6, 2024, August 15, 2023
7-6	Garfield County Road and Bridge – January 30, 2024, January 13, 2025
7-7	Garfield County Vegetation Management – February 13, 2024
7-8	Colorado Parks and Wildlife – September 3, 2024, February 27, 2024, February 20, 2024
7-9	U.S. Army Corps of Engineers – February 8, 2024
7-10	Glenwood Springs Fire Department – February 8, 2024
7-11	Consulting Traffic Engineer – August 15, 2024
7-12	RFTA – March 25, 2024
7-13	Glenwood Springs – February 26, 2024
7-14	Eagle County – February 20, 2024
7-15	CDPHE – January 19, 2024
7-16	AVLT – April 4, 2024
7-17	CDOT – May 9, 2024 March 25, 2024
7-18	Consulting Water Engineer – September 6, 2024, March 24, 2025
7-19	DWR – September 12, 2024



# LAND USE AND DEVELOPMENT CODE

**EFFECTIVE JULY 15, 2013**



Full Version of Land Use and Development Code can be found here:

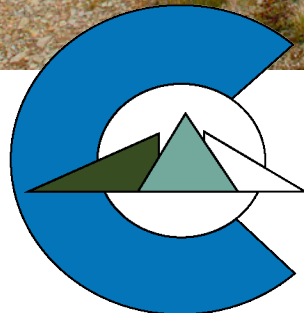
<https://www.garfield-county.com/community-development/land-use-code/>

**Last Amended March 7, 2023**

# COMPREHENSIVE PLAN 2030

2020 UPDATE

Full Version of the Comprehensive Plan is available here: <https://www.garfield-county.com/community-development/comprehensive-plan-2030/>



**GARFIELD COUNTY**

Adopted: November 10, 2010

Last Amended: February 26, 2020

## Memo

**To:** Glenn Hartmann & Philip Berry, Garfield County

**From:** Michaela Craig & Jon Fredericks, LANDWEST

**Date:** April 2, 2025

**Subject:** Spring Valley Ranch PUD, Public Noticing

**File Number:** PUA-05-23-8967

**Via email :** [ghartmann@garfield-county.com](mailto:ghartmann@garfield-county.com) [pberry@garfield-county.com](mailto:pberry@garfield-county.com)

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The purpose of this correspondence is to document compliance with LUDC Article 4-101.E., Notice of Public Hearing.

- The public notice was published in The Rifle Citizen Telegram on March 6, 2025.
- Certified public notice letters to all adjacent property owners with 200 feet and mineral owners were mailed on March 7 & 10, 2025.
- A total of ten (10) public notice signs were placed on all four (4) tax ID parcels and facing either a public right of way, access easement, or nearest access road/driveway on February 27, 2025.

Attached Exhibits:

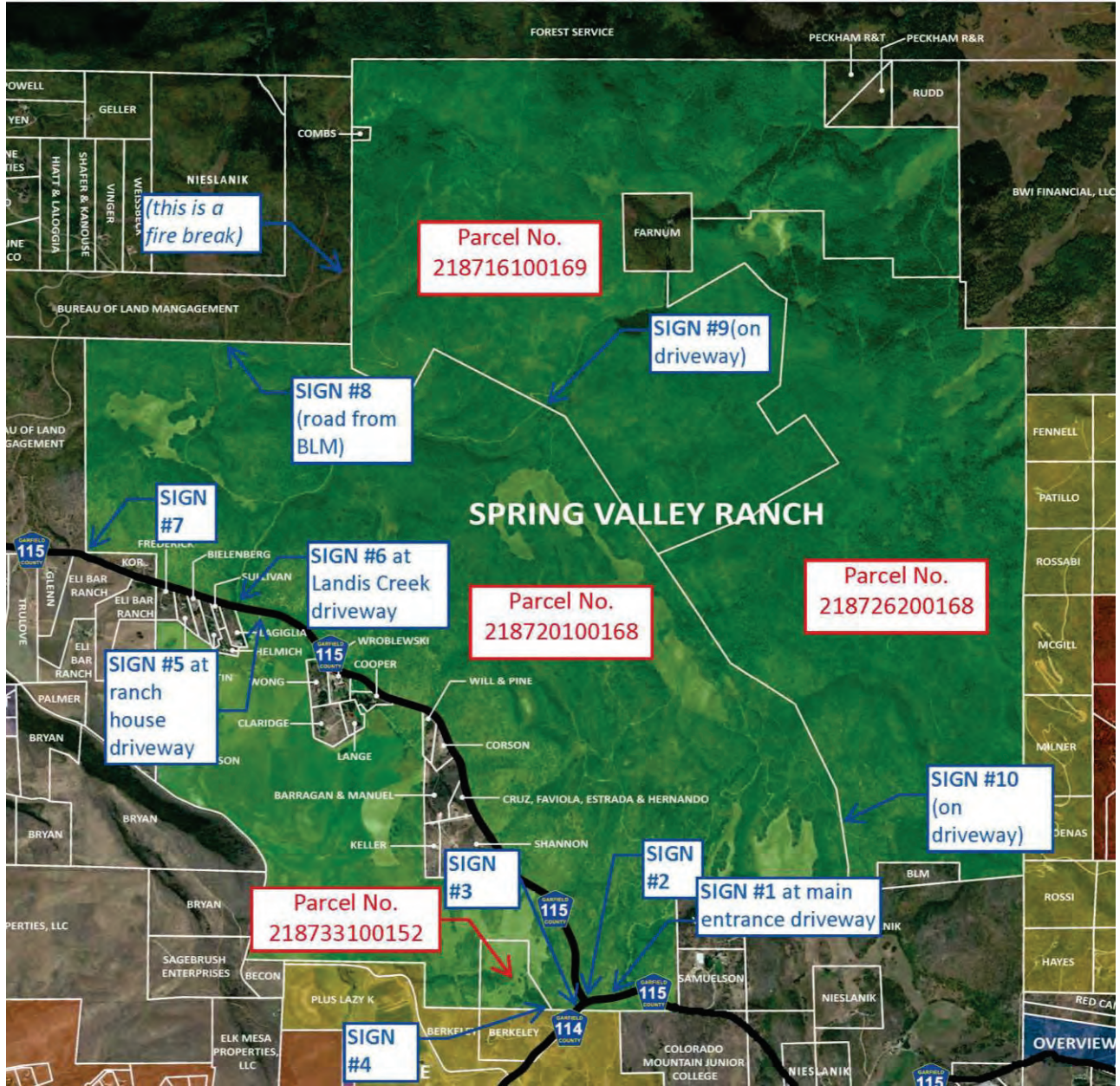
-Map and photos of posted public notice signs

-Certified Mail Receipts

-Affidavit of Publication



### Map of Public Notice Sign Locations



**Public Notice Sign #1 at main entrance driveway**



**Public Notice Sign #2 at intersection of CR 114 & CR 115**



**Public Notice Sign #3 along CR 114 (community housing area)**



**Public Notice Sign #4 on Parcel No. 218733100152 facing ROW**



**Public Notice Sign #5 at Ranch House Driveway**



**Public Notice Sign #6 at Landis Creek driveway**



**Public Notice Sign #7 on southwest side of Parcel No. 218720100168 facing ROW**



**Public Notice Sign #8 BLM road access to property**



**Public Notice Sign #9 on Parcel No. 218716100169**



**Public Notice Sign #10 on Parcel No. 218726200168**





## PUBLIC HEARING NOTICE INFORMATION

Please check the appropriate boxes below based upon the notice that was conducted for your public hearing. In addition, please initial on the blank line next to the statements if they accurately reflect the described action.

- My application required written/mailed notice to adjacent property owners and mineral owners.**

MC Mailed notice was completed on the 7+10 day of March, 2025.

MC All owners of record within a 200 foot radius of the subject parcel were identified as shown in the Clerk and Recorder's office at least 15 calendar days prior to sending notice.

MC All owners of mineral interest in the subject property were identified through records in the Clerk and Recorder or Assessor, or through other means [list] Letter from attorney Bart Johnson dated 2/21/2023.

- Please attach proof of certified, return receipt requested mailed notice.

- My application required Published notice.**

MC Notice was published on the 6 day of March, 2025.

- Please attach proof of publication in the Rifle Citizen Telegram.

- My application required Posting of Notice.**

MC Notice was posted on the 27 day of February, 2025.

MC Notice was posted so that at least one sign faced each adjacent road right of way generally used by the public.

I testify that the above information is true and accurate.

Name: Michaela Craig

Signature: [Handwritten Signature]

Date: 3/10/2025

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CERTIFIED MAIL® RECEIPT  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Glenwood Springs, CO 81601

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To  
BERKELEY FAMILY, LLLP  
1302 WAUGH DRIVE #684  
HOUSTON, TX 77019-3808

PS Form 3800, January 2023 (PSN 7520-02-000-9000) See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To  
COLORADO MOUNTAIN JUNIOR COLLEGE DISTRICT  
302 GRAND AVE  
GLENWOOD SPRINGS, CO 81601-3448

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To  
PLUS LAZY K LLC  
3901 COUNTY ROAD 114  
GLENWOOD SPRINGS, CO 81601-9396

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Houston, TX 77019

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To  
BERKELEY FAMILY LIMITED PARTNERSHIP  
1302 WAUGH DRIVE #684  
HOUSTON, TX 77019-3808

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Glenwood Springs, CO 81601

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To  
SPRING VALLEY HOLDINGS LLC  
2600 S OAKHURST COURT #14  
GLENWOOD SPRINGS, CO 81601-4486

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Certified Mail Fee \$4.85

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To  
SPRING VALLEY HOLDINGS LLC  
2600 S OAKHURST COURT #14  
GLENWOOD SPRINGS, CO 81601-4486

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Katy, TX 77494

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Sent To  
4330 HOMESTEAD RD LLC  
2880 HUNTER LANE  
KATY, TX 77494-5570

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Postage \$0.73

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Sent To  
KEVIN L MILNER  
PO BOX 302  
GLENWOOD SPRINGS, CO 81602-0002

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

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Sent To  
SPRING VALLEY HOLDINGS LLC  
2600 S OAKHURST COURT #14  
GLENWOOD SPRINGS, CO 81601-4486

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Rifle, CO 81650

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To  
SAMUEL W & BEVERLY BRYAN  
3402 COUNTY ROAD 226  
RIFLE CO 81650-9238

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Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

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Sent To  
SAMUEL W & BEVERLY L BRYAN  
PO BOX 327  
GLENWOOD SPRINGS, CO 81602-0327

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New Castle, CO 81647

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

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JOSE MANUEL LANDA BARRAGAN  
5033 COUNTY ROAD 335 #124  
NEW CASTLE, CO 81647-8622

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Glenwood Springs, CO 81601

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To  
FAVIOLA DEL CARMEN & ESTRADA CRUZ GAMBIA  
5030 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9071

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Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To  
FAVIOLA DEL CARMEN CRUZ GAMBIA & HERNANDO & STEVEN ESTRADA TORRES  
5030 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9071

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To  
KRISTIN KNIGHT SHANNON  
6000 COUNTY ROAD 116  
GLENWOOD SPRINGS, CO 81601-9025

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Postmark Here  
03/07/2025

Sent To  
Street and Apt. No., or PO Box No.: PRISCILLA D PROHL COOPER & SCOTT R COOPER  
4350 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9020  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9000-1 See Reverse for Instructions

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Glenwood Springs, CO 81601

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Postmark Here  
03/07/2025

Sent To  
Street and Apt. No., or PO Box No.: JOHN & ALLISON N PATILLO  
584 POSTER RIDGE ROAD  
GLENWOOD SPRINGS, CO 81601-8789  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9000-1 See Reverse for Instructions

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Glenwood Springs, CO 81601

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Postmark Here  
03/07/2025

Sent To  
Street and Apt. No., or PO Box No.: US FOREST SERVICE  
PO BOX 949  
GLENWOOD SPRINGS, CO 81602-0949  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9000-1 See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only  
For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Silt, CO 81652

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Postmark Here  
03/07/2025

Sent To  
Street and Apt. No., or PO Box No.: BUREAU OF LAND MANAGEMENT  
2300 RIVER FRONTAGE ROAD  
SILT, CO 81652-8633  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9000-1 See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only  
For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Glenwood Springs, CO 81601

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Postmark Here  
03/07/2025

Sent To  
Street and Apt. No., or PO Box No.: ROBERT C & TERESA L PECKHAM  
3001 SOPRIS AVENUE  
GLENWOOD SPRINGS, CO 81601-4438  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9000-1 See Reverse for Instructions

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**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only  
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Glenwood Springs, CO 81601

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Postmark Here  
03/07/2025

Sent To  
Street and Apt. No., or PO Box No.: JOHN H JR ANDERSON  
1332 COUNTY ROAD 119  
GLENWOOD SPRINGS, CO 81601-8313  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9000-1 See Reverse for Instructions

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**CERTIFIED MAIL® RECEIPT**  
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Glenwood Springs, CO 81601

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Postmark Here  
03/07/2025

Sent To  
Street and Apt. No., or PO Box No.: LOIS A VELTUS  
6651 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9031  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9000-1 See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only  
For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Glenwood Springs, CO 81601

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Postmark Here  
03/07/2025

Sent To  
Street and Apt. No., or PO Box No.: JULIE & BEN BIENENBERG  
3724 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9017  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9000-1 See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only  
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Glenwood Springs, CO 81601

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Postmark Here  
03/07/2025

Sent To  
Street and Apt. No., or PO Box No.: DONNALYNE LAGIGLIA  
4002 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9020  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9000-1 See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only  
For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Kerrville, TX 78028

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Postmark Here  
03/07/2025

Sent To  
Street and Apt. No., or PO Box No.: LAWRENCE W & MIRIAM M FENNEL  
4652 OAK ALLEY  
KERRVILLE, TX 78028-1731  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9000-1 See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only  
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Glenwood Springs, CO 81601

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Postmark Here  
03/07/2025

Sent To  
Street and Apt. No., or PO Box No.: MICHAEL J & CHRISTINE K SULLIVAN  
3780 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9016  
City, State, ZIP+4®

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Domestic Mail Only  
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Glenwood Springs, CO 81601

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Postmark Here  
03/07/2025

Sent To  
Street and Apt. No., or PO Box No.: SETH J & HELEN B ANDERSEN  
3722 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9017  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9000-1 See Reverse for Instructions

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**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only  
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Glenwood Springs, CO 81601

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Postmark Here  
03/07/2025

Sent To  
Street and Apt. No., or PO Box No.: AMANDA LEE & DASH DUONG  
WONG 4346 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9020  
City, State, ZIP+4®

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Katy, TX 77491

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Postmark Here  
03/07/2025

Sent To  
Street and Apt. No., or PO Box No.: 4338 HOMESTEAD RD LLC  
26830 HUNTER LANE  
KATY, TX 77494-5570  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9000-1 See Reverse for Instructions

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For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Milwaukee, WI 53208

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Postmark Here  
03/07/2025

Sent To  
Street and Apt. No., or PO Box No.: CARLOS DAVID CARDENAS  
5910 W WASHINGTON BLVD  
MILWAUKEE, WI 53208-1653  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9000-1 See Reverse for Instructions

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Glenwood Springs, CO 81601

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73  
Total Postage and Fees \$5.58

Sent To: DEBRA ANN & JOHN P. KELLER  
5000 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9024

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U.S. Postal Service  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Silt, CO 81652

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73  
Total Postage and Fees \$5.58

Sent To: BUREAU OF LAND MANAGEMENT  
2300 RIVER FRONTAGE ROAD  
SILT, CO 81652-8633

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U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Silt, CO 81652

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73  
Total Postage and Fees \$5.58

Sent To: BUREAU OF LAND MANAGEMENT  
2300 RIVER FRONTAGE ROAD  
SILT, CO 81652-8633

PS Form 3800, January 2023 [www.usps.com](http://www.usps.com) See Reverse for Instructions

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Glenwood Springs, CO 81601

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73  
Total Postage and Fees \$5.58

Sent To: GREGORY THOMAS WILL & SUMNER  
S PINE  
4744 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9020

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Glenwood Springs, CO 81601

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73  
Total Postage and Fees \$5.58

Sent To: RACHEL A CORSON  
4890 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9020

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Glenwood Springs, CO 81601

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73  
Total Postage and Fees \$5.58

Sent To: JOY KOR TRUST & PAUL MEYERS  
TRUST  
3537 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9021

PS Form 3800, January 2023 [www.usps.com](http://www.usps.com) See Reverse for Instructions

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Glenwood Springs, CO 81601

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73  
Total Postage and Fees \$5.58

Sent To: JAMES H AUSTIN  
3726 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9018

PS Form 3800, January 2023 [www.usps.com](http://www.usps.com) See Reverse for Instructions

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**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Glenwood Springs, CO 81601

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73  
Total Postage and Fees \$5.58

Sent To: LINDA L & DONALD B HELMICH  
4006 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9020

PS Form 3800, January 2023 [www.usps.com](http://www.usps.com) See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Charlotte, NC 28212

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73  
Total Postage and Fees \$5.58

Sent To: BWI FINANCIAL LLC  
5401 EAST INDEPENDENCE BLVD  
CHARLOTTE, NC 28212-0503

PS Form 3800, January 2023 [www.usps.com](http://www.usps.com) See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Glenwood Springs, CO 81602

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73  
Total Postage and Fees \$5.58

Sent To: RAUN E & GAYLE L SAMUELSON  
PO BOX 297  
GLENWOOD SPRINGS, CO 81602-0297

PS Form 3800, January 2023 [www.usps.com](http://www.usps.com) See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Glenwood Springs, CO 81601

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73  
Total Postage and Fees \$5.58

Sent To: J & S NIESLANK LLLP  
3118 S GRAND AVENUE  
GLENWOOD SPRINGS, CO 81601-4434

PS Form 3800, January 2023 [www.usps.com](http://www.usps.com) See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Port Orange, FL 32128

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73  
Total Postage and Fees \$5.58

Sent To: ROBERT & MICHELE T BACON  
1890 SPRUCE CREEK CIRCLE N  
PORT ORANGE, FL 32128-6666

PS Form 3800, January 2023 [www.usps.com](http://www.usps.com) See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Rifle, CO 81650

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73  
Total Postage and Fees \$5.58

Sent To: SAMUEL W & BEVERLY BRYAN  
3402 COUNTY ROAD 226  
RIFLE CO 81650-9238

PS Form 3800, January 2023 [www.usps.com](http://www.usps.com) See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Glenwood Springs, CO 81602

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73  
Total Postage and Fees \$5.58

Sent To: SAMUEL W & BEVERLY L BRYAN  
PO BOX 327  
GLENWOOD SPRINGS, CO 81602-0327

PS Form 3800, January 2023 [www.usps.com](http://www.usps.com) See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Bristol, IN 46507

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73  
Total Postage and Fees \$5.58

Sent To: SAGEBRUSH ENTERPRISES LLC  
51400 COUNTY ROAD 29  
BRISTOL, IN 46507-5725

PS Form 3800, January 2023 [www.usps.com](http://www.usps.com) See Reverse for Instructions

U.S. Postal Service™  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Grand Junction, CO 81505

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.73  
Total Postage and Fees \$5.58

0531 99  
Postmark Here  
03/07/2025

Sent To  
KEVIN COMBS  
907 TOPLER RIDGE COURT  
GRAND JUNCTION, CO  
81505-9593

PS Form 3800, January 2023 (PSN 7520-02-000-904) See Reverse for Instructions

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Basalt, CO 81621

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.73  
Total Postage and Fees \$5.58

0531 99  
Postmark Here  
03/07/2025

Sent To  
WAYNE RUDD  
0132 PARK AVENUE  
BASALT, CO 81621-9338

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Grand Junction, CO 81505

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.73  
Total Postage and Fees \$5.58

0531 99  
Postmark Here  
03/07/2025

Sent To  
ROBERT E & JULIA S SPAHR  
2272 HOMESTEAD COURT  
GRAND JUNCTION CO  
81505-8308

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Charlotte, NC 28212

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.73  
Total Postage and Fees \$5.58

0531 99  
Postmark Here  
03/07/2025

Sent To  
BVI FINANCIAL LLC  
5401 EAST INDEPENDENCE  
BLVD CHARLOTTE, NC  
28212-0503

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Glenwood Springs, CO 81601

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.73  
Total Postage and Fees \$5.58

0531 99  
Postmark Here  
03/07/2025

Sent To  
SPRING VALLEY HOLDINGS LLC  
2800 S OAKHURST COURT #14  
GLENWOOD SPRINGS, CO  
81601-4486

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Glenwood Springs, CO 81601

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.73  
Total Postage and Fees \$5.58

0531 99  
Postmark Here  
03/07/2025

Sent To  
ELI BAR RANCH LLC  
3154 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO  
81601-9017

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Glenwood Springs, CO 81601

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.73  
Total Postage and Fees \$5.58

0531 99  
Postmark Here  
03/07/2025

Sent To  
ELI BAR RANCH LLC  
3154 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO  
81601-9017

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Loveland, CO 80537

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.73  
Total Postage and Fees \$5.58

0531 99  
Postmark Here  
03/07/2025

Sent To  
ROBERT RAYMOND & RICHARD  
ALAN PECKHAM  
6409 JORDAN DRIVE  
LOVELAND, CO 80537-7850

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Basalt, CO 81621

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.73  
Total Postage and Fees \$5.58

0531 99  
Postmark Here  
03/07/2025

Sent To  
WAYNE & SUSAN J RUDD  
0132 PARK AVENUE  
BASALT, CO 81621-9338

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
Bend, OR 97701

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.73  
Total Postage and Fees \$5.58

0531 99  
Postmark Here  
03/07/2025

Sent To  
STEVE MICHAEL & HEATHER  
RENEE FINLEY  
22675 SOMEDAY WAY  
BEND, OR 97701-9814

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Glenwood Springs, CO 81601

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.73  
Total Postage and Fees \$5.58

0531 99  
Postmark Here  
03/07/2025

Sent To  
RYAN SWEENEY HOLDING LLC  
516 STOVER VALLEY ROAD  
GLENWOOD SPRINGS, CO  
81601-6681

PS Form 3800, January 2023 (PSN 7520-02-000-904) See Reverse for Instructions

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Glenwood Springs, CO 81601

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.73  
Total Postage and Fees \$5.58

0531 99  
Postmark Here  
03/07/2025

Sent To  
STEPHEN C & SCOTT R & LYDIA G  
FREDERICK  
3720 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9017

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Glenwood Springs, CO 81601

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.73  
Total Postage and Fees \$5.58

0531 99  
Postmark Here  
03/07/2025

Sent To  
STANISLAW WROBLEWSKI  
4351 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO  
81601-9023

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Glenwood Springs, CO 81601

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.73  
Total Postage and Fees \$5.58

0531 99  
Postmark Here  
03/07/2025

Sent To  
REBECCA L & TROY A LANGE  
4348 COUNTY ROAD 115  
GLENWOOD SPRINGS,  
CO 81601-9020

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Glenwood Springs, CO 81601

Certified Mail Fee \$4.85  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.73  
Total Postage and Fees \$5.58

0531 99  
Postmark Here  
03/07/2025

Sent To  
MARVIN L & ESTHER R CLARIDGE  
4354 COUNTY ROAD 115  
GLENWOOD SPRINGS, CO 81601-9020

PS Form 3800, January 2023 (PSN 7520-02-000-904) See Reverse for Instructions

9589 0710 5270 1890 2842 49

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Silt, CO 81652

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee to sub-total)	\$4.10	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
<b>Total Postage and Fees</b>	<b>\$9.68</b>	

Postmark Here  
03/10/2025

Sent To  
BUREAU OF LAND MANAGEMENT  
COLORADO RIVER VALLEY FIELD OFFICE  
2200 RIVER FRONTAGE ROAD  
SILT, CO 81652-8033

Street and Apt. No., or PO Box No.  
City, State, ZIP+4

PS Form 3800, January 2023 PSN 7531-02-000-9047 See Reverse for Instructions

9589 0710 5270 1890 2735 73

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Glenwood Springs, CO 81602

Certified Mail Fee	\$4.85	0531
Extra Services & Fees (check box, add fee to sub-total)	\$0.00	99
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.72	
<b>Total Postage and Fees</b>	<b>\$5.57</b>	

Postmark Here  
03/07/2025

Sent To  
FARNUM FAMILY TRUST  
PO BOX 954  
GLENWOOD SPRINGS, CO  
81602-0954

Street and Apt. No., or PO Box No.  
City, State, ZIP+4

PS Form 3800, January 2023 PSN 7531-02-000-9047 See Reverse for Instructions



CARBONDALE  
655 MAIN ST  
CARBONDALE, CO 81623-3600  
(800)275-8777

03/07/2025

02:25 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter Houston, TX 77019 Weight: 0 lb 0.70 oz Estimated Delivery Date Tue 03/11/2025 Certified Mail® Tracking #: 9589 0710 5270 2270 0552	1		\$0.73 \$4.85 99
Total			\$5.58
First-Class Mail® Letter Glenwood Springs, CO 81601 Weight: 0 lb 0.70 oz Estimated Delivery Date Mon 03/10/2025 Certified Mail® Tracking #: 9589 0710 5270 1890 2735	1		\$0.73 \$4.85 26
Total			\$5.58
First-Class Mail® Letter Glenwood Springs, CO 81601 Weight: 0 lb 0.70 oz Estimated Delivery Date Mon 03/10/2025 Certified Mail® Tracking #: 9589 0710 5270 2270 0552	1		\$0.73 \$4.85 68
Total			\$5.58
First-Class Mail® Letter Houston, TX 77019 Weight: 0 lb 0.70 oz Estimated Delivery Date Tue 03/11/2025 Certified Mail® Tracking #: 9589 0710 5270 2270 0552	1		\$0.73 \$4.85 51
Total			\$5.58
First-Class Mail® Letter Glenwood Springs, CO 81601 Weight: 0 lb 0.70 oz Estimated Delivery Date Mon 03/10/2025 Certified Mail® Tracking #: 9589 0710 5270 2270 0552	1		\$0.73 \$4.85 44
Total			\$5.58
First-Class Mail® Letter Glenwood Springs, CO 81601 Weight: 0 lb 0.70 oz Estimated Delivery Date Mon 03/10/2025 Certified Mail® Tracking #: 9589 0710 5270 2270 0552	1		\$0.73 \$4.85 37
Total			\$5.58
First-Class Mail® Letter Katy, TX 77494 Weight: 0 lb 0.70 oz Estimated Delivery Date Tue 03/11/2025 Certified Mail® Tracking #: 9589 0710 5270 2270 0552	1		\$0.73 \$4.85 20
Total			\$5.58
First-Class Mail® Letter Glenwood Springs, CO 81602 Weight: 0 lb 0.70 oz Estimated Delivery Date Mon 03/10/2025 Certified Mail® Tracking #: 9589 0710 5270 2270 0552	1		\$0.73 \$4.85 13
Total			\$5.58
First-Class Mail® Letter Glenwood Springs, CO 81601 Weight: 0 lb 0.70 oz Estimated Delivery Date Mon 03/10/2025 Certified Mail® Tracking #: 9589 0710 5270 2270 0552	1		\$0.73 \$4.85 06
Total			\$5.58
First-Class Mail® Letter Rifle, CO 81650 Weight: 0 lb 0.70 oz Estimated Delivery Date Mon 03/10/2025 Certified Mail® Tracking #: 9589 0710 5270 1890 2735	1		\$0.73 \$4.85 31
Total			\$5.58
First-Class Mail® Letter Glenwood Springs, CO 81602 Weight: 0 lb 0.70 oz Estimated Delivery Date	1		\$0.73



CARBONDALE  
655 MAIN ST  
CARBONDALE, CO 81623-3600  
(800)275-8777

03/07/2025

01:57 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter Loveland, CO 80537 Weight: 0 lb 0.70 oz Estimated Delivery Date Mon 03/10/2025 Certified Mail® Tracking #: 9589 0710 5270 1890 2732	1		\$0.73 \$4.85 74
Total			\$5.58
First-Class Mail® Letter Basalt, CO 81621 Weight: 0 lb 0.70 oz Estimated Delivery Date Mon 03/10/2025 Certified Mail® Tracking #: 9589 0710 5270 1890 2732	1		\$0.73 \$4.85 67
Total			\$5.58
First-Class Mail® Letter Basalt, CO 81621 Weight: 0 lb 0.70 oz Estimated Delivery Date Mon 03/10/2025 Certified Mail® Tracking #: 9589 0710 5270 1890 2732	1		\$0.73 \$4.85 50
Total			\$5.58
First-Class Mail® Letter Charlotte, NC 28212 Weight: 0 lb 0.70 oz Estimated Delivery Date Tue 03/11/2025 Certified Mail® Tracking #: 9589 0710 5270 1890 2732	1		\$0.73 \$4.85 43
Total			\$5.58
First-Class Mail® Letter Grand Junction, CO 81505 Weight: 0 lb 0.70 oz Estimated Delivery Date Tue 03/11/2025 Certified Mail® Tracking #: 9589 0710 5270 1890 2732	1		\$0.73 \$4.85 36
Total			\$5.58
First-Class Mail® Letter Grand Junction, CO 81505 Weight: 0 lb 0.70 oz Estimated Delivery Date Tue 03/11/2025 Certified Mail® Tracking #: 9589 0710 5270 1890 2732	1		\$0.73 \$4.85 29
Total			\$5.58
First-Class Mail® Letter Glenwood Springs, CO 81602 Weight: 0 lb 0.70 oz Estimated Delivery Date Mon 03/10/2025 Certified Mail® Tracking #: 9589 0710 5270 1890 2735	1		\$0.73 \$4.85 71
Total			\$5.58
First-Class Mail® Letter Glenwood Springs, CO 81601 Weight: 0 lb 0.70 oz Estimated Delivery Date Mon 03/10/2025 Certified Mail® Tracking #: 9589 0710 5270 1890 2735	1		\$0.73 \$4.85 64
Total			\$5.58
First-Class Mail® Letter Glenwood Springs, CO 81601 Weight: 0 lb 0.70 oz Estimated Delivery Date Mon 03/10/2025 Certified Mail® Tracking #: 9589 0710 5270 1890 2735	1		\$0.73 \$4.85 57
Total			\$5.58
First-Class Mail® Letter Glenwood Springs, CO 81601 Weight: 0 lb 0.70 oz Estimated Delivery Date Mon 03/10/2025 Certified Mail® Tracking #: 9589 0710 5270 1890 2735	1		\$0.73 \$4.85 40
Total			\$5.58
First-Class Mail® Letter Bend, OR 97701 Weight: 0 lb 0.70 oz Estimated Delivery Date	1		\$0.73



Weight: 0 lb 0.70 oz  
 Estimated Delivery Date  
 Mon 03/10/2025  
 Certified Mail® \$4.85  
 Tracking #: 9589 0710 5270 1890 2736 01

Total \$5.58

First-Class Mail® 1 \$0.73  
 Letter  
 Charlotte, NC 28212  
 Weight: 0 lb 0.70 oz  
 Estimated Delivery Date  
 Tue 03/11/2025  
 Certified Mail® \$4.85  
 Tracking #: 9589 0710 5270 1890 2735 95

Total \$5.58

First-Class Mail® 1 \$0.73  
 Letter  
 Glenwood Springs, CO 81602  
 Weight: 0 lb 0.70 oz  
 Estimated Delivery Date  
 Mon 03/10/2025  
 Certified Mail® \$4.85  
 Tracking #: 9589 0710 5270 1890 2735 88

Total \$5.58

First-Class Mail® 1 \$0.73  
 Letter  
 Glenwood Springs, CO 81601  
 Weight: 0 lb 0.70 oz  
 Estimated Delivery Date  
 Mon 03/10/2025  
 Certified Mail® \$4.85  
 Tracking #: 9589 0710 5270 1890 2735 19

Total \$5.58

First-Class Mail® 1 \$0.73  
 Letter  
 Port Orange, FL 32128  
 Weight: 0 lb 0.70 oz  
 Estimated Delivery Date  
 Wed 03/12/2025  
 Certified Mail® \$4.85  
 Tracking #: 9589 0710 5270 1890 2735 02

Total \$5.58

First-Class Mail® 1 \$0.73  
 Letter  
 Glenwood Springs, CO 81602  
 Weight: 0 lb 0.70 oz  
 Estimated Delivery Date  
 Mon 03/10/2025  
 Certified Mail® \$4.85  
 Tracking #: 9589 0710 5270 1890 2734 89

Total \$5.58

First-Class Mail® 1 \$0.73  
 Letter  
 Bristol, IN 46507  
 Weight: 0 lb 0.70 oz  
 Estimated Delivery Date  
 Tue 03/11/2025  
 Certified Mail® \$4.85  
 Tracking #: 9589 0710 5270 1890 2734 72

Total \$5.58

Grand Total: \$161.82

Credit Card Remit \$161.82  
 Card Name: VISA  
 Account #: XXXXXXXXXXXX4376  
 Approval #: 233069  
 Transaction #: 539  
 AID: A000000980840 Contactless  
 AL: US DEBIT

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

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or call 1-800-410-7420.

UFN: 071368-0531  
 Receipt #: 840-58060418-1-4886885 1  
 Clerk: 2

Weight: 0 lb 0.70 oz  
 Estimated Delivery Date  
 Mon 03/10/2025  
 Certified Mail® \$4.85  
 Tracking #: 9589 0710 5270 1890 2734 58

Total \$5.58

First-Class Mail® 1 \$0.73  
 Letter  
 Glenwood Springs, CO 81601  
 Weight: 0 lb 0.70 oz  
 Estimated Delivery Date  
 Mon 03/10/2025  
 Certified Mail® \$4.85  
 Tracking #: 9589 0710 5270 1890 2734 41

Total \$5.58

First-Class Mail® 1 \$0.73  
 Letter  
 Glenwood Springs, CO 81601  
 Weight: 0 lb 0.70 oz  
 Estimated Delivery Date  
 Mon 03/10/2025  
 Certified Mail® \$4.85  
 Tracking #: 9589 0710 5270 1890 2734 34

Total \$5.58

First-Class Mail® 1 \$0.73  
 Letter  
 Kerrville, TX 78028  
 Weight: 0 lb 0.60 oz  
 Estimated Delivery Date  
 Tue 03/11/2025  
 Certified Mail® \$4.85  
 Tracking #: 9589 0710 5270 1890 2734 27

Total \$5.58

First-Class Mail® 1 \$0.73  
 Letter  
 Glenwood Springs, CO 81601  
 Weight: 0 lb 0.80 oz  
 Estimated Delivery Date  
 Mon 03/10/2025  
 Certified Mail® \$4.85  
 Tracking #: 9589 0710 5270 1890 2734 10

Total \$5.58

First-Class Mail® 1 \$0.73  
 Letter  
 Glenwood Springs, CO 81601  
 Weight: 0 lb 0.70 oz  
 Estimated Delivery Date  
 Mon 03/10/2025  
 Certified Mail® \$4.85  
 Tracking #: 9589 0710 5270 1890 2734 03

Total \$5.58

First-Class Mail® 1 \$0.73  
 Letter  
 Glenwood Springs, CO 81601  
 Weight: 0 lb 0.70 oz  
 Estimated Delivery Date  
 Mon 03/10/2025  
 Certified Mail® \$4.85  
 Tracking #: 9589 0710 5270 1890 2733 97

Total \$5.58

First-Class Mail® 1 \$0.73  
 Letter  
 Katy, TX 77494  
 Weight: 0 lb 0.80 oz  
 Estimated Delivery Date  
 Tue 03/11/2025  
 Certified Mail® \$4.85  
 Tracking #: 9589 0710 5270 1890 2733 80

Total \$5.58

First-Class Mail® 1 \$0.73  
 Letter  
 Milwaukee, WI 53208  
 Weight: 0 lb 0.70 oz  
 Estimated Delivery Date  
 Tue 03/11/2025  
 Certified Mail® \$4.85  
 Tracking #: 9589 0710 5270 1890 2733 73

Total \$5.58

Grand Total: \$172.98

Credit Card Remit \$172.98  
 Card Name: VISA  
 Account #: XXXXXXXXXXXX4376  
 Approval #: 229775  
 Transaction #: 620  
 AID: A000000980840 Contactless  
 AL: US DEBIT

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Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.73
Silt, CO 81652			
Weight: 0 lb 0.80 oz			
Estimated Delivery Date: Wed 03/12/2025			
Certified Mail®			\$4.85
Tracking #:	9589 0710 5270 1890 2842 49		
Return Receipt			\$4.10
Tracking #:	9590 9402 9172 4225 9335 08		
<b>Total</b>			<b>\$9.68</b>

Grand Total: \$9.68

Credit Card Remit \$9.68

Card Name: VISA  
 Account #: XXXXXXXXXXXX4376  
 Approval #: 481227  
 Transaction #: 650  
 AID: A000000980840 Contactless  
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 Clerk: 99



Ad #: onzRiRNbcxt8CvuNg3wL  
Customer: JON FREDERICKS

**AFFIDAVIT OF PUBLICATION**

State of Pennsylvania, County of Lancaster, ss:

India Johnston, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Rifle Citizen Telegram, that the same weekly newspaper printed, in whole or in part and published in the County of Garfield, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Garfield for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 6 Mar 2025 in the issue of said newspaper. That said newspaper was regularly issued and circulated on those dates.

**Total cost for publication: \$135.08**

*India Johnston*

(Signed) \_\_\_\_\_

**VERIFICATION**

State of Pennsylvania  
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal  
Nicole Burkholder, Notary Public  
Lancaster County  
My commission expires March 30, 2027  
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 03/07/2025

*Nicole Burkholder*

Notary Public

Notarized remotely online using communication technology via Proof.

**PUBLIC NOTICE**

TAKE NOTICE that **Storied Development LLC**, represented by **Jon Fredericks of Landwest Colorado, LLC**, and **Bart Johnson, Esq. of Waas Campbell Rivers Johnson & Velasquez LLP**, has applied on behalf of **Spring Valley Holdings, LLC** to Garfield County Planning Commission, to request a **Substantial Amendment to the Spring Valley Ranch Planned Unit Development (PUD)**, located on the subject properties located in Sections 14, 15, 16, 20, 21, 22, 23, 26, 27, 28, 29, 32, 33, 34 Township 6 South, Range, 88 West of the 6th P.M., County of Garfield, State of Colorado; to-wit:

**Legal Description:** Please See **Exhibit A** on the following Page.

**Practical Description:** Properties located approximately 4 air miles southeast of Glenwood Springs at the intersection of County Roads 115 and 114, known as Garfield County Assessor Parcel Nos. 218716100169, 218720100168, 218726200168, 218733100152.

**Description of Request:** The applicant is requesting to significantly update the Spring Valley Ranch PUD Plan and Map, as well as the Development Agreement and Phasing Plan associated with the PUD. The proposed PUD amendment includes allowances for residential uses with 577 dwelling units (including 75 affordable units), a small central village with golf facilities, club house, fitness center, fire station, and maintenance facilities. Other uses included in the PUD Guide allow for winter recreation facilities, a small private ski area, community housing village, and public general store. The PUD Amendment also includes open space and public trails. The file number for this request is **PUAA-05-23-8967**.

All persons affected by the proposed Spring Valley Ranch PUD Amendment are invited to appear before the Planning Commission and state their views, protests or support. If you cannot appear personally at such hearing, then you are urged to state your views by letter or email (GHartman@Garfield-County.com and PDeery@garfield-county.com). The Planning Commission will give consideration to the comments of surrounding property owners, and others affected, in deciding whether to recommend approval, approval with conditions or denial of the request. The application may be reviewed in the Community Development Department located at 108 8th Street, Suite 401, Garfield County Administration Building, Glenwood Springs, Colorado between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. Please contact the Community Development Department at (970) 945-8212 if you would like to view the application in person or if there are any questions regarding this notice. The application can be found at the Garfield County Community Development Applications Under Review website and viewed directly at: <https://records.garfield-county.com/WebLink/browse.aspx?id=3996323&dbid=0&repo=GarfieldCounty>

**A public hearing on the application has been scheduled for 9th day of April 2025, at 8:00 P.M.** in the County Commissioners Meeting Room, Garfield County Administration Building, 108 8th Street, Glenwood Springs, Colorado, 81601.

Community Development Department  
Garfield County

**EXHIBIT A**

**PARCEL 1:**  
Lot P1, Lot OSP Parcel-A, Lot OSP Parcel-B, Lot OSR Parcel-A, and Lot OSR Parcel-B, Spring Valley Ranch P.U.D. Phase 1, according to the Final Plat thereof recorded October 21, 2010 at Reception No. 793243, and First Amended Plat thereof Recorded December 5, 2012 at Reception No. 828064

**PARCEL 2:**  
Unplatted Parcel A according to the First Amended Plat, Spring Valley Ranch P.U.D., recorded December 5, 2012 at Reception No. 828064

Excepting the following parcel:  
A parcel of land being the Northwest Quarter of the Southwest Quarter of Section 15, Township 6 South Range 88 West, of the Sixth Principal meridian, said parcel being further described as follows:  
Beginning at the West Quarter corner of said Section 15 being a 2-1/2 inch GLO Brass Cap found in place,  
thence N 89°51'07" E 1323.59 feet along the North line of the NW1/4SW1/4 of said Section 15 to the northeast corner of the NW1/4SW1/4 of said Section 15;  
thence S 00°01'49" E 1540.50 feet along the East line of the NW1/4SW1/4 of said Section 15 to the

Southeast Corner of the NW1/4SW1/4;  
thence S 89°58'25" W 1323.59 feet along the south line of the NW1/4SW1/4 of said Section 15 to the southwest corner of the NW1/4SW1/4 of said section 15; whence the Southwest Corner of said Section 15 being a 2-1/2 inch GLO Brass Cap found in place bears S 00°01'49" E 1537.70 feet;  
thence N 00°01'49" W 1537.70 feet along the west line of the NW1/4SW1/4 of said section 15 to the northwest corner of the NW1/4SW1/4 of said section 15 being the POINT OF BEGINNING containing 46.76 acres more or less.

**PARCEL 3:**  
Unplatted Parcel B according to the First Amended Plat, Spring Valley Ranch P.U.D., recorded December 5, 2012 at Reception No. 828064

**PARCEL 4:**  
Unplatted Parcel C according to the First Amended Plat, Spring Valley Ranch P.U.D., recorded December 5, 2012 At Reception No. 828064

**PARCEL 5:**  
Thirty foot roadway easement from Hopkins Ranch, Ltd. to Spring Valley Holding USA Ltd, recorded September 10, 1993 in Book 875 at Page 126 as Reception No. 452323 and re-recorded January 13, 1994 in Book 889 at Page 681 as Reception No. 457969.

County of Garfield,  
State of Colorado.

**PUBLISHED IN THE RIFLE CITIZEN TELEGRAM ON THURSDAY, MARCH 6, 2025.**

## Spring Valley Ranch PUD – Substantial Modification

<b>Type of Review</b>	Substantial PUD Amendment
<b>Owners - Applicant</b>	Spring Valley Holdings, LLC
<b>Applicant - Representative</b>	Storied Development, LLC
<b>Applicant Planners</b>	Jon Fredericks, LANDWEST
<b>Parcel Numbers</b>	218716100169, 218720100168, 218726200168, 218733100152
<b>Practical description</b>	A large area located approximately 5 miles southeast of the HWY 82 – I70 Intersection and about 4 miles on CR 115 from its intersection with Hwy 82.
<b>Lot sizes</b>	Total – 5,909.264 Acres (based on Assessor Data) 218716100169 – 1,583.293 Acres 218720100168 – 2,893.589 Acres 218726200168 – 1,397.382 Acres 218733100152 – 35 Acres
<b>Zoning</b>	PUD
<b>Comprehensive Plan</b>	Residential Low

### I. BACKGROUND AND OVERVIEW

The Spring Valley Ranch (SVR) Planned Unit Development (PUD) was originally approved in 1984. Over the last 40 years, the PUD has been extended and modified multiple times. This application is a substantial modification of the current approvals. It proposes broad changes to the PUD’s guide and plan, layout, uses, development agreement, and phasing plan.

### SITE OVERVIEW

The site is located east of Hwy 82 and South of the I-70 and Colorado River corridors. The application’s vicinity map is provided on the following page. The elevation tends to rise from 6,880 feet in the west to just over 9,400 feet in the east. For reference, the elevation of Hwy 82 between CR 115 and CR 114 ranges from 5,900 to 6,000 ft.

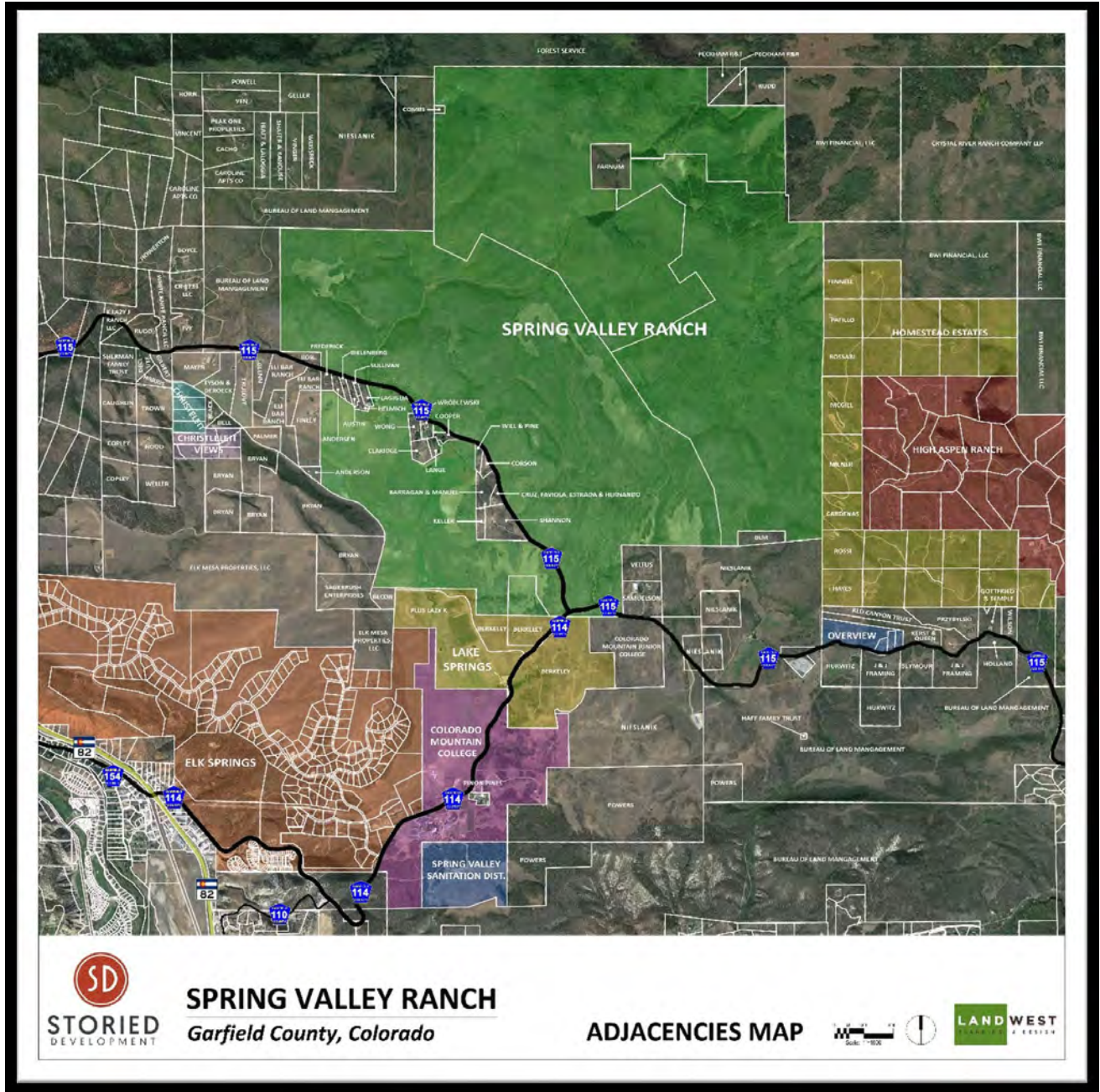
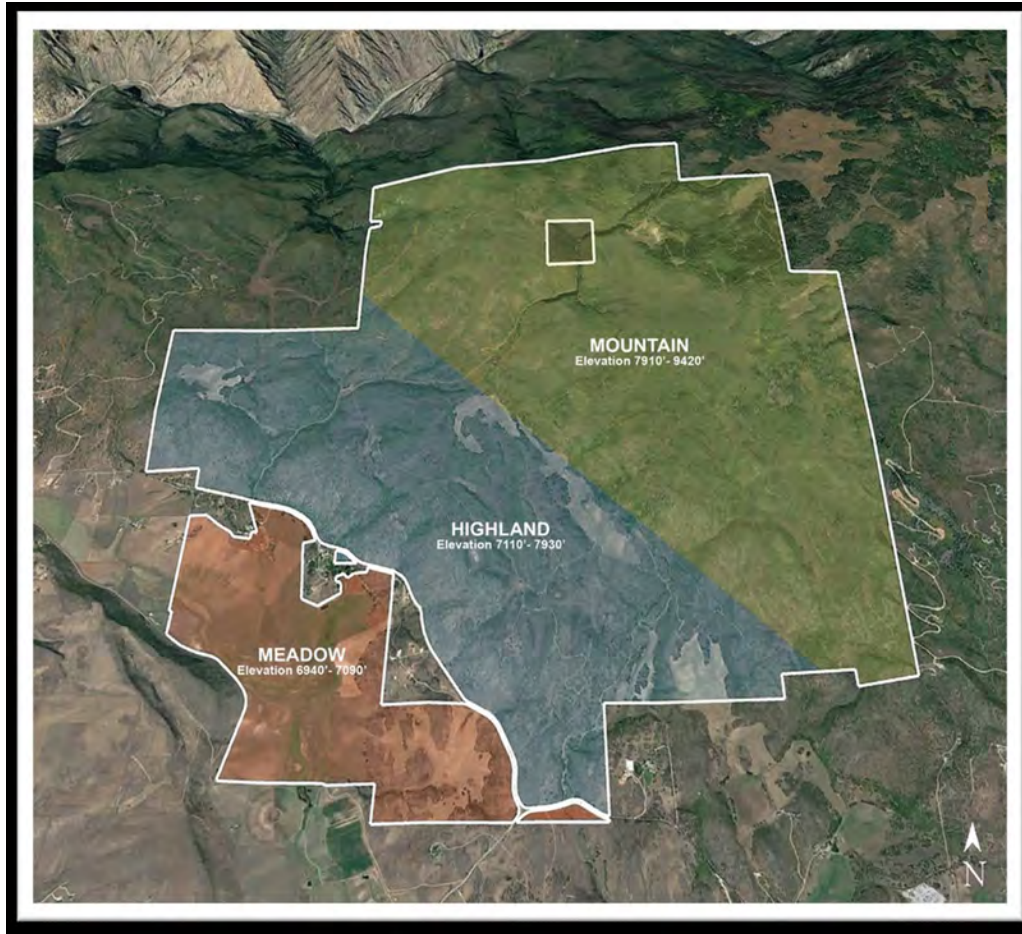


Figure 1 Vicinity Map from Application

The properties are primarily undeveloped; and they present a wide range of natural features. Landis Creek and the Hopkin’s reservoirs are the most prominent sources of surface water. Cattle grazing operations have historically used the properties. Numerous ranch roads traverse the properties. A (The) Ranch House, cabins, and agricultural structure are present, primarily on the lower parcels. The application breaks the properties into three areas that are useful for describing and understanding the area. These areas are mapped and described below.



*Figure 2 Areas Described from Application*

The **Meadow** area is the lowest in elevation and the southwestern corner of the properties. It is primarily dominated shrub oak with meadows and pastures. The existing Ranch House, cabins, and various accessory structures are located here. This area is essentially the southwestern portion of Parcel # 218720100168 and Parcel 218733100152. It is divided from the **Highland** area by County Road 115 (Red Canyon Road). Privately held parcels ranging from about 5 to 30 acres exist along the northern portion of this area. Larger, privately owned parcels are along its other boundaries.



*Figure 3 Image of a portion of Meadow area, from application.*

The **Highland** area extends northeast of CR 115. It has a similar mixture of vegetation as the **Meadow** area and climbs in elevation from about 7,100 ft to about 7,800 ft in a mile through the middle of the area. Landis Creek bends through the northwestern third of the Highland. This area shares the 5-30 acre sized neighbors as did the **Meadow** area, but its other boundaries are primarily with the third area (**Mountain**) or shared with BLM parcels or large ranchland parcels. The application states that this area is largely invisible from CR 114 and CR 115.

The **Mountain** area is the northeast portion of the property. It has a noticeable shift in vegetation towards forests with aspen trees and mixed conifers. Landis Creek begins in this area, and the area contains the Hopkins Reservoir. The reservoir has a typical storage capacity of 113 acre-feet and a surface area of 12 acres based on data from Colorado DWR Dam Safety. This damn was recently rebuilt. The **Mountain** area's northern border is along an extensive area within the White River National Forest. It is also adjacent to the Homestead Estates to the east, which is composed of parcels greater than 35 acres at this time.



*Figure 5 A view over a portion of the Highland Area, looking towards Sunlight Mountain, from application.*



*Figure 4 An image of the Hopkin's Reservoir and a portion of the Mountain Area, from the application*

## **PROPOSAL OVERVIEW**

Broadly speaking, the proposed PUD is area specific zoning associated with development agreements and phasing plans. For a site almost 6,000 acres in size, this is a significant zoning exercise. It needs to address physical access, public safety (especially fire related), water access, wastewater management, and its impacts on neighboring properties and the County as a whole.

The application proposes zoning for up to 577 units, including 75 affordable housing units), golf courses with related uses (such as club house), ski area, mixed use for commercial uses, and dedicated open space. The PUD application includes reports on topics critical to such a development, including Wildfire Mitigation Report, Water Supply and Distribution Plan, Geologic Evaluation, and Safety, Drainage and Floodplain, and other documentation. The details of the proposal are discussed in the review sections of this staff report.






APPROVED PUD PLAN		PROPOSED PUD PLAN
27% Open Space (1595 acres)		55% Open Space (3249 acres)
0 Acres of Public Access		A minimum of 450 Acres of Public Access
0 Acres of Wildlife Habitat Reserves		1320 Acres of Wildlife Habitat Reserves
No Public Amenities		Public Trailhead & Restrooms
		Public Mountain Biking Trails
		Public General Store
0 Affordable Housing Units for County Residents 75 Developer-Controlled Affordable Housing Units		58 Affordable Housing Units for County Residents 17 Additional Affordable Housing Units
577 Dwelling Units (including 75 Affordable Units)		577 Dwelling Units (including 75 Affordable Units)
0.2% Real Estate Transfer Fee		2.0% Real Estate Transfer Fee & Community Foundation

Figure 6 A Comparison of the PUD in place and the Proposed PUD, from application.

## **HISTORY OF SPRING VALLEY RANCH APPROVALS**

- Initial approvals for components of the current iteration of the SVR PUD Zoning date back to the mid to late 2000's. PUD approvals were documented by Resolution 2008-55 and later corrected by Resolution 2010-38.
- Resolution 2010-38 included detailed PUD Plans, PUD Guide and Zone District and PUD Map. The plans included 577 units and golf course development.
- Between 2010 and 2012 documents were finalized including a Final Plat for Phase 1 (4 open space lots and right-of-way), plat amendments relating to the right-of-way and Amended Phasing Maps, Development Agreements and phasing plans were approved.
- In 2017 further amendments to the Phasing schedule and Development Agreement were approved by Resolution 2017-31.
- Prior to the current submittals the Applicant prepared a request for a PUD Amendment to the Phasing Plan, as Minor Modification. The BOCC heard the request and determined consistent with the LUDC that the amendment was a Substantial Modification and would require a new – complete Application.
- During this time the Applicant also submitted for a Final Plat for Phase II. The application was determined to not be complete and not technically complete items were not fully addressed. The time limits to achieve completeness expired and the Application deemed withdraw pursuant to the LUDC.
- In 2022 the Applicant obtained a grading permit to initiate construction of portion of the PUD Access Road, to demonstrate compliance with deadlines contained in the Development Agreement.
- At the time of the current Application for the Substantial PUD Modification, technically a complete new PUD Application, the current approvals were still ineffective and the development was still technically in compliance with the PUD Phasing Plan.
- Since that time Phasing Deadlines for additional phases and final plats have expired and the Application is no longer in compliance with the Development Agreement.

## **STATUS AND FUTURE CONSIDERATIONS**

- If the current Application does not achieve a level of Approval, next steps have been extensively discussed with Kelly Cave, Assistant County Attorney. With the PUD no longer in compliance with the Development Agreement/Phasing Plans, Section 6-202(B)(2) Duration of Approval and Expiration will be triggered.
- This code section requires development of the PUD in compliance with the development schedule approved by the BOCC and provides a process for the BOCC to consider at a



Public Hearing revocation of the PUD or portions thereof or PUD Amendments or Time Extensions.

- Pursuant to the above Section next steps following a denial would be subject to direction by the BOCC.
- A revocation of the PUD would likely trigger a rezoning to an appropriate zone district within the LUDC, consistent with the Comprehensive Plan.
- A rezoning to a zone district typical of the Spring Valley Area would leave available to a property owner division of property into 35-acre tracts similar to adjoining properties exempt from County subdivision review.

## II. APPLICABLE REGULATIONS

The following is a list of the general provisions applicable to this application.

- Garfield County Comprehensive Plan 2030 as amended
- Section 6-202 PUD Zoning
- Section 6-203 PUD Zoning Amendments
- Section 6-203(B)(1)(a) Process & Section 6-203(C) Review Criteria
- Table 6-201 Common Review Procedures and Required Notice
- Table 6-301 and Section 6-302 Application Submittal Requirements
- Applicable provisions of Article 7 Standards

The review criteria from Section 6-202.C will be discussed below in the Staff Analysis Section.

### **SECTION 6-203**

Following a Preapplication, the Director determined that the proposed modifications significant to the phasing plans of the Spring Valley PUD, as well as alterations to the land uses within the district constituted a Substantial Modification based on the criteria of Section 6-203.

### **PROCESS DETERMINATION AND SUBMITTAL REQUIREMENTS**

The application is considered a new PUD application and required the following submittal requirements. Staff's analysis in this report is not based on the alterations to the existing PUD but treats this as a new proposal. The analysis of the submittal requirements and review criteria is in the **Staff Analysis** section of this staff report.

- C. Review Criteria.**  
 An application for PUD Zoning shall meet the following criteria:
1. Purpose and Applicability. The PUD meets the purpose and applicability of this Code, as provided in section 6-101.A. and B.
  2. Development Standards. The PUD meets the Development Standards as provided in section 6-401.
  3. Standards, Article 7. The PUD meets the standards within Article 7, Division 1, excluding 7-101.
  4. Rezoning Criteria. The PUD meets the Rezoning Review Criteria in section 4-113.C.
  5. Established Zoning Standards. The PUD Plan adequately establishes uses and standards governing the development, density, and intensity of land use by means of dimensional or other standards.

**SUBMITTAL REQUIREMENTS**

- |   |  |
|---|--|
| Section 4-203.B General Application Materials – | Report -   |
| Section 4-203.C Vicinity Map –                  | Section 4-203.J Development Agreement –          |
| Section 4-203.D Site Plan -                     | Section 4-203.L Traffic Study –                  |
| Section 4-203.G Impact Analysis –               | Section 4-203.O Floodplain Analysis –            |
| Section 4-203.H Rezoning Justification          | Section 6-302.A PUD Plan -                       |
|   | Section 6-302.B Amendment Justification Report - |
|   | Additional Submittal Requirements                |

Due to the complexity of the Spring Valley Ranch PUD Amendment, the following submittal items were required as well.

- Section 4-203.K Improvements Agreement –
- Section 4-203.M Water Supply and Distribution Plan -
- Section 4-203.N Wastewater Management –

**III. COMMENTS**

***REFERRAL AGENCIES***

Due to the complexity of this application, extensive referral comments were requested and received. Several referral agencies, such as Colorado Parks and Wildlife, provided multiple letters that are included in the packet. Due to the complexity, importance, and length of the received comments, staff will not summarize them here but recommend they be reviewed individually.

***PUBLIC COMMENTS***

A significant number of public comments have been received and are included in the packet for

the Planning Commission’s consideration.

## IV. STAFF ANALYSIS

### CODE ANALYSIS

The following is staff’s analysis of the application’s submittals and its compliance with the Land Use and Development Code’s standards. It includes a discussion of compliance with the comprehensive plan.

### PUD GUIDE

The application’s PUD Guide breaks the area down into 8 **Planning Areas** with broad descriptions of the anticipated uses. The 8 Planning areas are described in the PUD Guide and summarized below. They are mapped on the PUD Map, a copy of which is provided below.

- Planning Area A -This area is 200 acres in size and includes the existing Ranch House. It is planned for extremely low density and agricultural uses. Portions of this area will have habitat improvements and season closures as part of the wildlife mitigation plan.
- Planning Area B – This 758-acre area will primarily be used for open space, included public recreation trails and related amenities. This area will also have areas with habitat uplift and season closures
- Planning Area C – This area is about 166 acres in size and is intended for the Community Housing District, trails, and amenities. A total of 75 dwelling units are currently planned.
- Planning Area D – This planning area is the geographic and planning heart of the PUD and is intended for a broad range of uses. This includes the golf courses, fire station, significant portion of residential uses, Mixed-Use District, accessory uses, and open space
- Planning Area E – This area is intended for significant residential uses as well as a smaller mixed-use district. Trails and water storage are also envisioned in this planning area.
- Planning Area F – This area is slated for larger lot residential uses and open space. It may also provide ski access to

ITEM	QUANTITY
Total PUD Acres	5908.43 +/-
Minimum Open Space Percent	55%
Minimum Open Space Acres	3249 +/-
Minimum Open Space open to Public Access	450 Acres +/-
Minimum Wildlife Habitat Reserves	1320 Acres +/-
Maximum Number of Dwelling Units <i>(including Community Housing Units)</i>	577
Minimum Number of Deed-Restricted Community Housing Units <i>(at full build out)</i>	75
Gross Density	1 DU per 10.2 Acres

Figure 7 Summary Table from Application’s PUD Guide

proposed ski areas in the neighboring Planning Area G.

- Planning Area G – Approximately 1,323 Acres, this area is planned for a wide range of uses including both residential and mixed-use districts. This area is also planned for skiing and snowmaking.
- Planning Area H- The northwestern 903 acres, this area will have a significant portion of open space with large lot residential districts. Smaller mixed-use districts supporting the community’s amenities are also expected. Portions of this area will have seasonal closures.

The PUD Guide also includes 9 **Zoning Districts** and 2 **Overlay Districts**. The Pasture, Mountain, Ranch, and Estate residential zone districts differ primarily in their geometric requirements. They are all intended for single-family detached dwellings with allowed accessory and open space uses. The Community Housing District is intended to meet the Article 8 Inclusionary Zoning requirements of the LUDC, and it allows for a wider array of housing types, including duplex and multi-unit dwellings (these are also allowed in the Mixed-Use Zone District). The Mixed-Use District would provide for a mixture of commercial and residential uses. It would also provide for a golf club house and similar issues.

The last three zone districts are all related to open space. **Open Space Golf District** is intended to provide space for an 18-hole course, a short course, and related facilities. A wide variety of accessory uses necessary for golf course. **Open Space Recreation** provides area for active and passive recreation, ranging from trails and trailheads to winter recreation uses. **Open Space Limited** is intended for areas being preserved Recreation may include trails for non-

**TABLE 2. Total Lot Coverage by Zone District<sup>A</sup>**

Zone District	Acres in Zone	# of Dwelling Units	Zone Density (ac)	Percent of PUD	Max Lot Coverage Ratio	Total Coverage per Lot (ac)	Estimated Total Lot Coverage by Zone (ac)	Estimated Percent of Zone District to Remain Undisturbed	Estimated Zone District Acreage to Remain Undisturbed	Estimated Total % of Open Space to Remain
Pasture District	200	1	200.00	3.39%	2%	4.00	4.0	90%	180	
Mountain District	800	106	8.50	13.54%	10%	0.85	90.1	75%	600	
Ranch District	895	249	3.60	15.15%	20%	0.72	179.3	50%	448	
Estate District	199	146	1.40	3.37%	35%	0.49	71.5	50%	100	
Community Housing District	14	75	0.41	0.24%	50%	0.21	15.4	75%	11	
Mixed Use District	49	0		0.83%				25%	12	
<i>Sub-Total Residential and MU</i>	<i>2157</i>	<i>577</i>		<i>36.51%</i>			<i>360.3</i>			
Open Space Golf District (OSG)	260			4.40%				33%	86	
Open Space Recreation District (OSR)	2511			42.50%				95%	2385	
Open Space Limited District (OSL)	743			12.58%				95%	706	
<i>Sub-Total Open Space</i>	<i>3514</i>			<i>59.48%</i>						
ROW	237			4.01%				5%	12	
<i>PUD Totals</i>	<i>5908</i>			<i>100.00%</i>					<i>4539</i>	<i>77%</i>

<sup>A</sup> Note: The Acres in the Zone Districts displayed in the above table are estimated. Per Section 4 of the Spring Valley Ranch PUD Guide, Zone Districts shall be assigned at the time of Preliminary Plan and Final Plat applications to Garfield County.

Figure 8 From the Impact Analysis of the Application

mechanized uses. Maintenance in these areas would be allowed.

The overlay districts are designed to provide additional regulatory provisions on top of the eventual zoning districts. The **Wildlife Habitat Reserves** will include a minimum of 1,320 acres through Planning Areas A, B, G, and H. These areas will be subject to seasonal closures to mitigate impacts on wildlife, especially elk populations. The **Public Access Areas** overlay will include a minimum of 450 acres for public trails and trailheads, including parking areas. Seasonal closures may apply to this overlay area also.

The PUD’s guide also includes a use table as well as development standards. Several uses, such as the Industrial uses should require some level of additional standards or review, since the temporary use may extend up to 5 years according to the Guide.

Zone District Dimensional Standards							
Zone District	Approx. Lot Size Range	Setbacks (feet)			Max. Lot Coverage Ratio	Max. Floor Area Ratio	Max. Building Height (feet)
		Front	Rear	Side			
Pasture (P)	≥200 ac	50	50	10	2%	2%	35
Mountain (M)	≥5 ac	50	50	50	10%	15%	35
Ranch (R)	2-5 ac	30	30	30	20%	30%	35
Estate (E)	0.25-2 ac	25	25	<del>25</del> 10	35%	50%	35
<b>Community Housing (CH)</b>							
Single Family DUs:	0.15-0.25 ac	20	10	10	50%	75%	25
2-Unit & Attached DUs:	0.15-0.25 ac	20	10	10	50%	75%	25
Multi-Unit DUs:	≥0.25 ac	20	20	20	50%	75%	35
Permitted Non-DU uses:	varies	20	20	20	20%	30%	35
Mixed Use (MU)	1-25 ac	10	10	10	35%	50%	40
Open Space Golf (OSG)	varies	20	20	20	N/A	N/A	25
Open Space Recreation (OSR)	varies	20	20	20	N/A	N/A	25
Open Space Limited (OSL)	varies	75	75	75	N/A	N/A	N/A

Figure 9 Zone District Dimensions, from PUD Guide



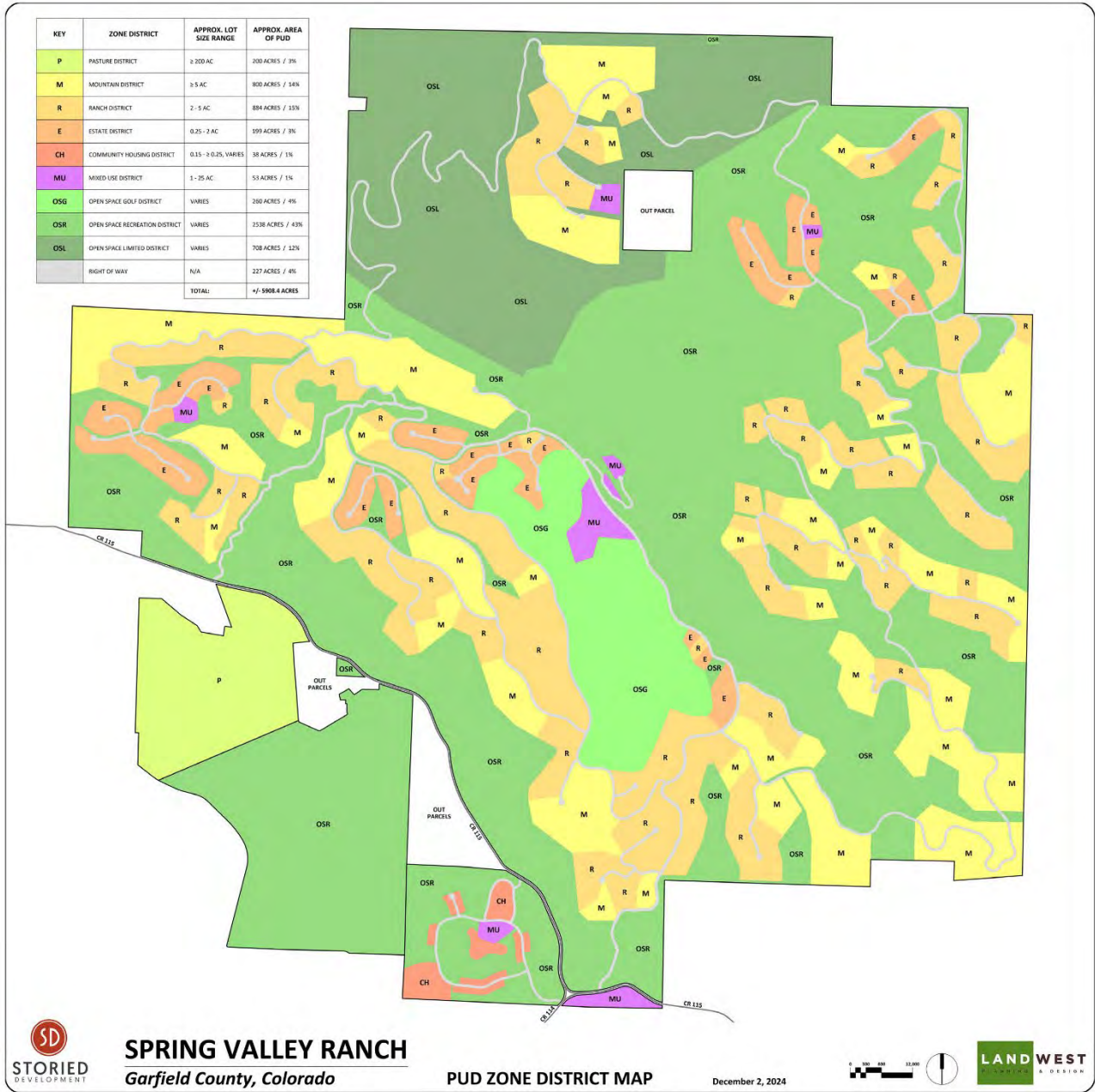


Figure 11 PUD Zone District Map, from application

## PHASING PLANS AND DEVELOPMENT AGREEMENT

The Development agreement includes a number of key provisions ranging from vested rights to phasing. Review in conjunction with the Assistant County Attorney, Kelly Cave will be required to address any purely legal topics in the Development Agreement. Key elements of the submittals are noted as follows:

- Initial submittals included a Dwelling Unit Phasing Plan and Off-Site Improvements Phasing Plan.
- Staff review of the initial submittals noted a number of key concerns including:
- The lack of details and specificity in the plans.
- Maximum flexibility was retained for the developer with phases developed in any order and the ability to divide them into subphases.
- The lack of zoning designations further complicated phasing.
- Provisions were included that specified that there would be no requirement to develop the approved dwelling units listed in the phases/order shown, with no deadline to either commence or complete construction of phases.
- The proposals were deemed to not meet the intent of the LUDC, PUD Sections including Section 6-302 that requires the PUD Plans to include “Phasing and timing for the proposed development including the start and completion”.
- The Applicant has prepared and submitted an extensive revision to the Phasing Plans included as Exhibit 2 of the Development Agreement. The revisions include specific timing for the start and completion of each Development Phase and for 5 Phases of Off-Site Improvements (road improvements).
- Other elements of the proposed Agreement have remained largely unchanged.

The following staff analysis addresses the revised Phasing Plan and proposed Development Agreement:

- The size, scale and duration of the project raises numerous practical concerns associated with phasing in addition to being part of the basis for the Applicant’s request for an extended vested right period of 25 years.
- Ongoing concerns regarding potential impacts of the development including traffic/roads, aquifer/water, wildlife sustainability, wildfire trends and increasing risks warrant a more conservative approach to long term phasing.
- A phasing plan and anticipated development schedule extending over more than 25 years needs to be able to address changing conditions and changing impacts from the development.



- Many of the provisions in the Development Agreement are designed to manage the risks to the Developer associated with such a large-scale development. These are not always in the best interest of managing risk accruing to the public and/or neighboring property owners.
- Staff is working on a concept for a restricted development phasing plan to limit initial phases for roughly the first 10 years. As envisioned by Staff, a formal PUD Amendment subject to County Approvals would be required for any additional phases and dwelling units.
- The PUD Amendment would require completion of updated studies on the actual impacts of the development and in particular results from a Comprehensive Ground

Water

**EXHIBIT 2B**  
**NEW PHASING PLAN**  
Page 2 of 2

OFF-SITE IMPROVEMENT PHASING			
Phases	Improvement Description	Timing of Improvement	Start and Completion Date of Construction of Each Phase ***:
Phase A	Improvements to the intersection of State Highway 82 and County Road 114, including any transit, park and ride, and/or Rio Grande Trail improvements. *	Improvements shall be included as a component of the First Final Plat application and associated Subdivision Improvements Agreement, and shall be completed by 12.31.2032.	Start: by 12.31.2028
	Improvements to the intersection of State Highway 82 and County Road 115. *		Completion: by 12.31.2032
Phase B	County Road 114 Improvements: From the intersection of State Highway 82 to the intersection with County Road 110 (approx. 1.5 miles). **	Improvements shall be included as a component of the Second Final Plat application and associated Subdivision Improvements Agreement, and shall be completed by 12.31.2035.	Start: by 12.31.2032 Completion: by 12.31.2035
Phase C	County Road 114 Improvements: From the intersection of County Road 110 to the eastern access of Colorado Mountain College (approx. 1.4 miles). **	Improvements shall be included as a component of the Third Final Plat application and associated Subdivision Improvements Agreement, and shall be completed by 12.31.2038.	Start: by 12.31.2035 Completion: by 12.31.2038
Phase D	County Road 114 Improvements: From the eastern access of Colorado Mountain College to the main Spring Valley Ranch access at the intersection of County Road 115 and Highgrange Pass (approx. 1.6 miles). **	Improvements shall be included as a component of the Fourth Final Plat application and associated Subdivision Improvements Agreement, and shall be completed by 12.31.2041.	Start: by 12.31.2038 Completion: by 12.31.2041
Phase E	County Road 115 Improvements: From the intersection of County Roads 114 and 115 to the Landis Creek access road for Spring Valley Ranch (approx. 2.1 miles). **	Improvements shall be included as a component of the Fifth Final Plat application and associated Subdivision Improvements Agreement, and shall be completed by 12.31.2044.	Start: by 12.31.2041 Completion: by 12.31.2044
* Improvements shall be based upon requirements of CDOT Access Permit. Transit, park and ride, and/or Rio Grande Trail improvements at the intersection of SH 82 and CR 114 shall be determined in collaboration between RFTA and the Developer and agreed upon in writing prior to approval of Preliminary Plan.			
** Improvements shall be based upon the Design Standards for an Off-Site County Road per Section 7.2 (Roadway Classification & Design Standards) of the Spring Valley Ranch PUD Guide.			
*** The start and completion dates for construction of each Phase are stated as outside dates; any given Phase may be started and/or completed prior to the dates given. The start date and the completion date for construction of each Phase may be amended pursuant to the amendment provisions to the PUD Guide. In addition, if Developer is delayed in starting or completing a Phase by the dates provided above for any force majeure reason beyond the reasonable control of Developer such as, without limitation, a natural disaster, pandemic, act or threat of terrorism or sabotage, armed conflict, insurrection, labor or materials shortage, or delays in processing or granting any required permits or approvals by any governmental entity not the fault of Developer, then the applicable deadline date shall be automatically extended by a period of time equal to the delay experienced by Developer.			

Figure 12 Phasing Plan Table, from Application

Monitoring Plan, additional traffic counts/operational assessments, and ongoing wildlife/elk population monitoring. The Amended PUD Plan review could provide a process whereby the County could require updated mitigation and as appropriate restrict/limit future development based on the updated studies and data on impacts of the development.

- Staff anticipates extensive revisions to the Development Agreement including a number of vested rights provisions and PUD Plan elements would be necessary to implement the above type of phasing and Amended PUD requirements.
- The Off-Site Improvements Phasing Plan is a very significant improvement and provides needed details and specificity. The plan could continue to function with the restricted phasing plan as early phases align well with Phases A, B, and C of the Off-Site Improvements Plan.
- The submittals including the PUD Guide include details on how the Off-Site Improvement Phasing will be implemented including CDOT Permits defining improvements at the Hwy. 82 and County Road 114 intersection and Section 7.2 of the PUD Guide providing Standards for Off-Site County Road improvements.
- Interim County Road and Bridge Director, Dale Stephens has provided input on improvement to CR 114 and 115 that should be considered for inclusion during the first phase of development/construction (email Dated 1/13/25). The recommendations regarding CR 115 would require additional review/assessment.
- The Off-Site Improvements Plan, through the inclusion of additional footnotes, needs to address the potential for other improvements to the County Road, that may be identified at the time of Preliminary Plan/Plat review including the potential for widening, additional shoulders, turn lanes, guard rails, drainage improvements, acquisition of right-of-way and mitigation for construction traffic impacts over the life of the project. .
- The Development Agreement should include provisions associated with the updating and operational provisions of the of Landis Creek Metro District

## **ARTICLE 7 STANDARDS**

### ***Section 7-101 Zone District Use Regulations –***

The proposed PUD guide and map will serve as the zone districts on the subject parcels.

### ***Section 7-102 Compliance with Comprehensive Plan and IGA's –***

Conformance with the Garfield County Comprehensive Plan is one of the most significant Review Criteria for PUD Applications. The Applicant's submittals in the Narrative Section provide detailed responses to a number of Comprehensive Plan provisions, policies and

strategies. For a development project of the size and scale of Spring Valley Ranch there are a wide range of Comprehensive Plan provisions that may conflict with and/or support the development proposal. The staff analysis below does not attempt to restate the Applicant's positions but rather provide some of the most significant and relevant key provisions of the plan for the Commission's consideration.

### Future Land Use

#### *Sub-Section 1, Growth in 3 Mile Areas of Influence, Policies 1 and 2:*

Encouraging coordination of planning with adjacent municipalities and mitigation for impacts on those communities is key component of this section.

#### *Sub-Section 2, Growth in Unincorporated Communities:*

This Section notes the existence of several such communities and provides policies and strategies for expansion of said communities or new communities. However, the plan includes the statement that "New unincorporated communities in Garfield County are discouraged" While the proposal outlines general consistency with the Policy 1, Strategies several potential concerns are noted below:

*Strategy ii: The status of the Landis Creek Special District proposed to serve the development.*

*Strategy iii: Reliance on private security to serve the development.*

*Strategy vii: The lack of any realistic connection to RFTA Transit Services.*

#### *Sub-Sections 3 and 4 Growth in Designated Centers and Growth of New Major Residential Subdivisions:*

The proposed development while being previously zoned PUD is not designated center such as a Village Center, or Employment Center. This section notes the potential for a new or expanded centers that may be considered as Comprehensive Plan Amendments. New Major Subdivisions are noted to provide their own internal services and maintenance and to be more self-sufficient. The section provides Strategies for said subdivisions.

#### *Sub-Section 5 Change in Residential Development Densities:*

A number of clarifications to the density recommendations for future land use designations are provided in this section including the following statement:

"For densities that encompass a range, the Maximum density can be achieved through a combined process of land conservation and clustering (Refer to Figure 4) in coordination with the conservation framework lands and or other significant public benefits."

The proposed development is essentially at the maximum density (10.2 acres/dwelling unit) within the Residential Low Designation that has a 10 acres/dwelling unit standard.

While portions of the proposed PUD Plan demonstrate clustering concepts and a significant upgrade from other development options (i.e. 35 acre exempt subdivisions – not subject to County Review) the need for additional clustering is outlined in the PUD Plan section of the Staff Analysis.

### *Section 1, Urban Growth Areas and Intergovernmental Coordination*

*Policy 6: The County will continue to look for creative ways to address regional issues and support projects within or adjacent to municipalities that transcend political boundaries and those projects that provide services for all county residents including those in unincorporated areas.*

### **Comprehensive Plan Section 2, Housing**

*Policy 1: Ensure that current land use planning objectives promote affordable housing.*

*Policy 2: Encourage affordable workforce housing to be located near regional centers.*

*Policy 2 Strategy i. Incentivize the development of workforce housing in areas that are adjacent to or in close proximity to:*

- *Incorporate Garfield County*
- *Employment centers*
- *Bus stops*
- *Key amenities such as grocery stores, schools, recreation facilities*
- *Central water/wastewater*

*Policy 4: Encourage local governments to accommodate the majority of their workforce housing needs and to contribute to improving regional jobs-to-workforce attainable housing imbalances.*

### **Section 3, Transportation**

*Policy 1: Ensure that county roads are constructed and maintained on a safe, and fiscally sustainable basis.*

*Policy 3 Strategy ii: Develop area plans or an overlay for development in the Highway 82 corridor. Any options should address Access Permit requirements and improvements.*

*Policy 3 Strategy iii: Explore mechanism for the county to address increased traffic from new development.*

*Policy 3 Strategy iv: Work with CDOT to help address traffic congestion on SH-82*

*Policy 3 Strategy v: Work with CDOT to help prioritize intersection updates within the county.*

#### Section 4 Economics, Employment, Tourism

*Policy 2: The county recognizes that the tourism industry is an important part of the regional economy and the county recognizes that the tourism industry is enhanced by: (1) open space and scenic vistas; (2) public trails and other recreational opportunities; (3) public access to public lands; (4) a healthy environment and habitats for hunting and fishing; (5) green belts and open area between communities; (6) clean air and water; and (7) local food and local produce.*

*Policy 2 Strategy ij: Evaluate the potential impact of proposed new or expanded economic development opportunities upon the overall quality of the existing community.*

#### Section 5 Recreation, Open Space and Trails

*Policy 1: Where appropriate, new residential development should provide recreation opportunities for residents that are appropriate to the density and type of development or that contributes land and/or funding to county-wide trail and recreation system. Large developments should provide recreational/transportation facilities internal to the development and connections to external recreational/transportation facilities as appropriate.*

*Policy 1 Strategy ii: Open space and recreation areas approved in subdivisions and PUD's must include provisions for maintenance in perpetuity.*

#### Section 6 Agriculture

*Policy 1: Ensure that current land use planning objectives protect, support, and strengthen both new and existing agricultural uses.*

#### Section 7 Water and Sewer

*Vision: "...Environmentally sound services include consideration of sustainability, impacts on habitats and riparian ecosystems, and long term resilience to weather variability and drought"*

*Policy 2: Development proposals in rural areas without existing central water and/or sewer systems are required to show that legal, adequate, dependable and environmentally sound water and waste water disposal facilities can be provided.*

*Policy 3: Require new development to mitigate impacts on existing water/sewer systems.*

*Policy 5: Encourage planning for water conservation and drought conditions.*

*Policy 6: Encourage a holistic approach to address protection of the county's water resources and impacts from new development.*

*Policy 6 Strategy iv: Through the development review process require irrigation water Management Plan for major developments as appropriate, to continue to ensure the sustainability*

*of agricultural resources.*

*Policy 6 Strategy v: Support Integrated Water Management Plans including strategies to reduce water use, increase water recycling and efficiency, and promote alternative water sources. Work to expand the area of the county covered by watershed master plans and Integrated Water Management Plans and work to implement strategies recommended by said plans.*

### **Section 8 Natural Resources, Habitat and Wildlife**

*Vision: “Ensure that natural, scenic, ecological, and critical wildlife habitat resources are protected and/or impacts mitigated....Direct incompatible development away from ecologically sensitive areas.....”*

*Policy 1 Strategy ii: Encourage higher intensity development aware from critical wildlife habitat areas and migration corridors as identified Colorado Parks and Wildlife’s High Priority Habitat mapping layers, ....*

*Policy 2: Avoid disturbance to wildlife habitat; where disturbance cannot be avoided, require development to fully address and mitigate potential negative impacts.*

### **Section 10 Renewable Energy**

*Policy 3: Ensure that renewable energy activities mitigate effects on the natural environment, including air quality, water quality, wildlife habitat and visual quality.*

A general summary of Staff’s Analysis is that concerns regarding general conformance with the Comprehensive Plan remain in order to support an overall finding of conformance in particular in the following areas:

- Specific language discouraging new unincorporated communities.
- Maximum Density per the Future Land Use Designation
- Need for additional clustering of development.
- Location of Affordable Housing.
- Wildlife Habitat Impacts.
- Transit and Traffic Impacts on Highway 82
- Holistic approach to Water Resources including Integrated Water Management Plans, Conservation efforts and mitigation of Impacts on Existing Water Systems.

### **Section 7-103 Compatibility –**

The proposal is in an area predominantly consisting of unplatted parcels greater than 35 acres. The map below shows parcel lines near the proposed PUD with neighboring, subdivisions

overlaying the parcel lines. Both the Homestead Estates and High Aspen Ranch Subdivisions were exempt from subdivision review because they consist of parcels larger than 35 acres. Elk Springs is by far the largest, reviewed subdivision in the area. Several smaller subdivisions, such as the Overview and Christeleit Subdivisions, exist with lots ranging from 2-10 acres, however they number less than 20 total lots. Other parcels less than 35 acres in size do exist in the area. The areas outside of PUDs are zoned either Rural or Public Lands. The Elk Springs PUD is the only other major residential subdivision/PUD developed in this area. Broadly speaking, it has minimum lot sizes for single family homes ranging from 7,500 sq feet (multifamily designation) to 35 acres (Rural Residential). It also has some limited, higher density multifamily uses allowed, such as townhomes.

The area is primarily low density development. The Colorado Mountain College Campus has some institutional uses, and there are multifamily residential uses associated with that area.

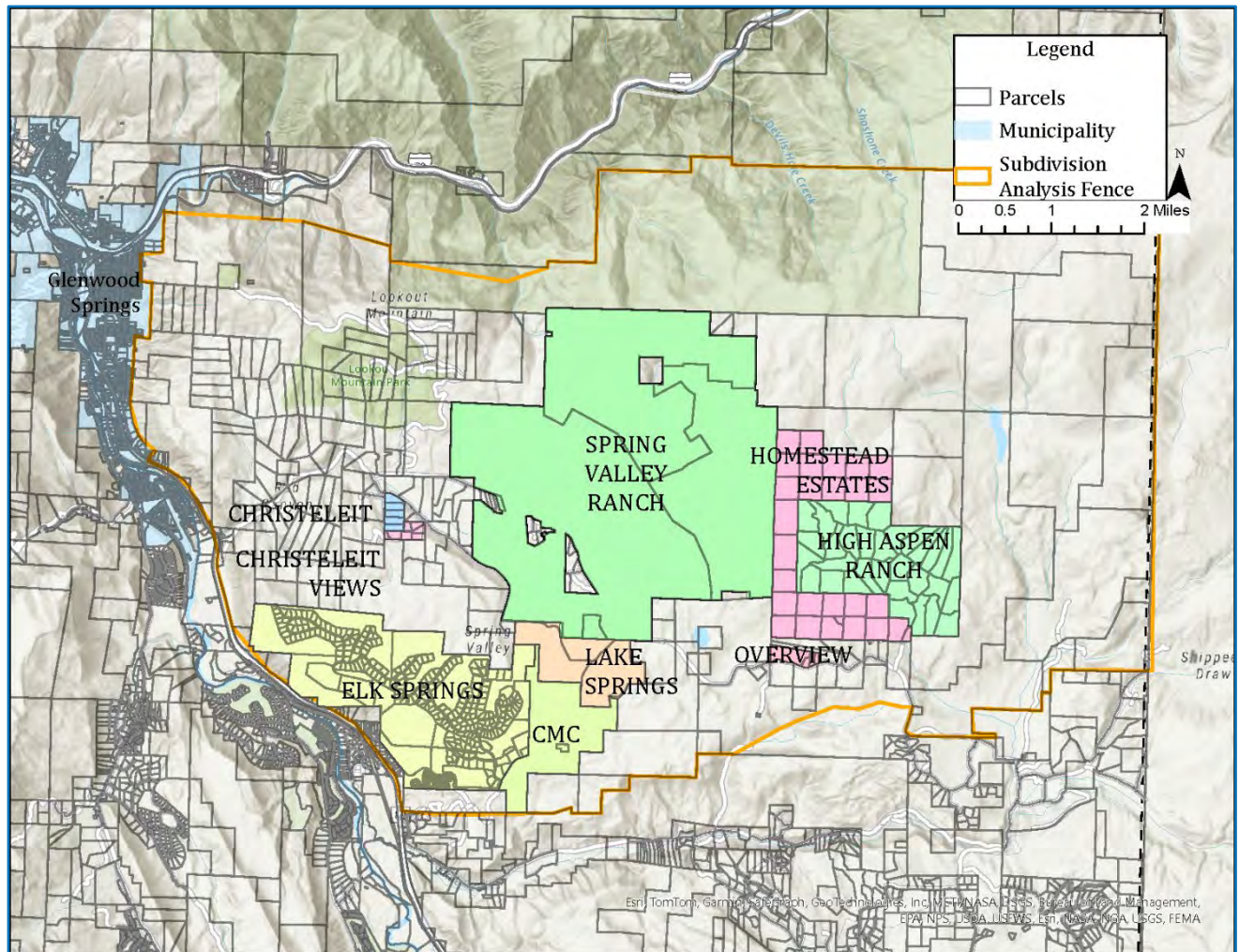


Figure 13 Subdivisions near Proposed Development.

The proposed SVR PUD proposes a range of small lot size residential uses intermixed with some commercial uses, extensive recreation uses, and open space. The recreation uses include golf courses, trails, and ski lifts, which will be largely new uses in this area. The predominate uses in the immediate periphery of the PUD are single family homes or open space. While the most intense uses are internal to the PUD area, peripheral areas will introduce denser residential and some commercial uses into the area.

### **Section 7-104 Source of Water –**

The following review addresses both this section and 7-105 as it pertains to water.

The Application includes extensive analyses of water supply and adequacy for the development including legal and physical water supplies. Water supply for the development is proposed to be provided through the Landis Creek Metro District which will operate and manage the central water system. The system will use a series of wells as well as storage tanks.

The following summary outlines the studies, review, and referral comments that were considered as part of the Staff Review.

- The County has utilized an outside Consulting Engineer for an independent assessment

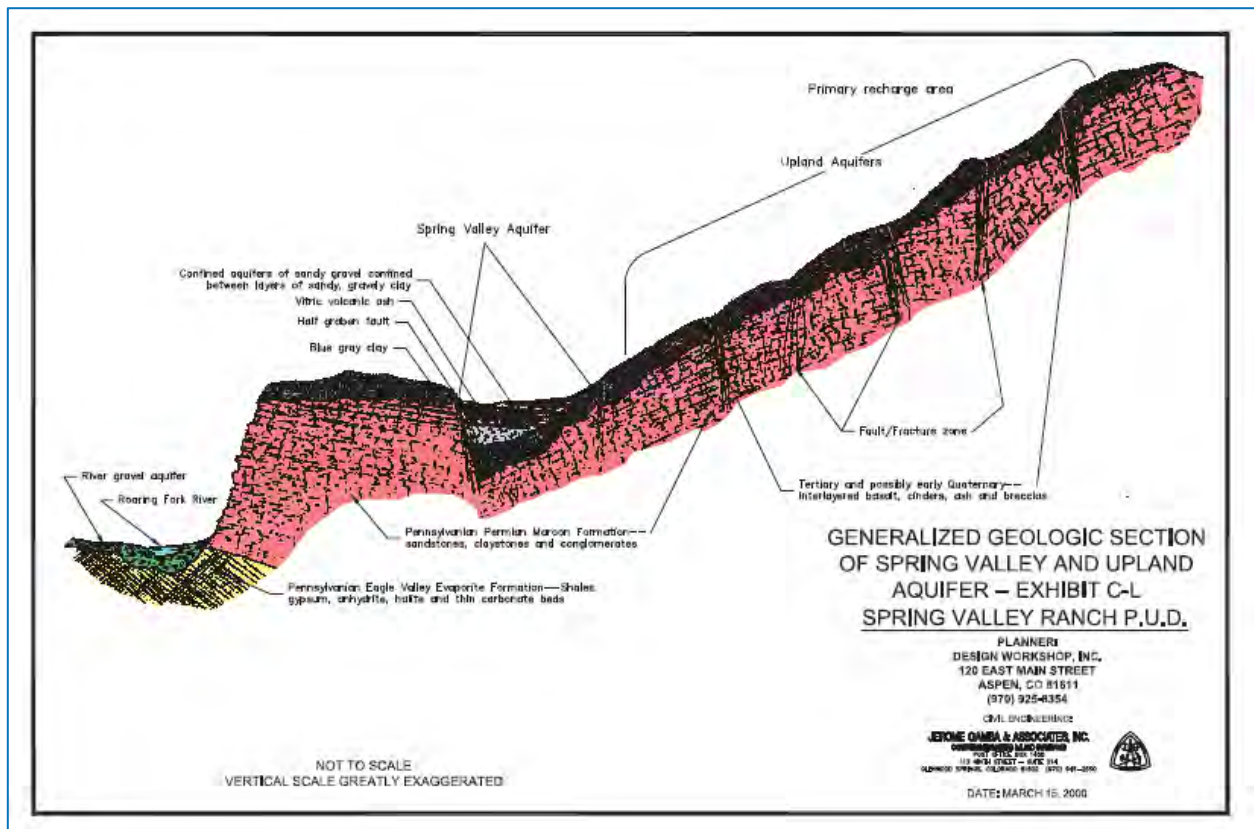


Figure 14 Cross Section showing Spring Valley Aquifer and related Geology, from Application



of water issues, Matrix Engineering.

- The original submissions included narrative descriptions of the water supply plan and a Water Supply and Distribution Plan
- The applicant has provided an initial and supplemental study of aquifer sustainability prepared by their Engineer, Colorado River Engineering.
- The Division of Water Resources has provided comments and assessment of legal water issues including well permitting and augmentation plans.
- The Applicant has prepared responses to the initial referral comments addressing specific issues and concerns.

Key issues related to the proposed water supply are noted below:

- While technical calculations have been provided and supplemental analysis of the aquifer have been submitted, concerns remain regarding its long-term sustainability and the potential to mine the aquifer for water, in particular during high demand periods. These concerns are reflected in the County's Consulting Engineers comments.
- Difficulty in understanding the underlying geology of the aquifer has been noted. Additional study by a Geohydrologist or similar profession has been recommended to better understand the movement of water and aquifer leakage to the Roaring Fork River.
- Assumptions for peak water demand and pumping rates for wells need to be better detailed. 24/7 and 365 day pumping assumptions have been called into question by the County's consulting engineers. Further documentation of well production, draw down and recovery need to be further assessed with the potential need to for additional longer term pump testing. Draw down between 20 and 340 ft. was reported in the well pump test and may not be sustainable in the long term at the proposed pumping rates.
- Irrigation demands and in particular the scale of golf course demand for irrigation water in the range of 750,000 gallons to 1,000,000 gallons a day is of concern.
- Adequacy of water storage was noted, including the realistic need for additional storage for such a large remote development to address potential for a fire, major leak or mechanism failure. The Applicant responded to this by proposing additional storage.
- An emergency response plan needs to be developed for the potable water supply and can be addressed as part of a Preliminary Plan/Plat application once additional technical infrastructure details have been engineered.

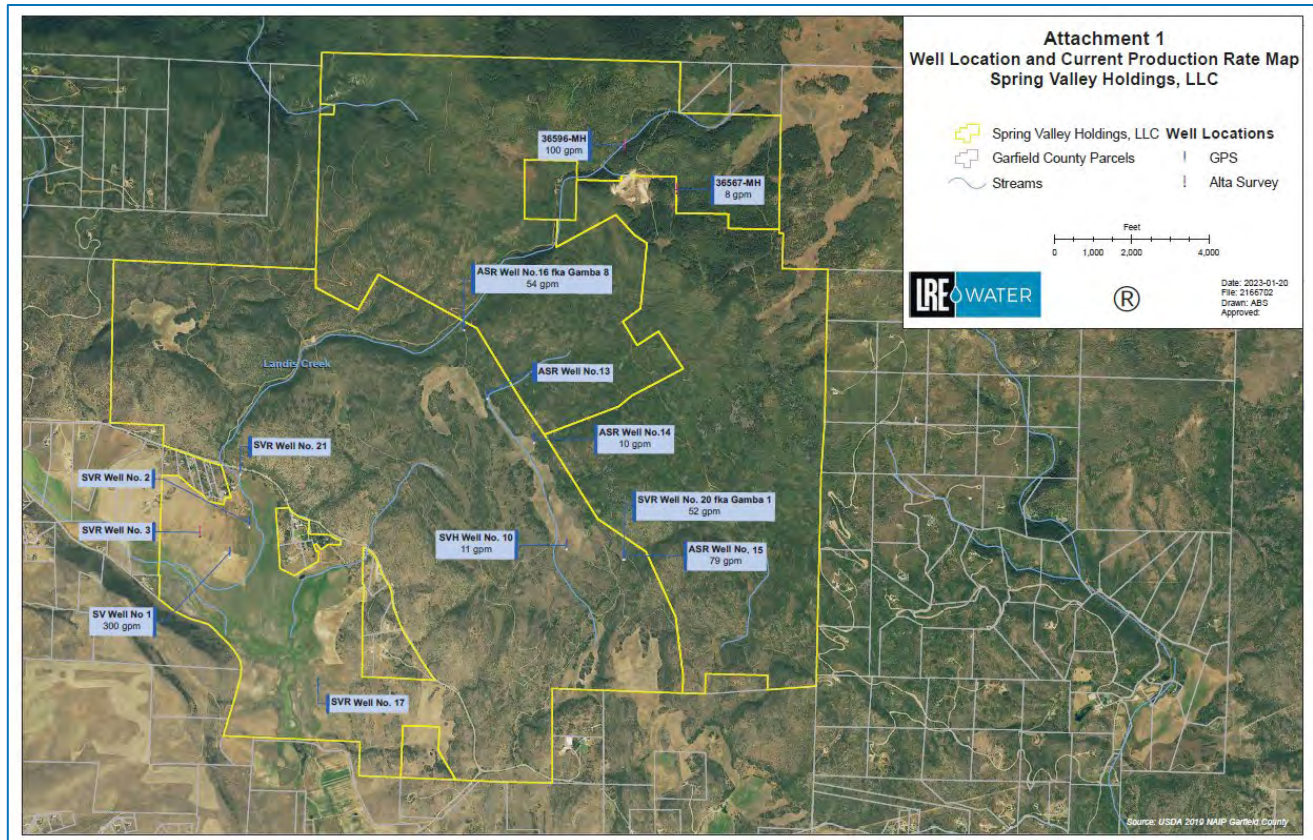


Figure 15 Well Production Rate Map, from Application

- Additional details on the Landis Creek Metropolitan Districts operation of the Water System would be required at the time of Preliminary Plan/Plat Applications.
- Documentation that all wells have been properly permitted by the Division of Water Resources and that augmentation plans are or will be updated to address all proposed water uses including snowmaking as noted in the Divisions Referral Comments.

The scale of the development and significance of the PUD in terms of density and proposed uses warrants additional study, prior to action on the Substantial PUD Modification Application or through the provision extensive conditions of approval. This includes requiring a Comprehensive Ground Water Monitoring Program that tracks SVR wells and other wells utilizing the Spring Valley Aquifer. This additional analysis is necessary to confirm compliance with LUDC Section 7-104 “All applications for Land Use Change Permits shall have an adequate, reliable, physical, long-term and legal water supply to serve the use ....” And Section 7-105 (A). Water Distribution Systems. “The land use shall be served by a water distribution system that is adequate to serve the proposed use and density. Draft conditions relating to the Water Supply are provided in the recommendation section of the Staff Report.

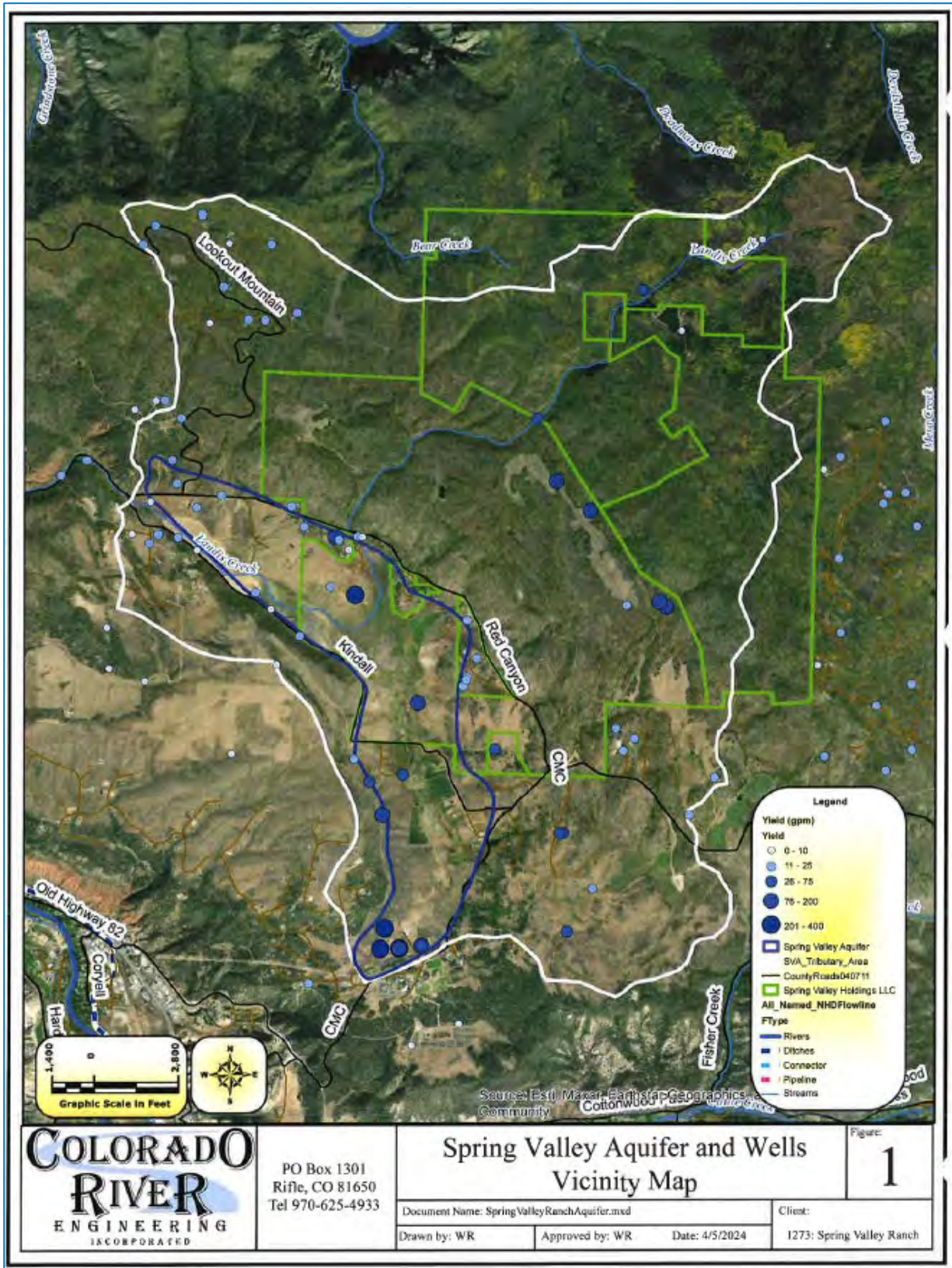


Figure 16 Well Locations, both inside and outside of the proposed development, from application.

**Section 7 -105 Adequate Central Water Distribution and Wastewater Systems**

Water Supply addressed under Section 7-104.

The Spring Valley Sanitation District will provide wastewater services. The development was part of a Pre-Inclusion and Wastewater Treatment Plant Development Agreement (PDA). A will serve letter from the district indicated adequate service is available. Some conditions found in the letter and PDA must be meet/maintained. Further engineering for wastewater would be required at preliminary plan.

**Section 7-106 Public Utilities**

Will serve letters from Holy Cross Energy, Black Hills Energy, and Century Link/Lumen

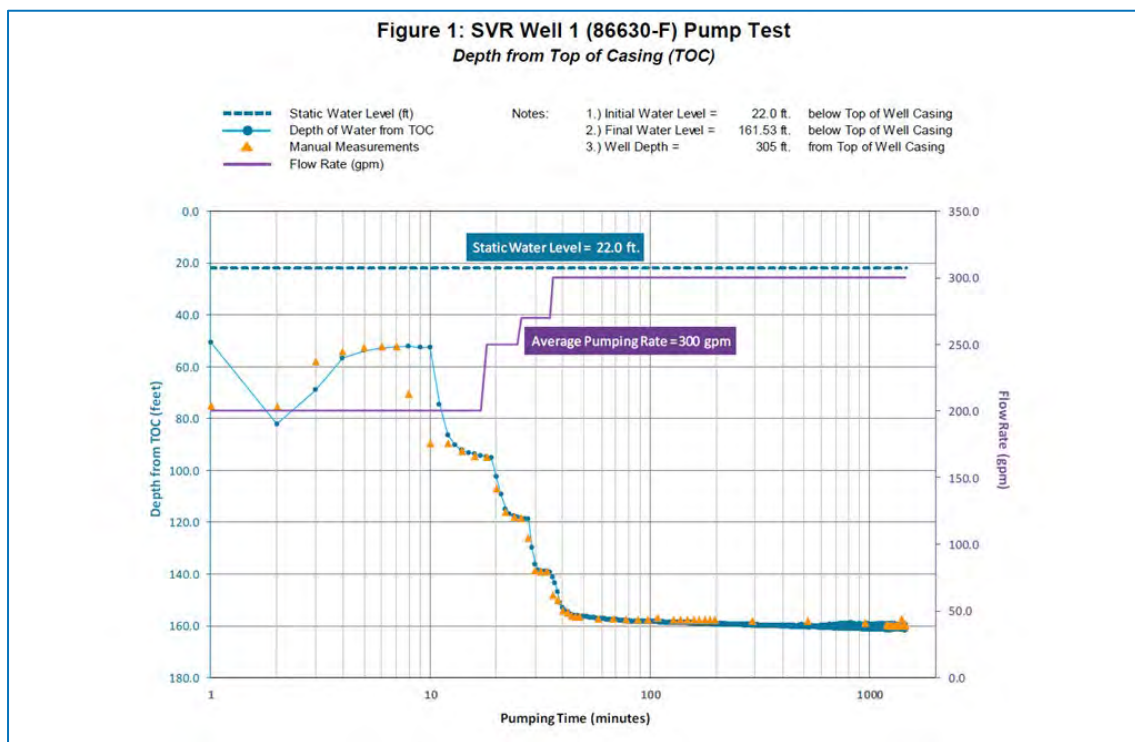


Figure 17 Chart from Application showing Well Drawn Down during Pump Test

indicated adequate service was available for electricity, gas, and telecommunications. Further details of these services would have to be addressed as part of preliminary plans, including detailed engineer.

**Section 7-107 Access and Roadways**

There are two points of access to the proposal, Future West Access off of Cr 115 (Red Canyon Road) and the Future East Access off of CR 114 (CMC Road, also referred to as Spring Valley Road). The East Access will serve both the main development and the worker housing in Planning Area C.

The Spring Valley Ranch PUD has a history of commitments to off-site traffic improvements based on existing conditions/capacity of County Roads, significant traffic volume increases associated with the development, and CDOT triggers for access permitting and upgrades at the County Road 114 and Highway 82 intersection. The Applicant’s traffic study addressed 7 intersections that will be impacted by the development. Staff analysis of traffic impacts included the following:

- Initial Traffic Studies contained in the submittals completed by McDowell Traffic Engineers.
- Supplemental Traffic assessment/update provided by the Applicant completed by Fox

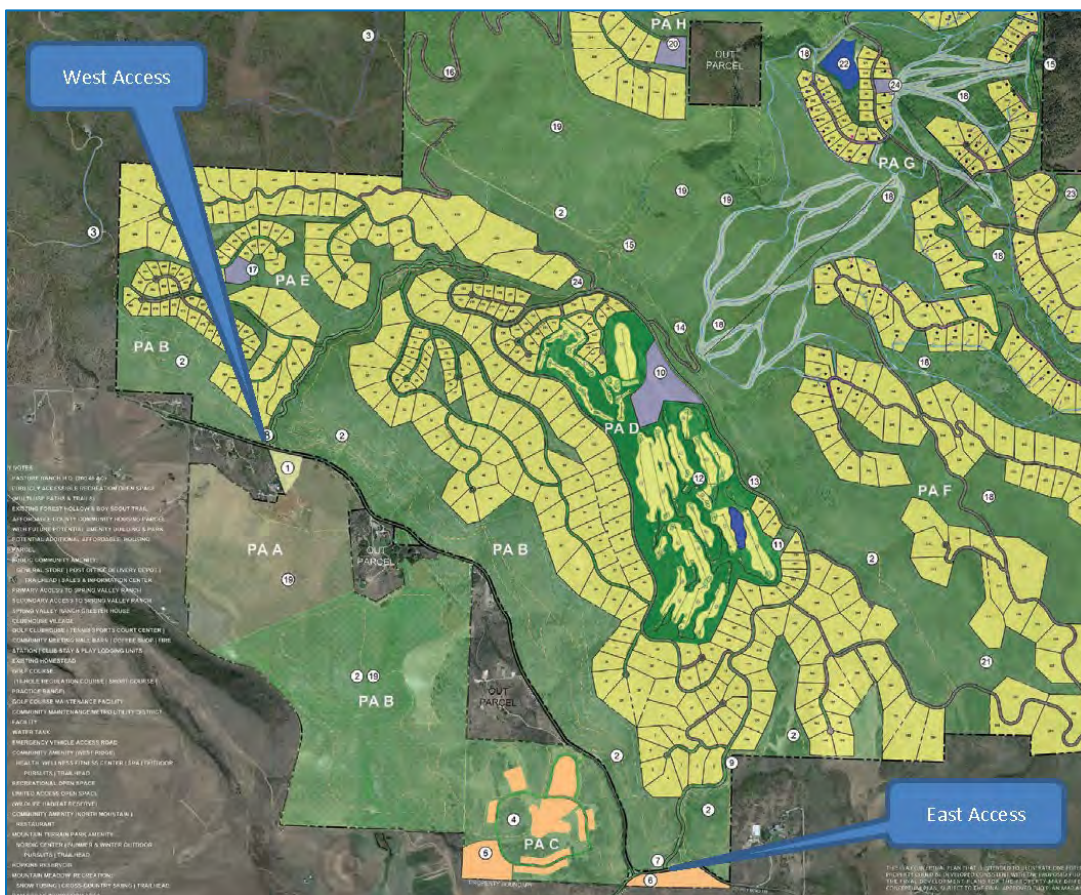


Figure 18 Excerpt from Figure 2 from the Application's Traffic Impact Study

Tuttle Traffic Engineers (dated 12/2/2024).

- Narrative responses to referral comments provided by the Applicant.
- The County utilized our consulting engineers, Dan Cokely, with SGM and Chris Hale with Mountain Cross Engineering.
- Referral comments and subsequent in person meetings with Brian Killian, CDOT
- Referral comments and subsequent in person meetings with Dale Stephens, Interim Garfield County Road and Bridge Director.

**3.4 Background Traffic Level of Service**

Using *Highway Capacity Manual 6<sup>th</sup> Edition 2016<sup>3</sup> (HCM)* methodology, Synchro Version 10 software was used to determine the delay and Level of Service (LOS.) HCM LOS is defined by the following criteria:

*Table 1: Year HCM Level of Service Criteria*

LOS	Expected Delay to Minor Street Traffic	Average Signal Delay (Seconds/Vehicle)	Average Stop-Controlled Delay (Seconds/Vehicle)
A	Little or no delay.	0-10	0-10
B	Short traffic delays.	>10-20	>10-15
C	Average traffic delays.	>20-35	>15-25
D	Long traffic delays.	>35-55	>25-35
E	Very long traffic delays.	>55-80	>35-50
F	When volume exceeds the capacity of the lane extreme delays will be encountered with queuing that may cause severe congestion affecting other traffic movements in the intersection. This condition usually warrants improving the intersection.	>80	>50

Figure 19 Excerpt from Application's Traffic Study

Staff Analysis on key issues is outlined below:


- An update to the initial Traffic Study included both scenarios of allocating traffic to County Road 115 and modelling traffic if County Road 115 is not used. There was no significant difference identified for traffic/roadway performance and impacts.
- The challenging conditions, limited widths, and steep drop offs associated with the Red Canyon Section of County Road 115, warrant changes in operation to avoid adding unsustainable levels of traffic to the roadway and impacting public safety. Road and

Bridge has suggested considering making the canyon section of the road one-way downhill along with other safety improvements.

- The Applicant’s initial Traffic Study documents significant impact on County Road 114 and related intersections including stacking issues at Hwy 82, generation of an overall 5,703 daily trips at buildout with 4,633 trips generated by the residential uses which will more than triple the current traffic on County Road 114 at the Hwy 82/CMC intersection. These impacts raise questions about the sustainability of the roadway system and impacts on citizen quality of life and safety.

The supplemental Fox Tuttle Study introduced a wide range of reduced traffic generation parameters (i.e. reduced luxury home occupancy, internal trip capture, private facility uses for golf course, ski area, and restaurant) and generated a reduced daily trip estimate of 3,317 a reduction of 2,386 trips from the original study. The report provides revised recommendations from the initial study eliminating the second southbound left-turn lane on Hwy 82 at the County Road 114 and Hwy 82 intersection. Concerns with the supplemental study are noted below:

- The study reassigned 5% of the traffic to County Road 115 (Red Canyon Rd.)
- Only analyzed 5 of the 7 intersections included in the original study.
- Described Red Canyon Rd. as a two-lane paved roadway.
- Figure 5 Diagram for County Road 114 and Hwy 82 still included two southbound left turn lanes.



**Table 4 - Spring Valley Ranch Residential Trip Generation**

ITE Code	Units <sup>2</sup>	Eq. Coef	ITE Trip Generation Equation <sup>3</sup>				Average Weekday	Morning Peak Hour		Evening Peak Hour		Saturday Peak Hour							
			Avg. Weekday	AM Peak Hour	PM Peak Hour	Sat. Peak Hour	Trips (VPD)	% Trips	Trips	% Trips	Trips	% Trips	Trips	% Trips					
<b>A. Proposed Land Use - Employee Housing</b>																			
#210 - Single Family Detached Housing	30 DU	Type a= b=	B 0.92 a= 2.68 b=	A 0.71 7.23	B 0.93 0.36	A 0.86 9.72	333	26%	8	74%	21	54%	22	36%	12	54%	19	46%	16
#220 - Multifamily Low-Rise	45 DU	Type a= b=	A 6.41 a= 75.31 b=	A 0.35 28.13	A 0.42 34.78	Rate 0.41	364	24%	11	76%	33	62%	33	38%	20	54%	10	46%	9
Internal Trip Reduction	-23%						-160		-4		-12		-13		-7		-7		-6
<b>B. Proposed Land Use - Residential Housing</b>																			
#210 - Single Family Detached Housing	502 DU	Type a= b=	B 0.92 a= 2.68 b=	A 0.71 7.23	B 0.93 0.36	A 0.86 9.72	4,452	26%	95	74%	269	64%	298	36%	168	49%	216	51%	225
Internal Trip Reduction			-2%	-2%	8%	-8%	-356		-2		-5		-24		-13		-17		-18
<b>Subtotal - Proposed New Trips - (A, B)</b>							<b>4,633</b>		<b>108</b>		<b>306</b>		<b>316</b>		<b>180</b>		<b>221</b>		<b>226</b>

**Notes:**  
<sup>1</sup> Values obtained from *Trip Generation, 11th Edition*, Institute of Transportation Engineers, September 2021.  
<sup>2</sup> DU = Dwelling Units, kSF = 1,000 Square Feet  
<sup>3</sup> Fitted curve equations from ITE Land Uses - Equation Type A is  $T = a * X + b$ , Equation Type B is  $\ln(T) = a * \ln(X) + b$ , Rate is  $T = a * X$

Figure 20 Excerpt from Application's Traffic Study

**SH 82 & CR 114/Spring Valley Road (Intersection #4):** This signalized intersection will see LOS F on many movements in both Year 2023 Background and Total traffic conditions, with these movements continuing to degrade into Year 2045 Background and Total traffic conditions. The current signal timing of 170 second cycle length does not adequately flush many of the movements, and during peak traffic periods, the intersection will see LOS failures on all legs. An increase of the signal timing by 10 seconds to 180 second cycle length, and providing additional green time on the side streets will help overall total vehicle delay. It is suggested that as traffic increases further attention to additional cycle length be implemented. From a practical perspective, it is impossible to fully mitigate all movements to be less than failing when a long signal cycle length is in operation.

*Table 11: SimTraffic Queue Length Summary*

#	Int.	Traffic Control	Approach	Year 2045 Total 95th Percentile Queue Length (ft.) 170 Sec. Cycle		Year 2045 Total 95th Percentile Queue Length (ft.) 180 Sec. Cycle		Net Change (%)		Net Change (Length ft.)	
				AM	PM	AM	PM	AM	PM	AM	PM
4	SH 82 & CR 114	Signal Controlled	EBTL	724	316	428	320	-40.9%	1.3%	-296	4
			EBR	82	89	84	89	2.4%	0.0%	2	0
			WBL	71	72	70	72	-1.4%	0.0%	-1	0
			WBT	76	74	42	77	-44.7%	4.1%	-34	3
			WBR	13	41	1	39	-92.3%	-4.9%	-12	-2
			NBL	129	579	74	569	-42.6%	-1.7%	-55	-10
			NBT	208	562	168	553	-19.2%	-1.6%	-40	-9
			NBT	193	651	144	597	-25.4%	-8.3%	-49	-54
			NBR	40	476	19	510	-52.5%	7.1%	-21	34
			SBL	1068	1056	435	913	-59.3%	-13.5%	-633	-143
			SBL	1123	1108	611	928	-45.6%	-16.2%	-512	-180
			SBT	1254	1278	805	829	-35.8%	-35.1%	-449	-449
			SBT	1169	783	1205	653	3.1%	-16.6%	36	-130
SBR	204	30	352	34	72.5%	13.3%	148	4			
5	Frontage Road & CR 114	NB/SB Stop	EBLT	39	42	46	50	17.9%	19.0%	7	8
			EBTR	8	12	10	5	25.0%	-58.3%	2	-7
			WBLT	366	416	393	426	7.4%	2.4%	27	10
			WBTR	130	144	155	212	19.2%	47.2%	25	68
			NBL	233	232	219	241	-6.0%	3.9%	-14	9
			NBLTR	819	1225	600	1271	-26.7%	3.8%	-219	46
			SBLTR	200	339	155	437	-22.5%	28.9%	-45	98

Figure 21 Excerpt from Applicant's Traffic Study



- Asserts that the “The majority of the recommendations are based on existing deficiencies and not related to the Spring Valley Ranch project”.
- Commitments for roadway upgrades are reflected in the submittals. Should the PUD Amendment move forward, final design, engineering and CDOT access permitting for improvements to the County Road 114 and Highway 82 intersection should be required immediately as part of the first phase of development. No future Preliminary Plan/Plat or Final Plat approvals should be allowed if final engineering and construction plans fail to meet CDOT requirements/standards.
- A first phase of traffic improvements should include construction of all County Road 114 and Hwy 82 intersection improvements and the initial County Road 114 interim improvements outlined in the referral comments from Interim Road and Bridge Supervisor Dale Stephens.
- Applicant suggestions for further mitigation of traffic impacts on County Road 114 included creation of uphill passing lanes. County Road and Bridge noted the difficulty of such plans due to limited right-of-way width.
- Potential impacts on County Road 110 have been noted with limited options to reduce or mitigate impacts. Requirements for local traffic only signage and PUD restrictions on construction traffic are considerations.
- Given the length of the development phasing plan and extensive infrastructure construction demands, construction traffic impacts are noted as a significant ongoing concern and do not appear to have been modelled by the traffic study.
- The County Standards for access in Section 7-107 of the LUDC requires that “All roads shall be designed to provide for adequate and safe access. The County Road 114 and Hwy 82 intersection was rated with a Level of Service F for background traffic and continued to be rated as Level of Service F with the proposed improvements. Unrealistically high stacking lengths were also reflected in the Traffic Study.

With key intersection Level of Service ratings at F, and with acknowledgement by the Applicant’s Initial Traffic Engineer that the key intersection is failing and will continue to fail, the Staff’s position is that the Applicant has not demonstrated that the LUDC Standards for access have been met.

- While the overall internal roadway system includes a looped roadway system with secondary emergency access, many of the internal roadways and cul-de-sacs do not comply with the LUDC restriction on dead-end streets to a maximum of 600 ft. Some dead-end sections appear to be up to ¼ mile in length (1,000+ ft.) The code allows for

an exception however given the high wildland fire ratings for the property exceptions are not supported by Staff.

- Adjustments to the internal road and lot layout should be considered to reduce cul-de-sac lengths, proximity to adjoining properties, additional single loaded sections to reduce impacts on adjacent open space corridors, and to create a more clustered development configuration with an overall reduction in roadway miles.

Limiting initial development phases to the lower and middle benches of the property is one means to address a number of the issues noted and further mitigate impacts.

### ***Section 7-108 Land Subject to Natural Hazards –***

Fire, wildfire, and geologic hazards are addressed in other standards below.

Limited natural water bodies exist on the site. Existing FEMA FIRM tiles only identified an area of undetermined but possible flood hazard. Future preliminary plans will need to address this area in more detail. Future development will need to manage stormwater through a full spectrum of approaches, ranging from small normal storm events to larger 25-year or 100-year events. By slowing down runoff through the use of detention/retention and channel design, the developments can minimize erosion and channeling along drainage ways. Preliminary Plans should address large scale stormwater facilities and design. The PUD represents that each property will be responsible to capture and treat stormwater, though referral reviews cast doubts on the long-term viability of depending on individual lot owners to property install and maintain such systems. At the time of preliminary plan, the grading and drainage plans should account for runoff from individual properties.

Dam Failure and inundation reports and studies for the Hopkins Reservoir need to be further considered at the time of Preliminary Plan/Plat to ensure compliance with the Applicants Drainage and Flood Hazard Report recommendation that no habitable structures be located within the inundation boundary.

### ***Section 7-109 Fire Protection –***

The Spring Valley Ranch PUD area is outside of the current Glenwood Springs and Carbondale fire districts. The Landis Creek Metropolitan District (LCMD) provides fire protection services in this area with volunteer fire fighters. The PUD is proposing a new station to provide services to this area, as well as a contract with either Glenwood Springs Fire Protection District or the Carbondale and Rural Fire Protection District. The primary Fire Station would be located in Plan Area D, and there is the possibility of additional Stations in Mixed Use and Open Space Recreation Zone Districts.

The LCMD will own the Fire Station and provide a brush truck, engine, and ambulance. These

will be operated by whichever District the LCMD contracts with. The proposal narrative states that the brush truck and its staffing, including EMT, will be in place prior to the construction of infrastructure. The PUD Guide includes in its *Section 7.8 Fire Protection Standards*, which includes sprinkling requirements. These systems may require additional storage.

The Guide also includes standards for non-combustible or fire-resistant building materials. In addition, language related to maintaining year road emergency vehicle access and safe access to hydrants is also provided.

Both CRFPD and GSFD provided referral comments, and each expressed concerns with the time it will take for emergency services to be provided. Dedicated helicopter landing zone was recommended to help mitigate increases in emergency transportation calls, especially those related to recreation activities. Both recommended that staffing plans be further fleshed out to ensure that adequate and professional staffing is provided and maintained to serve the area. Appropriate agreements should be made not only with fire districts, but with communication departments and other emergency management agencies.

Staff recommends that fire protection services and equipment be more than a brush truck by the time structure construction begins. Fire's during construction are not uncommon and appropriate response measures should be in place.

#### ***Section 7-201 Agricultural Lands –***

If developed, the area would result in the loss of some grazing areas. Any ditches will have to be maintained in accordance with state statutes.

#### ***Section 7-202 Wildlife Habitat Areas –***

The Spring Valley Ranch PUD covers over 5,900 acres of largely undeveloped land. Significant habitats exist in this area for elk, mule deer, bear, mountain lion, and numerous other small animals and flora. Elk and mule deer can serve as umbrella species, meaning steps taken to protect these species' habitats will protect other species. The proposal will have both significant direct impacts on wildlife (loss or change of habitat) and indirect impacts from increased residential, recreational, and related uses. Analysis will focus on these two species ranges, though some additional measures are required to limit human wildlife conflict. The application addresses some of these considerations. Part of the project's proposed real estate transfer fee would go towards wildlife projects within the local Data Analysis Unit (DAU E-16) and Game Management Unit (GMU 444).

The current proposal will set aside 3,249 acres of open space, of which 1,320 will be wildlife habitat reserves. These areas are identified by hatching on the PUD Map, shown below. Essentially, two large areas, one about 514 acres across Planning Areas A and B in the

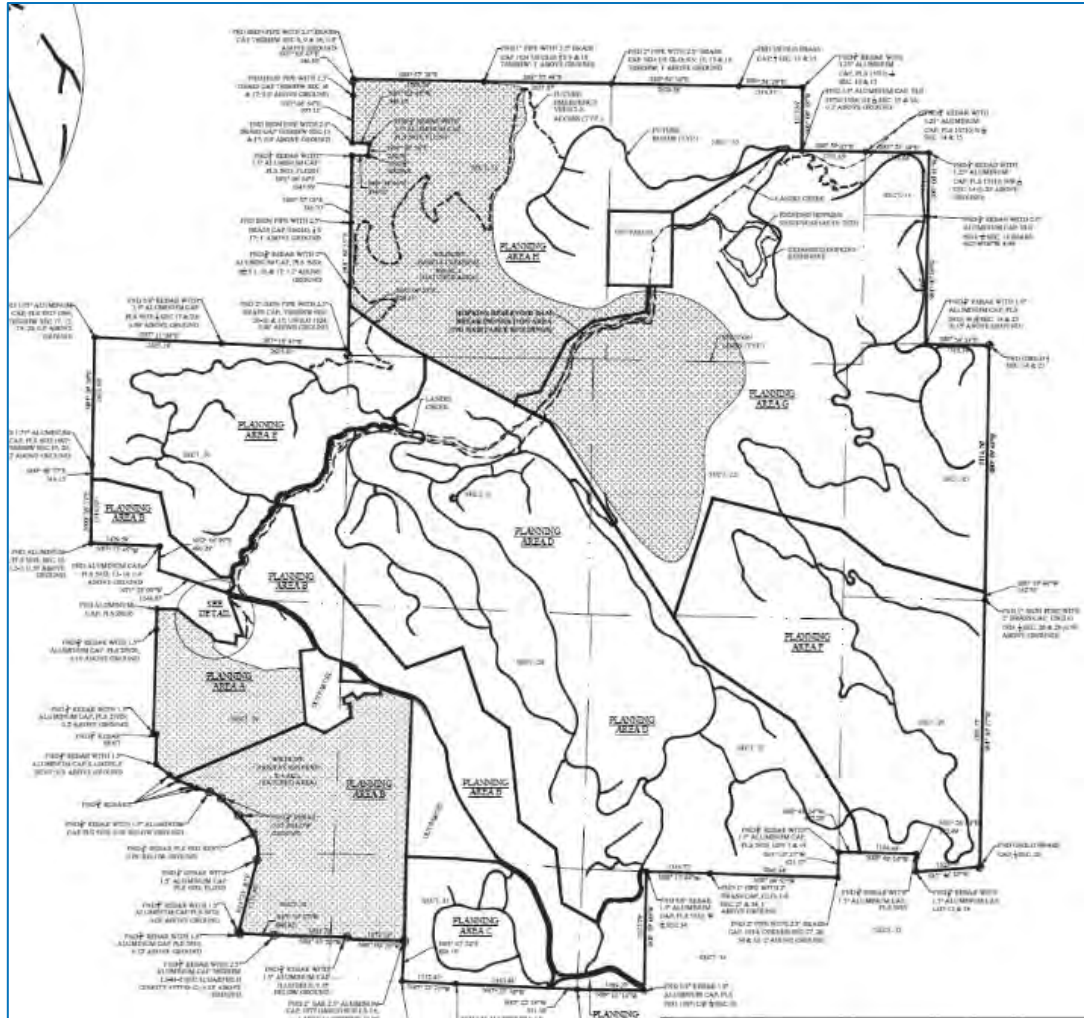


Figure 22 Excerpt from PUD Map, hatched areas are Wildlife Habitat Overlay

southwest and the second approximately 806 acres across Planning Areas H and G in the north/northwest are set aside in this overlay. They are connected by Landis Creek. These areas are within Open Space Limited, Open Space Recreation, and Pasture Districts. The PUD guide and draft CC&R’s provide some additional guidelines designed to reduce impacts and minimize conflict between residents and wildlife.

A development on this scale will impact local wildlife populations. The designated open space areas, proposed restoration projects/grants, and proposed management may offset these impacts some; however, the loss of habitat through development and habitat fragmentation will be detrimental. The map from the application’s impact analysis reproduced below shows how the proposed wildlife habitat areas overlap with some of the elk production areas.

Colorado Parks and Wildlife (CPW) provided extensive review of the applications Wildlife Mitigation Plan (found in the Impact Analysis). CPW supports a strategy of avoid, minimize, and

mitigate when it comes to offsetting impacts of new developments. Avoid is to locate development in areas outside of critical habitat, minimize are steps taken to lessen the direct/indirect impacts, and mitigate is often in the form of offsite projects to preserve and/or uplift similar habitat. CPW reviews indicate that the development of the 5,900-acre area will result in significant direct and indirect impacts on wildlife. The agency requested more meaningful mitigation measures as conditions of approval, including the requirement that the Wildlife Mitigation Plan be adopted only with the consent of the local wildlife Manage and BOCC. Other recommendations include the extending of construction (and recreation in some areas) limitations be set from December 1<sup>st</sup> through April 30<sup>th</sup>, increasing the real estate transfer assessment set aside for wildlife impact mitigation, additional assessment of trail impacts, and requirements to minimize human/wildlife conflicts.

Staff supports CPW’s comments as well as a reduction/relocation of density (direct impacts) from elk production areas. Further habitat connection through the Landis Creek corridor or other areas may also offset some predicted impacts. Raptor nest surveys should be incorporated into seasonal limitations as well.

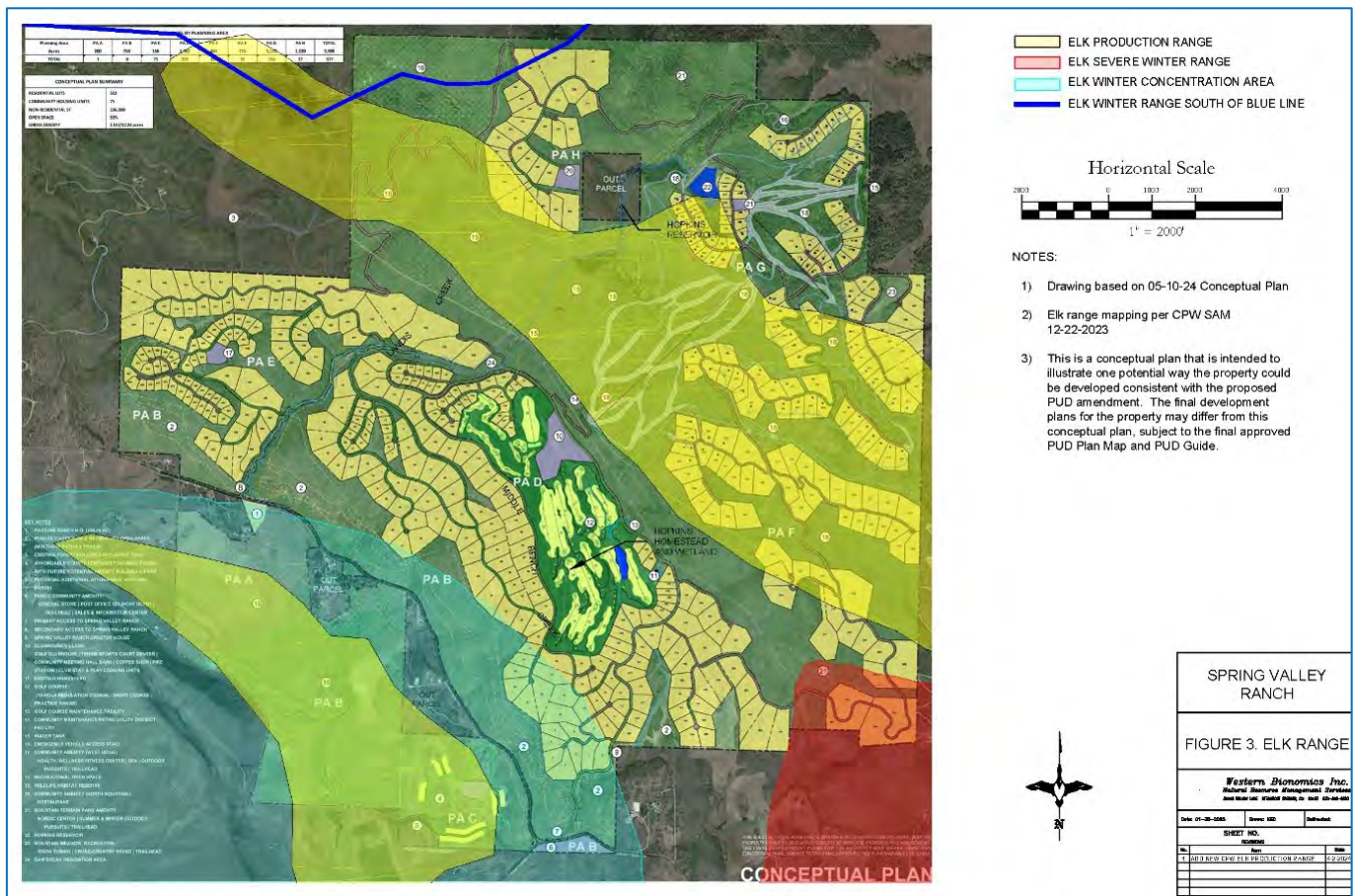


Figure 23 Critical Habitat Areas overlapped with PUD plan, from application

***Section 7-203 Protection of Wetlands and Waterbodies –***

The PUD guide does not directly address this item, meaning these standards will remain in place. In addition to the 35 foot setback required by this section, additional wildlife corridor should be mapped and protected to connect the large open spaces set aside as wildlife habitat.

The Application submittals document areas of wetland on the site. These areas should be further documented as part of any Preliminary Plan/Plat application and properly protected and/or mitigated.

The natural areas along Landis Creek provide significant habitat and vegetative diversity and should be further protected with increased open space corridor width and consideration of maintaining minimum stream flows.

***Section 7-204 Drainage and Erosion –***

As discussed in Section 7-108 and Section 7-207, drainage and erosion control limits long term hazards such as debris flow, subsidence, runoff channels, or decreases in water quality. A full spectrum of stormwater and drainage measures should be taken to minimize the accumulation of impacts from normal precipitation as well as larger events. These items should be addressed at the time of preliminary plan at the neighborhood level and included in the design and development of individual properties.

***Section 7-205 Environmental Quality –***

Water and air quality must be maintained in compliance with all applicable laws. CDPHE did not provide specific comments. These items would be further addressed at the time of preliminary plan and/or construction, as appropriate.

***Section 7-206 Wildfire Hazards –***

Garfield County has a history of severe wildfires., including the infamous Storm King Mountain and recent Grizzle Creek Fire. Recent periods of drought have exasperated conditions for wildfires. The project site is currently dominated by various types of vegetation. The scrub oak and sages found in the lower elevations are noted to have high risks of wildfire. The higher elevation mixture of trees has a more varied risk, though the mixed conifers can exhibit more dangerous burn patterns. According to the CO-WRAP data available to staff, the wildfire risk of the subject parcels' ranges from the Lowest Risk to the Highest Risk, though it appears to be dominated by Moderate to High Risks. The Middle Bench has the highest risk level, the area's closer to CR 115 have Moderate Risk, and the Risk level lowers to lowest level in the northeastern area. The application states that the area is defined by mostly moderate and high wildfire risk on page 8 of its Wildfire Mitigation Report.

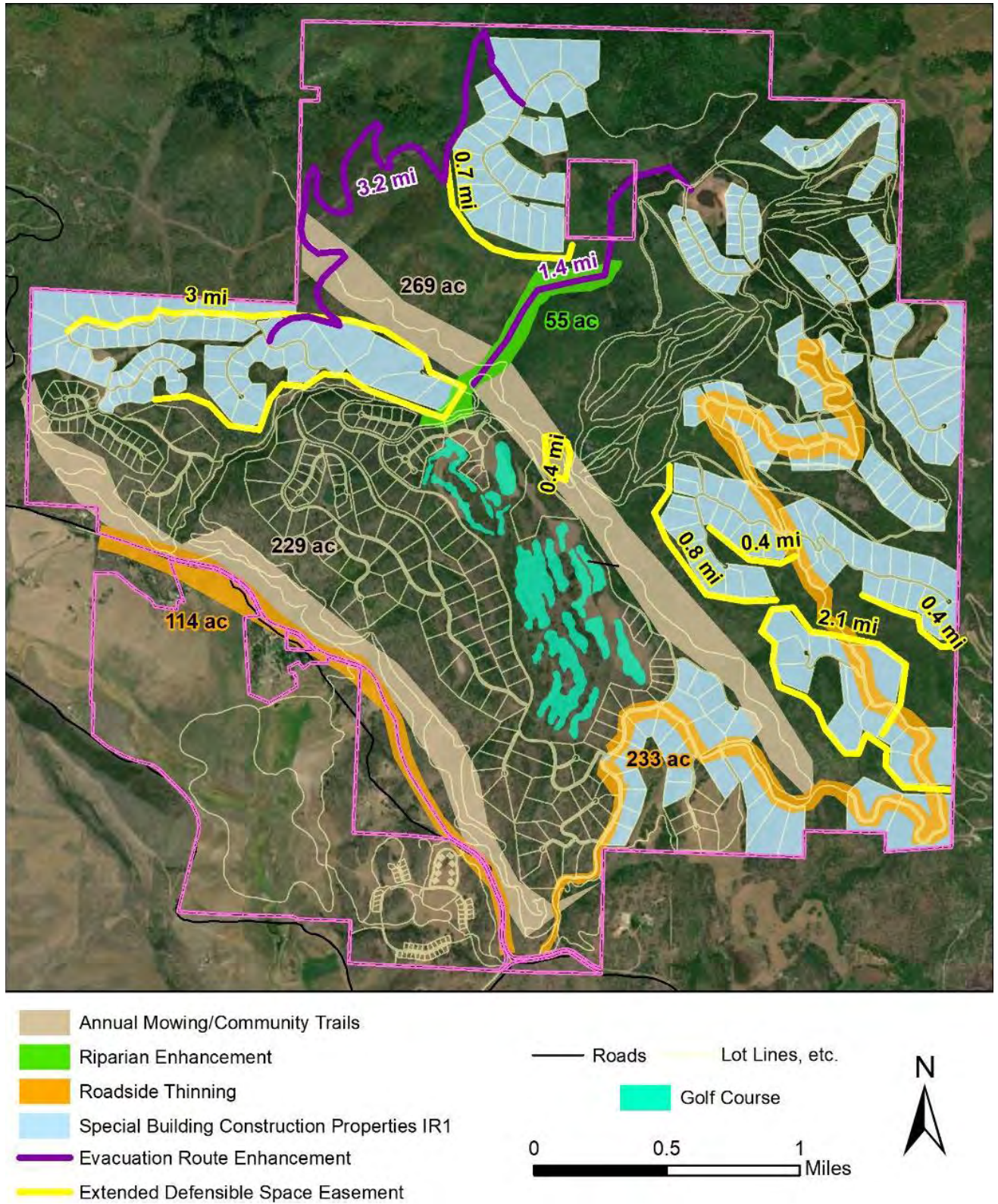


Figure 24 Image of Figure 21 from Wildfire Mitigation Report.

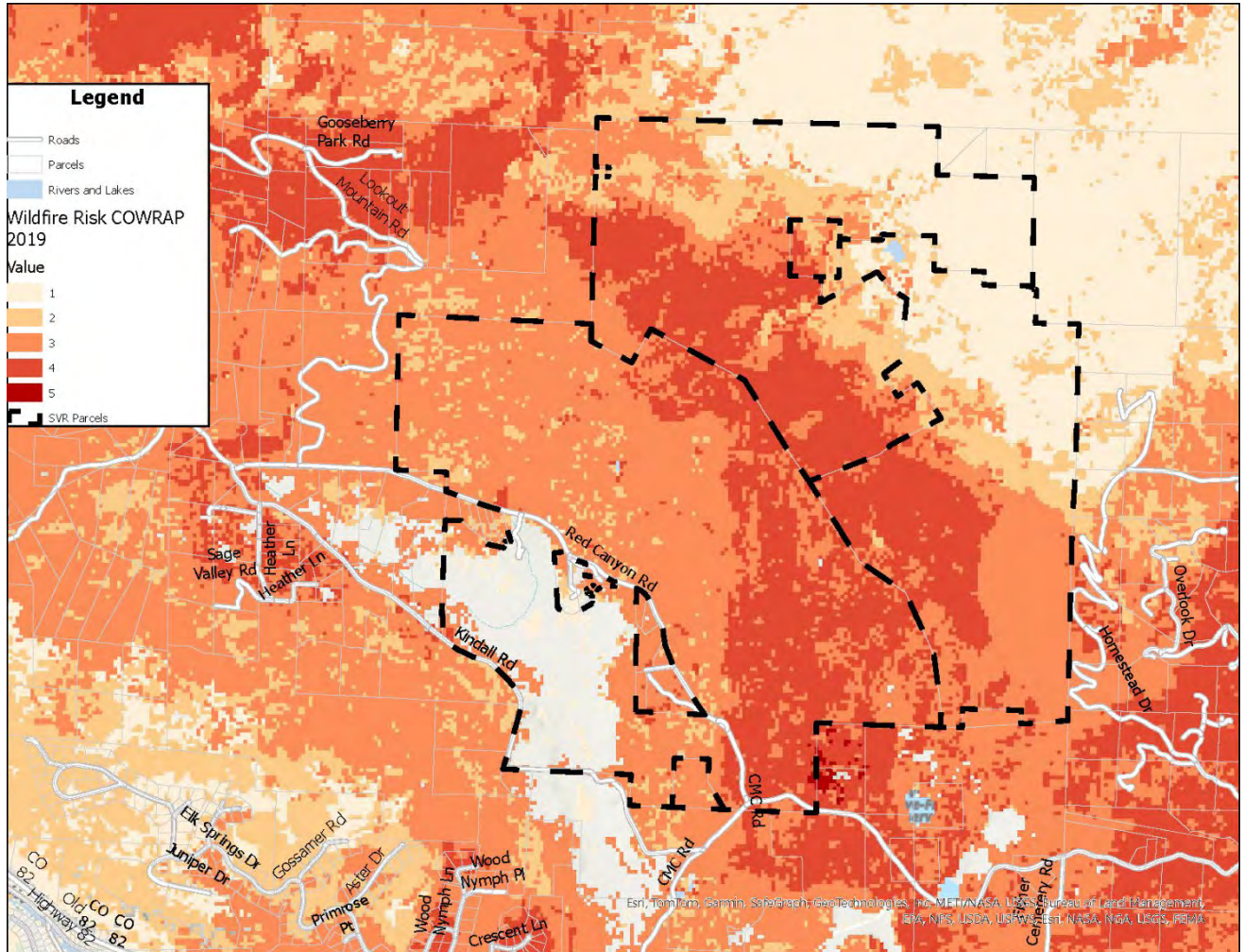


Figure 25 Wildfire Risk in the Proposed Parcels, Co-Wrap 2019 Data

The map above shows the data currently available to staff, modeling possible wildfire risks. This data is in the process of being updated, though staff does not know when it will be available.

Extensive construction projects increase the risk of wildfires, and the proposed developments would be exposed to the risk of future wildfires. The development will create new wildland-urban interface and/or intermix. This may trigger additional requirements based on State laws and fire codes.

Evacuation from the site would be dependent on the local County Road Systems and eventually Hwy 82. Evacuation modeling was not available at this time. The applicant has proposed using the Clubhouse as a shelter in case of severe wildfire. Additional satellite shelters may be appropriate in accordance with the referral comments received. Staff recommends that final sheltering and evacuation plans be provided with preliminary plans and that evacuation



modeling be provided with those traffic studies.

The application's Wildfire Mitigation Report received good reviews from both fire districts and the Colorado State Forest Service. This report includes several recommendations, the most prominent being defensible spaces around all structures. This involves removing flammable fuels from near homes. The report expands by recommending Defensible Space Easements to allow property owners of lots with steep slopes to extend their defensible space downhill beyond their property line. At a larger community or landscape scale, the development will reduce fuels through mowings and roadside thinning. The road system with its associated thinning is represented as providing fuel breaks. This is critical to ensuring that evacuation routes are safe.

Ignition resistant building materials are being required by the development standards. Sprinkler systems are also required. A combination of these items may help prevent the loss of structures in a future wildfire or prevent structural fires from expanding to the neighboring landscape.

Staff supports the fire districts' recommendation the development achieve full Fire Wise Community. Additional emergency pull-offs should be provided on the longer cul-de-sacs, and the Development Guide's standards for shared driveways should be expanded to 10-foot lanes and 20 feet of total right of way.

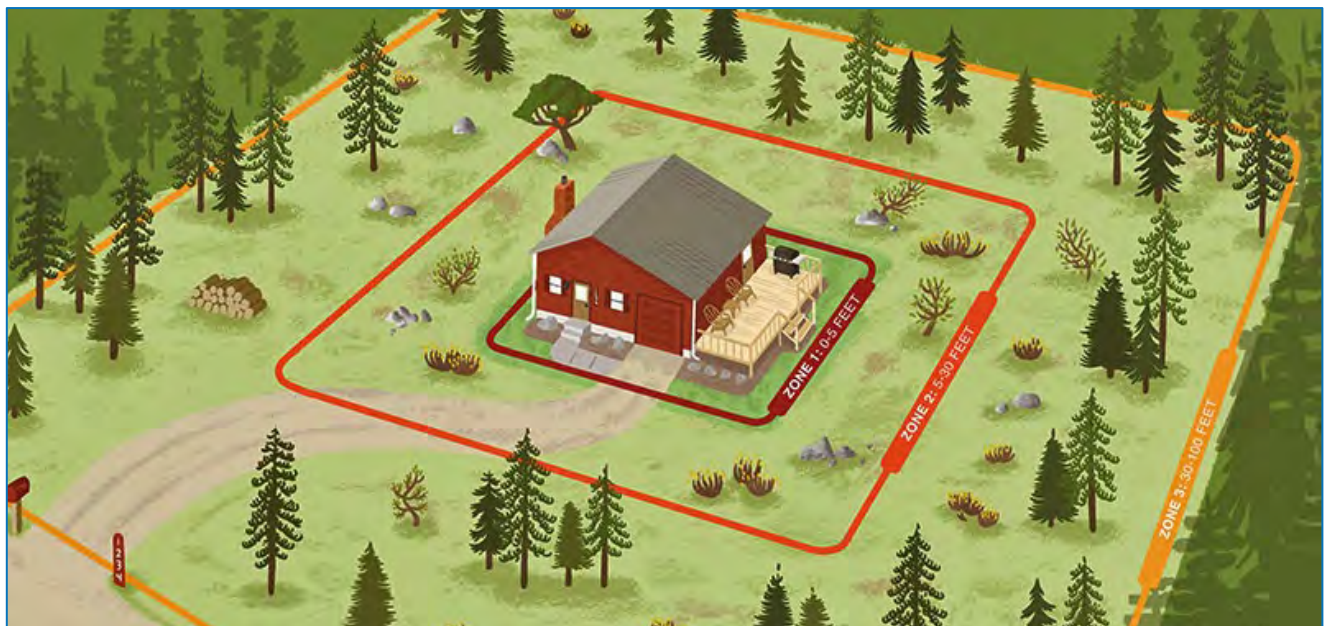


Figure 26 Defensible Space Diagram. from Application

***Section 7-207 Natural and Geologic Hazards –***

Flood, fire, and wildfire hazards are addressed elsewhere in this report. This section will focus on geologic conditions and hazards.

The almost 6,000-acre area is underlined by a wide variety of geologic formations. The application's Geologic Evaluation examines existing conditions as well as likely hazards. The majority of these hazards are related to the steepness of local slopes as well as vegetation, soil types, and underlying geology.

Potentially Unstable Slopes was identified as the most common geologic hazard across the subject parcels. Despite the potential of the hazard, the geologic evaluation did not identify any recent events and concluded that the major deposits were stable. The report mapped areas with slopes over 30% as higher risk potential areas (Pus1) and lower risk potential areas (Pus2). The distinction is based on whether there are identified slope failure deposits underlying the steep slopes. Some evidence of soil creep was identified in an area northwest of Landis Creek.

Debris and mudflow hazards were identified in limited areas, mostly narrow drainages associated with Landis Creek or the South-Central area of the property. Very limited areas of rockfall were identified in the report in those areas as well. Ground subsidence was also only a minor threat in the area.

At the time of preliminary plan, grading permit, building permit, and other development permits, site specific geotechnical reporting and engineering should be done to identify and mitigate site specific hazards, such as rockfall, subsidence, or unstable slopes. These are typical requirements for preliminary plan applications, but additional care should be taken to address concerns identified in the applications existing report and CGS's referral comments. As discussed under grading a drainage, future developments should employ a full spectrum of stormwater control measures minimizing the impact of normal rainfall/storm events as well as larger events, such as 25- or 100-year events. This includes the use of detention features to limit the debris/mud flows.

***Section 7-208 Reclamation –***

Reclamation and security will be required as part of subdivision improvement agreements, grading permits, and other activities that result in disturbance.

***Section 7-301 Compatible Design –***

The extensive nature of the PUD's uses put it at odds with the fairly uniform uses found in the immediate vicinity of the 5,900 subject site. However, by clustering development, maximizing buffers, and preserving wildlife habitat, the proposal may be able to get to a place of

compatibility.

### ***Section 7-302 Off Street Parking –***

The proposal includes off-street parking standards in the PUD guide.

### ***Section 7-303 Landscape Plan –***

Landscaping is addressed to a limited extent in the PUD guide, mostly with regards to minimizing wildfire hazards.

### ***Section 7-304 Lighting –***

All future lighting will need to meet the county's standards.

### ***Section 7-305 Snow Storage –***

Adequate snow storage is anticipated to be available. This will need to be further shown at the time of Preliminary Plan or building permit.

### ***Section 7-306 Trails and Walkways –***

The Application includes information and plans for public access to pedestrian/mountain bike trails. These proposals represent a significant public benefit and should be considered for expansion as appropriate. The trail standards warrant additional review to include potential increase in the PUD Guide Trail standards to a minimum tread width of 2 ft. for single track trails.

## **DIVISION 7 SUBDIVISION STANDARDS AND DESIGN SPECIFICATIONS –**

Will be addressed at the time of preliminary plan and final plat, including impact fees.

## **ARTICLE 6 PUD CRITERIA**

### ***PUD REVIEW CRITERIA AND SECTION 6 PUD DEVELOPMENT STANDARDS***

Specific review criteria for PUD Applications are included in Section 6-202(C) and provide specific direction and key considerations (see below). The Application submittals contain specific responses to the criteria. This report will provide Staff analysis and assessment.

#### ***Criteria 1: Purpose & Applicability***

The Purpose and Applicability section refers to “The general purposed of PUD zoning is to permit greater design flexibility than is allowed by the base zone district or Subdivision regulations....”

The purpose section also references applicable State Statutes which include design flexibility.

The purpose further requires the “PUD’s must be in general conformance with e Comprehensive Plan”

Applicability provisions require a minimum size of 2 acres, sufficient to implement a unified plan and that PUD zoning may be requested for land in any zone district.

### Criteria 2: Development Standards Section 6-401

**Permitted Uses:** Permitted Uses can include those in the underlying zoning or in conformance with Comprehensive Plan. The underlying zoning, prior to past PUD Rezoning was the Rural (R) Zone District or its predecessor the A/R/RD Zone District. These zones generally allow the mix of uses proposed for the PUD, in some cases subject to Land Use Change Permitting. This includes the proposed residential uses, affordable housing/multi-family housing, supporting commercial uses, Community Meeting Facilities, lodging, and Outdoor Recreation.

**Off-street parking:** This standard is addressed in the PUD Guide. Further refinement for specific uses such as the golf course and Ski Area is appropriate.

**Density:** Density is within the recommended range for the FLUM Low Density Residential for the property. Non-residential density is a modest component of the PUD with uses generally focused on the Mixed Use Zone District and Open Space Recreational zone Districts. The density is well below the maximum for a PUD with central water and sewer and calculated pursuant to this section to be approximately 10.2 acres/dwelling unit or 1/10 of a dwelling unit per acre.

**Housing Types:** The PUD Plan reflects a wide range of housing types in various zone districts and puts forth an Affordable Housing Plan with 75 affordable units.

**Transportation and Circulation:** The Applicant's Traffic Studies along with referral comments focus attention on access and traffic conditions that required significant mitigation. Even with improvements questions remain regarding the capacity of the system to meet the safe, convenient and adequate circulation system provision of this standard.

**Recreational Amenities:** The PUD incorporates a number of recreational amenities including trails, golf, skiing, and court sport amenities associated with the club house.

**Building Heights:** The PUD Guide includes building heights limit of 35 ft., 10 ft. higher than typical for most LUDC Zone Districts.

**Lots:** A range of minimum lots sizes are proposed from ¼ acre up to 5 acres. Preliminary Plan/Plat review will be needed to confirm building envelopes based on site specific geo-tech analysis.

**Phasing:** The updated phasing plan includes specific timing requirements for dwelling unit development and off-site improvements. Further refinement of the PUD Guide provisions on phasing is needed to confirm compliance with this standard.

**I. Phasing.**

Each phase within a PUD shall be planned and related to existing surrounding and available facilities and services so that failure to proceed to a subsequent phase will not have a substantially adverse impact on the prior and future phases of the PUD or its surroundings.

**Criteria 3: Standards, Article 7**

Issues with compliance with key Article 7 Standard are noted in the Staff Analysis and include but are not limited to the summary listing below:

- Section 7-107 provision of an adequate and safe access based on traffic and roadway impacts including limitations on cul-de-sac lengths.
- Significant Wildlife and Habitat impacts including but not limited to compliance with Section 7-202.
- Conformance with Section 7-104 and 7-105 regarding water supply plans including adequacy and long-term sustainability.
- Section 7-206 Wildfire Hazard for the site and adequacy of emergency vehicle access and evacuation planning.
- Section 7-207 Natural hazards for the site including slopes and geologic constraints.
- Section 7-103 Compatibility with surrounding Land Uses.

**Criteria 4 Rezoning**

This criterion calls for logical and orderly development pattern (not spot zoning), changing conditions such that it is in the rezoning is in the best interest of the public, that the rezoning addresses a community need and that the rezoning is in general conformance with the Comprehensive Plan.

The plan does not constitute spot zoning; however the zoning does not address community need or changing conditions in a manner that provides for the public's best interest.

The PUD Plan reflects consistency with some elements of the Comprehensive Plan but in some areas clearly is in conflict.

**Criteria 5 Established Zoning Standards**

The PUD Plan and Guide provide detailed Zoning Standards governing density and intensity of use including dimensional and other standards typical of zoning requirements.

Further review of key standards is warranted based on some of the development constraints associated with the site and identified in the Staff Analysis of particular issues.

## Summary

While the PUD submittals including the PUD Guide and proposed zoning are generally formatted as anticipated by the above criteria, key areas of concern remain regarding certain Article 7 Standards, Article 6 Design Standards and Comprehensive Plan Provisions. A finding of conformity with the PUD Criteria is not supported by Staff. Conditions of approval and revisions to certain proposed PUD provision/standards/plans may be considered to further address conformity.

## **STAFF ANALYSIS ADDITIONAL TOPICS AND SUMMARY**

The Application includes the proposal for a Real Estate Transfer Assessment of 2% of sales price of all real estate sales. The Applicant's estimate is that the Transfer Fee will generate about \$76 million during the initial 15 years of the project. The Applicant's proposal to manage the funds generated through the Western Colorado Community Foundation (WCCF) and Two/River Community Foundation would warrant additional review by County to ensure that CPW/Wildlife impacts and Spring Valley impacts are addressed. Utilizing a local Garfield County non-profit may be a preferred alternative.

Overall financial impacts/benefits from the development have also been modelled and are outlined in the submittals. The impacts including job generation appear as benefits except when considering the current challenges to provide workforce housing close to jobs and the additional impacts on traffic associated with a commuting workforce.

The application is a major proposal in an area with limited development. However, the subject parcels have a long history of PUD approvals. The proposed layout is preferable to the current approvals, and staff supports the creation of dedicated open space for wildlife habitat, recreation, and agricultural uses. The application has provided extensive review and response to numerous natural and manmade conditions.

When reviewing the application as it is presented, staff finds significant issues with the proposals likely impacts on wildlife populations, traffic, wildfire risks, and water supply. These issues are largely a result of scale.

## **V. STAFF RECOMMENDATION**

Due to the size of the proposal, it has generated a large volume of review and public comments. Staff supports a continuation to allow the Planning Commission time hear all available evidence and to consider all pertinent facts and comments prior to making their recommendations to the Board of County Commissions. Staff is available to provide additional analysis at continued hearings based on the direction of the Planning Commission, who may also request specific

testimony from the applicant at said hearings.

### ***OPTION FOR CONTINUATION***

A motion for continuation of the public hearing to allow for additional public comment and applicant presentation, with direction to Staff for additional research on key topics as may be identified by the Commission. The motion for continuation will need to include a specific time and date and any alternative location should a larger meeting room be necessary. Based on the above analysis the Staff position is that the Application as submitted has not adequately met the LUDC approval criteria and standards.

## Spring Valley Ranch PUD Amendments Public Comment Exhibits

Exhibit #	Public Comment, Name and Date Received
6-1	Mike Kenealy – February 23, 202; March 21, 2024; September 5, 2024
6-2	Lawrence Fennell – February 28, 2024
6-3	Anthony Choma – March 1, 2024
6-4	Susan Brown – March 1, 2024
6-5	Miriam Muniz-Fennell – March 1, 2024; March 24, 2025
6-6	Kim Stacey – March 2, 2024
6-7	Diane Knight – March 2, 2024
6-8	Paul Stover – March 2, 2024
6-9	Joyce Kauffman – March 2, 2024
6-10	Kris Shannon – March 2, 2024
6-11	Heather Conlan – March 2, 2024
6-12	Justin Seymour – March 2, 2024
6-13	Barb Hurwitz – March 2, 2024; March 25, 2024
6-14	Maureen Rothman – March 3, 2024
6-15	Doug Greenholz – March 3, 2024, February 3, 2025
6-16	Bernhard Donaubaue – March 3, 2024
6-17	Art Rothman – March 3, 2024
6-18	Unsigned Public Comment – March 3, 2024
6-19	Ryan Sweeney – March 5, 2024
6-20	Holly Fuller McLain – March 5, 2024; September 20, 2024
6-21	Claudia Capitini – March 7, 2024
6-22	Janet Anderson – March 14, 2024
6-23	Simon Hambidge – March 24, 2024
6-24	Elizabeth Bayliss – March 26, 2024
6-25	Steve Kuschner – April 11, 2024
6-26	Paul Burbidge – April 12, 2024
6-27	Donnalyne LaGiglia – April 16, 2024



6-28	Susan (Susi) Zedlacher – April 18, 2024; May 1, 2024
6-29	Priscilla Prohl-Cooper – April 18, 2024
6-30	Stephanie Hernadez – April 23, 2024
6-31	Siri Olsen – April 29, 2024
6-32	Janae, Kevin, Leslie and Gary Jochum – April 29, 2024
6-33	Ron Acee – May 3, 2024
6-34	Jim Austin – May 6, 2024
6-35	Sara Shainholtz – May 6, 2024
6-36	Courtney Carr - May 6, 2024
6-37	Michael Jelks – May 14, 2024
6-38	Elizabeth Donovan – May 24, 2024
6-39	Elise Osenga – May 27, 2024
6-40	David Hodgins – June 5, 2024
6-41	John Howard – August 26, 2024
6-42	Richard Rogers – September 8, 2024
6-43	Elizabeth (Liz) Tierney – September 9, 2024
6-44	Kathy Morary – September 10, 2024
6-45	SGM Comments and Concerns for SVR PUD Report - September 2024
6-46	Ryan Hygon – September 12, 2024
6-47	Robert Shettel – September 12, 2024
6-48	Jennifer Duffy – September 13, 2024
6-49	Jerome Dayton – September 13, 2024
6-50	Spring Valley Coalition Petition - September 13, 2024
6-51	Lorna Marchand and David Miller – September 14, 2024
6-52	Katie Dyal – September 14, 2024
6-53	Rick Carlson – September 14, 2024
6-54	Marj Perry – September 15, 2024
6-55	Ginny and Tom Harrington – September 15, 2024; September 16, 2024
6-56	Don and Diana Metzler – September 16, 2024
6-57	Steve Wilcut – September 16, 2024
6-58	Jackie Warncke – September 16, 2024

6-59	Ted Benge – September 17, 2024
6-60	Janna Six – September 17, 2024
6-61	Phil Armstrong – September 18, 2024
6-62	Tyler Stableford – September 18, 2024
6-63	Patty L. Frederick – October 10, 2024
6-64	Lydia Frederick – October 14, 2024
6-65	Even Weger – February 10, 2025
6-66	Kara Edewaard – February 10, 2025; March 31, 2025
6-67	Robin Van Norman and Jim Vickroy – February 22, 2025
6-68	Denise Lefort – February 22, 2025
6-69	Patrick King – February 26, 2025
6-70	Bill and Liz Caris – March 10, 2025
6-71	Philip Maass – March 20, 2025
6-72	Ashley R. Gonzalez – March 24, 2025
6-73	Kelly Black – March 27, 2025
6-74	Katherine Bird – March 28, 2025
6-75	Barbara Maxson – March 31, 2025
6-76	Gregg Minion – March 31, 2025
6-77	Greg Boecker – March 31, 2025
6-78	Barbara Neal – March 31, 2025
6-79	Brian Larch – March 31, 2025
6-80	Clayton Smith – March 31, 2025
6-81	Andrea Beiswanger – March 31, 2025
6-82	Lisa and Paul Sansom – March 31, 2025
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**Glenn Hartmann**

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2/23/24

**From:** Mike Kenealy <mekenealy@yahoo.com>  
**Sent:** Friday, February 23, 2024 12:49 PM  
**To:** Glenn Hartmann  
**Cc:** Kathleen@prstudioco.com  
**Subject:** Spring Valley Ranch Amendment Application Comments  
**Attachments:** 20240223\_SVR-Proposal\_Concerns\_letter.pdf

You don't often get email from mekenealy@yahoo.com. [Learn why this is important](#)

Greetings Glenn, It's been a long time. I hope you all are doing well these days.

Please see the attached letter I just drafted regarding comments/concerns with part of the SVR Proposal that should probably be considered by the proponent before final approval is granted. Feel free to call or contacted me with questions or any clarifications you have. Thanks, Mike Kenealy

2/23/24

February 23, 2024

Glenn Hartmann, Community Development Director  
Garfield County  
108 8<sup>th</sup> Street, Suite 401  
Glenwood Springs, Colorado 81601

Via email: [ghartmann@garfield-county.com](mailto:ghartmann@garfield-county.com)

Dear Glenn,

I just spent several hours reviewing the **Spring Valley Ranch PUD Amendment Application (File No. SPFA-02-22-8881)** on the county website. I heard there was a "SVR Neighbors" meeting held by the developer yesterday morning and this morning I was provided a letter, dated February 14, 2024, about the meeting. Unfortunately, I wasn't aware of the meeting until after the fact, so I decided to send some concerns to you. The SVR letter indicates they are still waiting for county approval so I assume public comments might still be considered. Kathleen Wanatowicz is cited in the letter as the one who coordinated the meeting, so I am forwarding this email to her also, so SVR is aware of these concerns.

The PUD amendment application appears to be comprehensive and thorough, but my interests are primarily in the Transportation Analysis. There is a glaring omission in the analysis. There was no mention or analysis of transportation impacts from the expected traffic increases along CR110 or to the intersection of Cattle Creek Road (CR 113), the "Old Dump Road" (CR110) and Highway 82. As a point of reference, my family and I have lived on CR110 for over 30 years and have observed the changes and traffic patterns on CR110 and the CR113/Hwy 82 intersection for that whole time.

A significant portion of the traffic coming down or going up to the CMC Road (CR 114) utilizes CR110 as a "cut-off route" if their destination is/was anywhere up-valley along Hwy 82. It is a much shorter route than lower CR114 for anyone traveling in that direction. Additionally, the traffic on CR 113 has continued to increase with expanding development along Cattle Creek and all of it uses the CR113/Hwy 82 intersection. Most traffic contributes to congestion along these routes at least twice per trip while coming and going, with some making the trip more than once per day. The SVR analysis does a good job analyzing possible impacts along CR114 and other routes expected to be impacted, but totally neglects any consideration of traffic impacts to CR110 or the CR113/Hwy 82 intersection. There is no reason to expect that persons driving to and from the SVR development won't fully utilize the CR110 cut-off too.

As county staff are aware, CR 113 also becomes a major access route if/whenever Glenwood Canyon is closed during the non-winter months. Traffic backups during those times are very significant and transportation safety issues increase commensurately. I submitted written comment when the county was requesting them regarding the intersection during consideration of Cottonwood Pass improvements. Those comments focused on the simple re-striping of the turn lanes at the base of CR 113/110 so vehicles aligned properly for a right or left turn onto Hwy 82. I also suggested the potential for small, solar powered flashing red lights around the perimeter of the STOP signs at each route leading to this intersection so people driving down CRs 113 and 110 have an additional reminder to stop where they should before they move forward to

**Glenn Hartmann**

Exhibit  
6-1a

**From:** mekenealy <mekenealy@yahoo.com>  
**Sent:** Thursday, February 29, 2024 2:20 PM  
**To:** Kathleen Wanatowicz  
**Cc:** Glenn Hartmann  
**Subject:** RE: Spring Valley Ranch Amendment Application Comments

2/29/24

You don't often get email from mekenealy@yahoo.com. [Learn why this is important](#)

Thsnks Kathleen,

We could meet and I'm willing if it'd help. It might be worth talking with the county and planners instead since they're the ones with traffic engineers who should know what's possible to do with that situation. They should also have traffic counts to better determine those impacts. I just know traffic has increased and certainly will even more with the SVD project.

Prohibiting heavy construction truck traffic on the road would help, and I think better marking would help alot.

I also believe that fully disclosing the anticipated impacts and any mitigation proposals to 110 Rd and the Hwy 82 intersection is important to be included.

Let me know your thoughts. Thanks, Mike

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Kathleen Wanatowicz <Kathleen@prstudioco.com>  
**Date:** 2/26/24 9:47 AM (GMT-07:00)  
**To:** Mike Kenealy <mekenealy@yahoo.com>  
**Cc:** ghartmann@garfield-county.com  
**Subject:** RE: Spring Valley Ranch Amendment Application Comments

Mike,

We have received your email and letter. If you would to arrange a meeting with the Storied development team to discuss these concerns further, please inform us at your earliest convenience.

Regards,

Kathleen

Storied Development

Exhibit  
6-1b

**From:** [Glenn Hartmann](#)  
**To:** [Philip Berry](#)  
**Subject:** FW: Additional SVR Comments  
**Date:** Friday, March 22, 2024 8:58:40 AM  
**Attachments:** [20240321\\_Additional Concerns letter.pdf](#)

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3/21/24

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**From:** Mike Kenealy <[mekenealy@yahoo.com](mailto:mekenealy@yahoo.com)>  
**Sent:** Thursday, March 21, 2024 9:35 AM  
**To:** Glenn Hartmann <[ghartmann@garfield-county.com](mailto:ghartmann@garfield-county.com)>  
**Cc:** Mike Kenealy <[mekenealy@yahoo.com](mailto:mekenealy@yahoo.com)>  
**Subject:** Additional SVR Comments

You don't often get email from [mekenealy@yahoo.com](mailto:mekenealy@yahoo.com). [Learn why this is important](#)

March 21, 2024

Glenn Hartmann, Community Development Director

Garfield County

108 8<sup>th</sup> Street, Suite 401

Glenwood Springs, Colorado 81601

Via email: [ghartmann@garfield-county.com](mailto:ghartmann@garfield-county.com)

Dear Glenn,

I've been able to spend some more time reviewing the **Spring Valley Ranch PUD Amendment Application (File No. SPFA-02-22-8881)** since I submitted comments to you in my letter dated February 24, 2024. At that point I was informed this proposal was in the final review, so those comments resulted from a cursory, 1-day review of the application package.

Now that I'm aware the formal presentation to Planning and the BOCC has not been

scheduled yet I have some additional comments to add regarding the *Transportation Impact Study (TIS)* portion of the application. **They are attached as a pdf.**

I'd appreciate your letting me know when you've received them and whether I need to do something more to assure they are included in the record. Please feel free to give me a call or e-mail if you would like to discuss these.

I anticipate submitting additional comments pertaining to the rest of the proposal since I have concerns beyond the TIS now that I've had time to read through it.

Please add my name and e-mail to any mailing list regarding and future County action on this proposal.

Thanks,

Mike Kenealy

(970) 379-9401

[mekenealy@yahoo.com](mailto:mekenealy@yahoo.com)

March 21, 2024

Glenn Hartmann, Community Development Director  
Garfield County  
108 8<sup>th</sup> Street, Suite 401  
Glenwood Springs, Colorado 81601

Via attachment to an email: [ghartmann@garfield-county.com](mailto:ghartmann@garfield-county.com)

Dear Glenn,

Included below are additional comments and concerns with the **Spring Valley Ranch PUD Amendment Application Transportation Impact Study (TIS)** to be added to the comments I submitted via e-mail on February 23, 2024.

The standard font are citations and the **bold, italicized font** are my comments:

\*\*\*\*\*

The SVR TIS page 9 - 1.3 Intersection Analysis Locations In addition to site accesses, this report also studies five additional off-site intersections:

1. SH 82 & CR 115/ Red Canyon Road
2. SH 82 & CR 114/Spring Valley Road
3. Frontage Road & CR 114/Spring Valley Road
4. Colorado Mountain College (CMC) West Access & CR 114/Spring Valley Road
5. CMC East Access & CR 114/Spring Valley Road

***There is no mention or apparent concern for either short term or long-term impacts to the CR113/CR110/Hwy 82 intersection or the structural integrity, infrastructure, and safety for users of the steep, narrow, winding CR110.***

*The Garco LUDC states in Article 7; 7-107. ACCESS AND ROADWAYS; F 10. Traffic Control and Street Lighting. Traffic control devices, street signs, street lighting, striping, and pedestrian crosswalks are to be provided as required by the County Road and Bridge Department or other referral agencies.*

*The Garco LUDC states in Article 14; N. Traffic Impact Assessment and Mitigation 1. Traffic impact study. A study prepared by a certified traffic engineer that includes at a minimum:*

- a. Existing conditions. Description of the baseline condition of road segments that will be affected by the project, including the existing physical condition, trips generated by vehicle type on the average and at peak times, and the existing level of service for those road segments.



b. Trip generation. For each phase of the project, a description of proposed average and peak time site trip generation by vehicle type for the roads that will be affected by the project.

c. Mitigation. For each phase of the project, proposed mitigation of impacts to traffic including traffic signals, and other measures to ensure that the level of service for each affected road segment is not reduced over pre-project conditions.

Garfield County, Colorado LUDC, Table 7-107: Roadway Standards, page 7-4, May 11, 2020 include Design Capacity-ADT levels for various roads within the county.

***The TIS description of existing conditions lacks any discussion of the baseline actual existing condition or anticipated future condition on CR110 or the 113/110/Hwy 82 intersection.***

***I assume that CR110 is designated as a Secondary Access Road with an ADT of 201-400, but I suppose it may be designated as a Minor Collector (ADT 401 - 2500) since the lane width is generously only 11 feet at my mailbox.***

***During phases 1-3 a large portion of the traffic traveling CR114, in either direction, will more than likely travel CR110 to the 110/113/Hwy 82 intersection. How will those traffic increases impact the infrastructure and safety of 110 RD? It is designated as a "2-Lane Paved Road without Shoulders" with an ADT of either 201-400 or 401-2500. CR110 has steep grades and blind curves.***

***How will infrastructure and safety impacts at the 113/110/Hwy82 intersection be mitigated without any reconstruction and how will the actual traffic be managed for all the vehicular ingress/egress to and from Hwy 82?***

TIS Tables 4, 5 & 6 appear to show new trips generated between a total of 5,315 to 5,703 new vehicle trips/average weekday traveling CR114 (CMC) or CR115 (Red Canyon). It assumes 95% of this traffic will utilize CR114 and 5% will utilize CR115 (Red Canyon)'

***Of the 95% that will travel CR114 they assume 30% of those will go south on Hwy 82 toward Carbondale.  $5,703 \times 95\% = 5,418$  more vehicles/day at the CR114/Hwy 82 intersection.  $5,418 \times 30\% = 1,625$  going toward Carbondale. If even just 20% of the south bound traffic uses CR110 as a short cut that equates to 325 additional vehicles/day on CR110 and using the CR113/110/Hwy 82 intersection.***

***Presumably this is at build out. However, none of the calculations include construction traffic or the significant amount of construction related associated heavy load trucks necessary for project completion. Numerous heavy load trucks will likely cause significant impacts to the structural integrity of any roads used.***

***During the "improvement" phases almost all Carbondale bound traffic (including heavy trucks) will go down CR110. The traffic will far exceed any reasonable, or safe ADT level for this route.***

The SVR Narrative report; Table 6, page 28 - Improvements shall be based upon the Design Standards for an Off-Site County Road per Section 7.2 Roadway Classification & Design Standards of the Spring Valley Ranch PUD Guide.

***What are the actual improvements anticipated, especially for phases 2 – 5? The 7.2 Roadway Classification & Design Standards sites appear to list what currently exists on those road segments.***

The proposed SVR Development Agreement EXHIBIT 2 - **Phase 1** - Improvements to the intersection of State Highway 82 and County Road 114 and; **Phase 2** - County Road 114 Improvements: From the intersection of State Highway 82 to the intersection with County Road 110 approx. 1.5 miles)

*The Garco LUDC states in Article 7, Division 1 7-107 states: B. Safe Access. Access to and from the use shall be safe and in conformance with applicable County, State, and Federal access regulations. Where the Land Use Change causes warrant(s) for improvements to State or Federal highways or County Roads, the developer shall be responsible for paying for those improvements.*

*The Garco LUDC states in Article 2, Division 2 2-202 “C. Development Agreements. The BOCC may enter into a development agreement with the landowner for a vesting period for longer than 3 years when, in the discretion of the BOCC, an extension is warranted due to all relevant circumstances including, but not limited to, project size and/or phasing of the development, economic cycles, and/or market conditions.”*

*The Garco LUDC states in Article 7; 7-107. ACCESS AND ROADWAYS; F. Impacts Mitigated. Impacts to County roads associated with hauling, truck traffic, and equipment use shall be mitigated through roadway improvements or impact fees, or both.*

The Development Agreement (DA) page 2 - There shall be no requirement to develop the Phases shown on the New Phasing Plan in any particular order and there shall be no deadlines to either commence or complete construction of any of the Phases.

***This DA clause would create a vested right and the issues related to all traffic impacts listed in Phase 1, Phase 2 and others will be exacerbated if the developer decides to wait before completing the traffic related CR114 road improvements. The Development Agreement needs to be amended to state these road improvements need to be required as a prerequisite to any substantial construction activities up at the actual SVR PUD site.***

***The Transportation Impact Study cover page map and vicinity map on page 6 do not even show CR110. And coincidentally, all the aerial photos included are cropped so as not to show the CR110 or the 113/110/Hwy28 intersection. This is a concern if the omission was intentional.***

September 5, 2024

9/5/24

Glenn Hartmann, Community Development Director  
Garfield County  
108 8th Street, Suite 401  
Glenwood Springs, Colorado 81601  
Via attachment to an email: [ghartmann@garfield-county.com](mailto:ghartmann@garfield-county.com)  
Cc: Phillip Berry [pberry@garfield-county.com](mailto:pberry@garfield-county.com)

RE: Comments regarding the Spring Valley Ranch: Responses to Referral Comments for PUD Amendment Application File No. PUA-05-23-8967

Dear Glenn,

Thank you for an opportunity to comment on the Spring Valley Development proposal. The proposal package is obviously a very lengthy document when all narratives, exhibits, and appendices are included, and can be a challenge to read through in just a few weeks, especially for a regular citizen of Garfield County who is not a planning expert, nor a transportation expert, nor a fiscal planning expert, etc.

As you know, I have previously submitted 3 letters to the Planning Commission regarding concerns with various Transportation Plan issues and an unconscionable omission of any mitigations or concerns for the likely impacts expected on County Road 110 and the intersection of CR 110/113 and Hwy 82. In those letters I included items that I feel will be important to include as conditions of approval should this project be approved. Some of them were verbally agreed to by an employee/contractor of Storied Development as options that the applicant would be willing to commit to completing, but apparently may have recently been dropped. I wish to hereby incorporate by reference the concerns and comments I raised in those 3 correspondences, at least all of those which were not subsequently amended and committed to in the proponent's 4/12/24 Referral Comments letter.

This letter focuses on additional concerns I have since reading the revised Spring Valley Ranch: Responses to Referral Comments for PUD Amendment Application File No. PUA-05-23-8967, released for public review last month.

I may be out of town on September 25<sup>th</sup> and unable to attend the scheduled public meeting so please include this letter as official comments on this proposal.

**Carbondale & Rural Fire Protection District (CRFPD); page 2; comment #2 Fire Protection Plan:**

3. With professional observation and experience, the plan for an all-volunteer fire service is not recommended.

Applicant Response:

*The application does not propose an all-volunteer fire service. Section 7.11.2 of the Narrative Report discusses the provision of staffing as follows: "During the construction phase of the fire station, a hiring process will commence to provide the necessary personnel to staff the station 24 hours a day/ 7 days a week."*

Comment and Concerns:

- Will the hiring process include a pay and benefits package of a level that will attract enough qualified applicants to fill the 24/7 staffing needs? Storiéd should be required to submit their intended pay/benefits scale and the estimated staffing levels needed for the station prior to any application approval.
- What happens if Storiéd's proposed hiring process fails to meet sufficient staffing levels? What guarantees does Storiéd provide to maintain sufficient staffing over multiple years? There needs to be a condition of approval which includes a guarantee of sufficient staffing or a guaranteed, long-term monetary, out-of-pocket commitment to the FPD to cover any additional costs incurred by the FPD.

The applicant, in the Narrative Report May-2024, section 7.13.2. page 52 states: *"The Applicant intends to re-engage and contract with one of the local fire Districts (the District") for the provision of fire, EMS, rescue, haz-mat and wildland fire protection services to the Spring Valley Ranch PUD..."*

- A condition of approval should require Storiéd to guarantee a satisfactory outcome, either through their internal fire personnel hiring or a finalized out-of-pocket contract with a local fire District, for full fire protection prior to any Certificate of Occupancy being issued, and not just the stated, *"intends to re-engage"*. A statement of intent is not necessarily binding, and Storiéd goes on to propose how they may intend to get staffing for the whole fire protection program funded through taxes that they will already owe anyway, thereby not costing them anything and reducing any net tax revenue benefit to Garfield County.

In the District Inclusion section, on page 53, The applicant states, *"any property taxes collected for the District from lands located within the property boundaries would be credited against the annual payment for contractual services, until such time as the collected taxes exceed the operational costs of services by the District and the annual payment is no longer necessary."*

- This would require that the BOC must utilize property taxes collected for funding a fire protection contract at its own expense rather than being free to utilize property taxes for other, equally needed expenses resulting from this agreement or other county needs.

The cost of additional fire protection requirements for this development should be funded solely at an additional expense to a developer.

- A proponent should not be able to mandate use of property taxes from their own development proposal and those taxes should be utilized at the discretion of the BOC for other pressing needs and not for funding additional expenses incurred by the County solely due to approval of said development.

### **Carbondale & Rural Fire Protection District (CRFPD); page 13; comment #3**

#### **Access:**

Pp#2; “There is concern about the quality of Red Canyon Road and the ability to handle extra traffic...”

Applicant Response:

*The Applicant supports the continued use of CR 115 for local residents and emergencies, and has approached Garfield County Staff with several options for improving safety on CR 115, including:*

- *Installing guardrails along exposed road sections;*
- *Improving the road surface with chip and seal;*
- *Installing signal lights at the narrow section of the road, to allow traffic to pass in one direction at a time.*

Comment and Concerns:

- Again, it appears that Storied may intend to propose that Garfield County utilize tax revenues from the development for these improvements. It is not possible to know who would be responsible for costs with their response, but this would be another impact expense directly associated with the development at this time. These improvements, or any CR115 improvements the BOC deems appropriate, should be included as a condition of approval at the sole expense of the applicant and not borne by current taxpayers in the county.

### **Garfield County Public Health (GCPH); page 4; comments 1:**

1. Staff recommends a condition of approval that new pump test data be provided to Garfield County once rehabilitation and redrilling of the wells is complete. Also, as this water system will be regulated by CDPHE, staff recommends a condition of approval that the applicant provide documentation from CDPHE that the water system meets their requirements for domestic water distribution.

Applicant Response:

*This suggested condition needs to reflect the appropriate time to address CDPHE water system permit requirements, which is Final Plat. The Applicant will provide new pump*

*test data for any rehabilitated or reconstructed well at the time of Final Plat for the phase containing such wells. Since the water system will be regulated by CDPHE as a Community Water System, the Applicant intends to apply for CDPHE design review and permitting concurrently with Preliminary Plan. Documentation of CDPHE permitting for the Community Water System will be provided at the time of the first Final Plat.*

Comment and Concerns:

- Both comments 1 & 2 by GCPH and the responses from Storied only refer to the domestic water supply, and those pump tests would only presumably be submitted at the time the final plat is due for each phase. Storied has stated they have drilled and tested only 6 of 36 proposed wells (pg 1 of the Water Supply and Distribution Plan 2/2/2023). At buildout this will be over 407,000 gpd, just for residences and home irrigations (pg 2 WSaDP) and there will be an additional approximately 34,000 gpd needed for commercial buildings. What happens if the future pump tests fail to produce the required quantity or quality? The proponent would be approved for this amount of water but would not be able to access it. The whole development could fail, or worse, they just drill deeper and deeper further affecting all the current water users in the Spring Valley. What happens when pre-existing wells in Spring Valley start to exhibit a loss in production because of the domestic supply drawdown anticipated with this proposal?
- Neither comment addresses the massive quantities of raw water use proposed (golf course 329 acre ft/yr or 107,254,000/yr or 500,000 gpd for the April through October 214 day long golf season & snowmaking 500,000 gpd) to be pumped from the golf course or snowmaking raw water wells. These are not proposed to be considered as domestic water supplies and therefore will not necessarily even be under the jurisdiction of CDPHE. Further water study needs to be completed prior to any consideration of approval to assure that there is adequate water in the aquifer to satisfy the anticipated uses and to assure that draw down of the water tables in the quantities proposed **WILL NOT IMPACT** existing domestic wells in Spring Valley.
- Anecdotal evidence indicates that several domestic wells in the area already have a low yield, especially during times of low moisture during the summer months and are required to curtail water use with some even having to haul water for regular domestic water use.
- **What happens if the golf irrigation and/or the snowmaking water sources are found to be impacting exiting domestic wells several years down the road?**
- **How will that issue be mitigated?**

If this application is approved, a condition of approval should be included that includes appropriate remedies if this occurs. To assure that the Storied wells are not impacting other wells, a base monitoring plan should be included as a condition of approval to

assure existing wells are not being affected. This may be even more critical if additional water studies of the Spring Valley aquifer(s) regarding how and where water within the Valley is stored are not satisfactorily completed prior to approval.

- **Is it one big underground “pool”, or multiple smaller “pools”, does anyone really know?**
- **Does the recharge rate cited for 6 wells stand up to continuous pumping of all proposed wells or did that rate just occur during the 24-hour pump tests that were performed on a few wells?**

Either scenario seems to pose significant risk to existing domestic wells in the area if the volumes of water proposed by Storied is pumped out.

- Approval of excessive use of water with the extended drought period in western Colorado; the on-going demands on the Colorado River basin water supply which are overextended now; and climate change is not appropriate. New unnecessary and extravagant private amenities like golf courses and snow making for the south-facing ski area are not appropriate. Approval will put existing domestic wells at risk, will drain critical ground water and reduce flows in the Colorado River Basin, and will forever change the character of Spring Valley. For these reasons these facilities and the associated excessive amount of water use expected to be necessary to maintain them should not be approved.
- If this proposal is considered for approval, a condition of approval should require the proponent to include a discussion and guaranteed commitment about how they intend to manage golf course by severely limiting water use during extended periods of no rain as part of their application and mitigation plan. Additionally, if the development moves forward with an approved golf course, SVR must be required to immediately curtail golf course irrigation to ensure no injury to the existing local domestic water wells begin to “dry up” more than they already are.
- Garfield County Planning documents already contain statements that are contrary to these proposed uses:

Garfield Counties own *DROUGHT AND WATER CONSERVATION IN GARFIELD COUNTY*; Section 5 states:

A. PLANNING FOR DROUGHT IN THE COLORADO RIVER BASIN; page F-18 states, “ Since 2000, the Colorado River Basin has experienced a prolonged drought. There have been a few wet years - 2008, 2010, and 2014, but the remaining years have been dry. 2002 was one of the driest years on record and 2012-2013 were the driest consecutive two years on record.”

***The drought condition continues and is expected to continue with global climate change.***

B. WATER SUPPLIES IN UNINCORPORATED GARFIELD COUNTY AND DROUGHT; pg F-19, states, “Droughts may affect site-specific hydrogeology and groundwater well supplies resulting in decreased water well yields, water wells “drying-up”, and diminishment of water quality. Since most of the domestic water in

unincorporated Garfield County is sourced from groundwater wells, droughts will test the groundwater supply's resiliency. In certain areas where groundwater supplies are in part irrigation water infiltration, droughts are likely to exacerbate seasonal water table fluctuations because less irrigation water is being applied. In periods of drought, water wells may have reduced yields and physical water availability becomes a more widespread problem for domestic well water users.

**Comprehensive Plan 2030;** Appendix F. Water Resources; 2. SUMMARY OF FINDINGS; VII. Page F-4, states, "Water hauling is not a reliable solution for water quality and/or quantity issues in Garfield County. Hauled water as a source of supply works if municipalities are willing to continue retail sales and do not experience conditions that limit the availability of potable water. Water hauling may be the only option for users that do not have safe on-site water and because of that, should be considered a fragile supply. Users in unincorporated Garfield County may get by using hauled water, but this tenuous source of water should be considered unacceptable for new lots because of the potential for it to be curtailed."

Additionally, *The GarCo LUDC Development Standards* do not include developed downhill ski areas as part of Recreational Activities for the rural landscape and a downhill ski area and associated impacts will significantly change the character of the area.

**Colorado Geological Survey (CGS) page 5; comment #4.** Staff recommends a condition of approval to include a noise study to examine if the noise generated by proposed uses other than residential at the PUD will exceed CRS 25-12-103 Sound Standards.

Applicant Response:

*The Applicant does not agree that a noise study is necessary for a residential golf community. Snowmaking is specifically excluded from CRS § 25-12-103 Sound Standards, subsection 10 as follows: "This article is not applicable to the use of property for the purpose of manufacturing, maintaining, or grooming machine-made snow."*

Comment and Concerns:

- The applicant does not agree that a noise study is required under CRS § 25-12-103, however, there is a very real potential, and a strong public concern that the noise of snowmaking equipment and late-night grooming machines will negatively impact the existing quiet quality of life that residents of Spring Valley have. Noise on a still, winter evening or night carries for miles and the disturbance will further degrade the quality of life for all those who've moved to Spring Valley for the peace and quiet it offers. It may also create undisclosed impacts to wintering wildlife, further reducing the animal's survivability in the area.
- The elk winter range is depicted on the SVR map on page 17 of the application indicates winter range for elk is south of the blue line. The deer winter range depicted on the map on page 19 indicates winter range for deer is south of the blue line. The whole proposed ski area is within that critical habitat. There's are reason it's winter range – a primary one being not lots of snow on south facing slopes!! It is very likely that a huge amount of snowmaking, aka lots of noise, will be required to keep south facing slopes covered in snow. A ski area should not be approved in this type of location for the



disruption of animals on their winter range aspect alone, but the potential for noise pollution in Spring Valley is another important concern.

- A noise study should be required prior to consideration for any application approval so the impacts associated with the night-time noise generated by snowmaking and grooming machinery can be appropriately assessed. If results of this study indicate any significant impact a condition of approval of the application should include limiting use of this type of equipment to daytime hours only when the noise generated may be somewhat mitigated due to other noises from daily human activities.

Thanks again for the opportunity to bring forward just a few of my concerns with this proposal. I strongly believe it should not be approved at all. It will ruin the quality of life for those who currently live in Spring Valley, may create severe negative impacts to their domestic water supplies and significantly affect the wildlife that utilizes the area. The transportation impacts and numerous increased safety issues, upon which I commented in previous correspondence, will extend far beyond Spring Valley with 5,700 more vehicles a day at three critical intersections along Hwy 82, on Hwy 82, and in downtown Glenwood Springs, Carbondale and beyond.

As a 50+ year resident of the valley I have tried to keep an open mind and provide substantive comments including proposed conditions of approval in my previous letters and above for the BOC's consideration if the decision is to move forward with approval.

Sincerely,

*Michael E. Kenealy*

Mike Kenealy  
(970) 379-9401, please don't hesitate to call with questions.

**From:** [Brooke Winschell](#)  
**To:** [Philip Berry](#); [Glenn Hartmann](#)  
**Subject:** FW: Garfield County website inquiry - Community Development  
**Date:** Wednesday, February 28, 2024 11:39:05 AM  
**Attachments:** [image001.png](#)

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Thanks,

Brooke A. Winschell



Community Development Finance Admin/ Lead Technician IV  
Community Development Department  
[bwinschell@garfield-county.com](mailto:bwinschell@garfield-county.com)  
Direct 970-945-1377 Ext. 4212  
T: 970-945-8212 | F: 970-384-3470  
108 8th St, Suite 401 | Glenwood Springs, CO 81601

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**From:** noreply@formstack.com <noreply@formstack.com>  
**Sent:** Wednesday, February 28, 2024 11:38 AM  
**To:** Glenn Hartmann <ghartmann@garfield-county.com>; Brooke Winschell <bwinschell@garfield-county.com>  
**Subject:** Garfield County website inquiry - Community Development



Subject: PUA-05-23-8967 Spring Valley Ranch PUD Ammendment and Development

Name: Lawrence Fennell

Email: [larryfennell@gmail.com](mailto:larryfennell@gmail.com)

Phone Number: (832) 768-7317

Message: Hello, and thank you for your work.

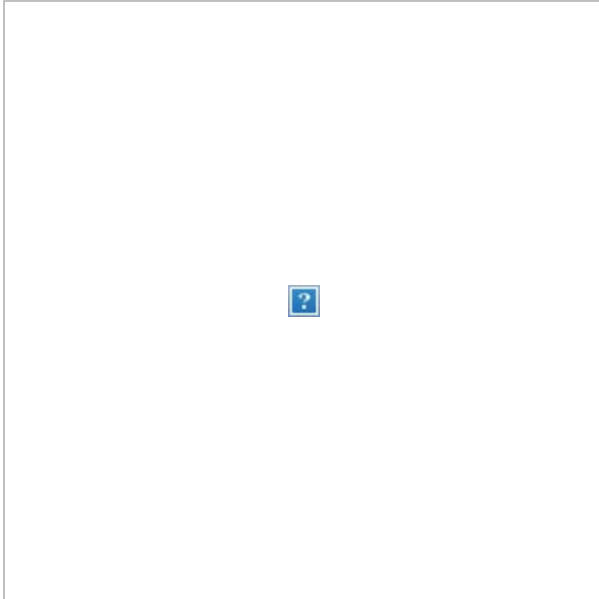
I wish to express my family's extreme concern for Storied Development's proposed development for the Spring Valley Ranch Property. This water sucking exclusive luxury development is WRONG for the valley and Garfield county. The impact on

traffic, wildlife and our dwindling water supplies are unacceptable and unwanted.  
Please say no!

Thank you again.

**From:** [noreply@formstack.com](mailto:noreply@formstack.com)  
**To:** [Glenn Hartmann](#)  
**Subject:** Garfield County website inquiry - Senior Planner  
**Date:** Friday, March 1, 2024 8:58:47 AM

---



Subject: Spring Valley Ranch development

Name: Anthony Choma

Email: [t.cho1@yahoo.com](mailto:t.cho1@yahoo.com)

Phone Number: (972) 689-2711

Message: Dear Mr. Hartmann,  
Storied Development has submitted an amended PUD for the Spring Valley Ranch property. Due to the huge impact on water, traffic, wildlife and our quality of life, please do not let this happen!

I know the tax revenue potential is huge but lets try to keep our valley the unique Gem that it is. We all work very hard to be able to have our slice of paradise. Developments like that belong in upscale areas like Aspen, Vail, etc.

If I am not wrong I believe a development exactly like this is being built above Gypsum on the Eagle county side.

Yes, housing is an issue. I manage a local business and struggle to find employees to relocate here due to housing. A private upscale development will not help our housing

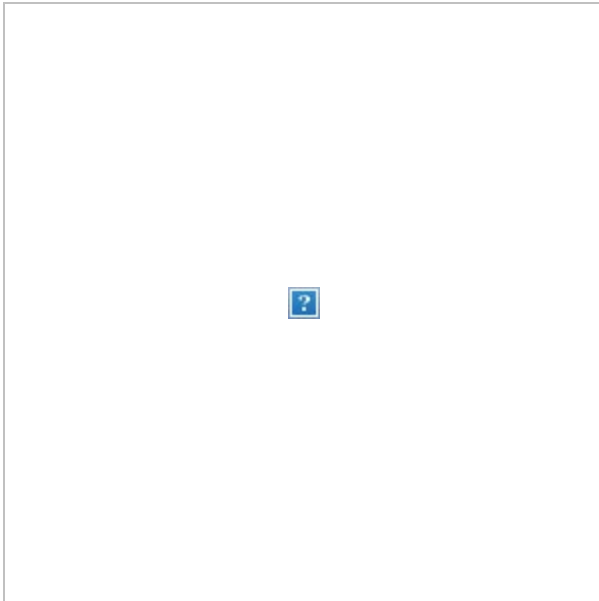
situation at all. The proposed affordable homes may not even be enough to support employees within the Storied Development.

In addition, I cannot even imagine 12 to 15 years of construction traffic up and down CMC road. We all know the Thunder river market intersection is already extremely dangerous.

Thank you for your time.

**From:** [noreply@formstack.com](mailto:noreply@formstack.com)  
**To:** [Glenn Hartmann](#)  
**Subject:** Garfield County website inquiry - Senior Planner  
**Date:** Friday, March 1, 2024 7:06:14 PM

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**Subject:** Spring Valley

**Name:** Susan Brown

**Email:** [segbrown@mac.com](mailto:segbrown@mac.com)

**Phone Number:**

**Message:** Hello

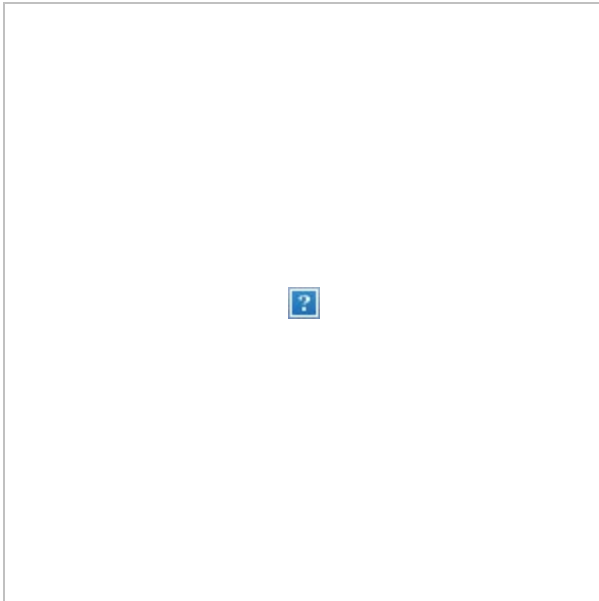
I just want to add my name to the list of residents concerned about the proposed development in Spring Valley. There is not enough water for everyone already here, much less more people. Much much much less golf courses and snowmaking??

Thank you for your time.

**From:** [noreply@formstack.com](mailto:noreply@formstack.com)  
**To:** [Glenn Hartmann](#)  
**Subject:** Garfield County website inquiry - Senior Planner  
**Date:** Friday, March 1, 2024 2:51:37 PM

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3/1/24



Subject: Spring Valley Ranch/Storied Development

Name: Miriam Muniz-Fennell

Email: [miriamexpress@gmail.com](mailto:miriamexpress@gmail.com)

Phone Number: (512) 293-1167

Message: Dear Mr Hartmann,

Storied Development has submitted an amended PUD for the Spring Valley Ranch property. Due to the huge impact on water, traffic, wildlife and our quality of life, please do not let this happen!

**From:** [Miriam Fennell](#)  
**To:** [Philip Berry](#)  
**Subject:** Request for denial of the Spring Valley Ranch PUD  
**Date:** Monday, March 24, 2025 11:13:47 AM

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3/25/24

Dear Mr. Berry,

Thank you for everything you do for our community and the Roaring Fork Valley.

I am writing regarding concerns of the Spring Valley Ranch Substantial PUD. This proposed development poses significant threats to our community's well-being and the environment. Specifically, I am deeply concerned about the following potential impacts:

**Water Resources:** The proposed development's water consumption could severely strain our existing water supply, potentially leading to shortages and impacting the health of our local ecosystems. We require a thorough and independent assessment of the long-term water sustainability of this project.

**Traffic Congestion:** The increased traffic volume generated by this development will inevitably exacerbate existing traffic problems, leading to longer commute times, increased road hazards, vehicle-animal collisions and a severe decline in our quality of life. We need a more comprehensive traffic impact study that considers the long-term effects on our roadways as well as the effects that the traffic necessary to build infrastructure will have on the Spring Valley area's ability to safely evacuate in the event of a massive wildfire.

**Wildlife Habitat Disruption:** Spring Valley Ranch is home to diverse wildlife, and the proposed development threatens to fragment and destroy critical habitats. The mitigation measures that the developer is proposing will NOT protect local wildlife populations. This development will decimate the wildlife, leaving them without natural food sources, proper winter and summer migration pathways, increase vehicular animal deaths, and will definitely increase human-animal conflicts, especially for the Elk, Deer and Bears.

**Quality of Life:** The cumulative impact of these issues—water scarcity, traffic congestion, and habitat loss—will significantly diminish the RURAL quality of life we enjoy in this community. We value our rural character and peaceful environment, and this development jeopardizes both.

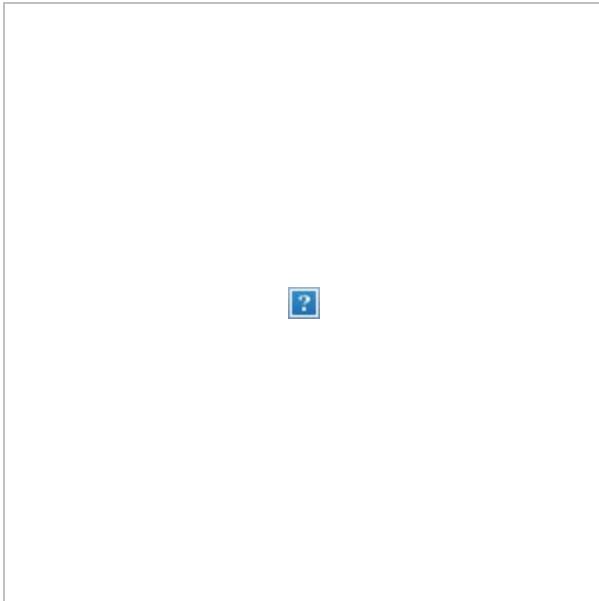
I urge you to carefully consider these concerns and DENY this substantial PUD proposal. Please review this PUD in a way that prioritizes the long-term interests of our current and future community. Please consider what we all have to LOSE. Please do not choose this PRIVATE, EXCLUSIVE GOLF CLUB AND SKI RESORT marketed towards ONLY those with the means to afford 2nd, 3rd and 4th resort homes over your community. Please choose us over the short-term financial development gains the developer is proposing! Please don't sell out our beautiful community.

Respectfully Submitted,  
Miriam Muñiz Fennell  
630 Foster Ridge Rd  
Glenwood Springs



**From:** [noreply@formstack.com](mailto:noreply@formstack.com)  
**To:** [Glenn Hartmann](#)  
**Subject:** Garfield County website inquiry - Senior Planner  
**Date:** Saturday, March 2, 2024 4:21:42 PM

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Subject: Spring Valley Ranch

Name: kim stacey

Email: [kstacey@rof.net](mailto:kstacey@rof.net)

Phone Number:

Message: This development would be insane.

1. WATER - The western slope is drying up. Aspen groves are dying, we have seemingly regular wildfires and wells are running dry. This development has 577 multi-million dollar large homes, two private golf courses AND A PRIVATE SKI HILL with snow making capability. There are multiple high volume water wells planned to be peppered all over the new development that will be pulling directly from the same aquifers and tributaries that your water well draws from.

2. TRAFFIC - This project is huge and will take many years to construct. Every piece of heavy equipment, dump truck, materials delivery and construction worker has to enter and exit through that messy little intersection of 82 and CR 114 at Thunder River Market. After the development is complete, all of the people that live in those 577 big houses along with their housekeepers, nannys, lawn people, golf course workers and all the support staff for the whole operation will also have to drive up and

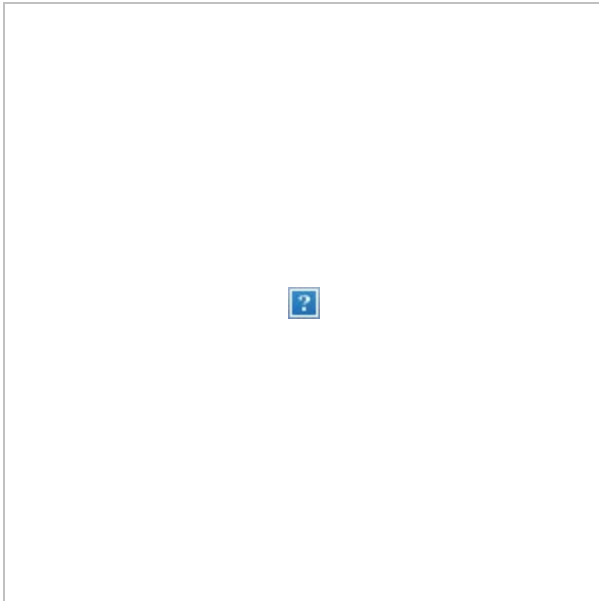
down through that intersection and right up past CMC to the entrance off of Red Canyon Road. The developer says the road (CR 114 and parts of Red Canyon Rd.) will have to be expanded and the intersection improved. After years of construction, CR 114 would become a 5 lane wide major thoroughfare. Even then, in case of an emergency (like the Grizzly Creek Fire), a large part of our community potentially has to get out the same way, down that one road.

3. WILDLIFE - This 6000 acre parcel is one of the last untouched pieces of wilderness in our area. Trying to imagine or calculate the impact on wildlife is difficult, but the elk herd and mule deer along with their predators and most of the coyote and smaller critters will be displaced, and will die or leave.

4. OUR QUALITY OF LIFE - This last one is in many ways the most important, but also subjective. This development is affluent. Each lot costs two million dollars and the deed restrictions require very large \$4M-\$7M homes. The golf courses are private and so is the ski hill. The large number of wealthy homeowners will attract and employ a LOT of people. Do we need any more people? Glenwood Springs will change. Carbondale will change. El Jebel will change. How will they change? What will all of those people and all of that money do to our piece of the valley? Think it will be good? I'm going to leave it at that.

**From:** [noreply@formstack.com](mailto:noreply@formstack.com)  
**To:** [Glenn Hartmann](#)  
**Subject:** Garfield County website inquiry - Senior Planner  
**Date:** Saturday, March 2, 2024 2:14:44 PM

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Subject: Storied Developments

Name: Diane Knight

Email: [dmknight77@gmail.com](mailto:dmknight77@gmail.com)

Phone Number: (970) 987-1666

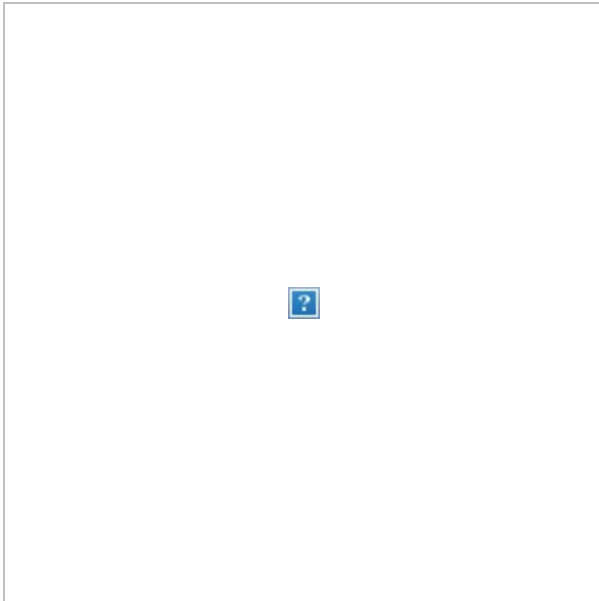
Message: Dear Mr. Hartmann,

Storied Development has submitted an amended PUD for the Spring Valley Ranch property. Due to the huge impact on water, traffic, wildlife and our quality of life, please do not let this happen!

Respectfully,  
Diane Knight

**From:** [noreply@formstack.com](mailto:noreply@formstack.com)  
**To:** [Glenn Hartmann](#)  
**Subject:** Garfield County website inquiry - Senior Planner  
**Date:** Saturday, March 2, 2024 1:44:07 PM

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Subject: Spring Valley Ranch

Name: Paul Stover

Email: [highlandwoodworks@msn.com](mailto:highlandwoodworks@msn.com)

Phone Number: (970) 945-2585

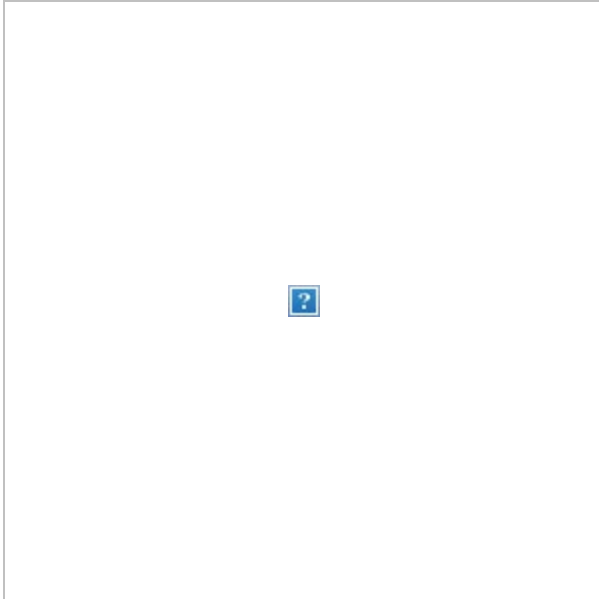
Message: Glenn Hartman,

Storied Development has submitted an amended PUD for the Spring Valley Ranch property. Due to the huge impact on water, traffic, wildlife and our quality of life, the project seems out of line in such a rural and remote area. The density of the project should only be considered for a lowland area adjacent to a major highway, similar to what was done at Aspen Glenn. The impact of the traffic alone to this remote area is not feasible even with the proposed widening of roads and the congestion that will be created at the Thunder River intersection. The Roaring Fork Valley is currently growing at an unsustainable rate and this project doesn't align with the reasons why the residents of the county live here. We are being priced out of our valley now, with the high cost of living, inflated real estate prices and property taxes. We dont need a high density multi million dollar home development in a rural and remote area like Spring Valley. Lets not Californicate our county. Keep Colorful Colorado-Colorado.

Sincerely,  
Paul Stover

**From:** [noreply@formstack.com](mailto:noreply@formstack.com)  
**To:** [Glenn Hartmann](#)  
**Subject:** Garfield County website inquiry - Senior Planner  
**Date:** Saturday, March 2, 2024 9:48:05 AM

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Subject: Spring Valley Proposed Development

Name: Joyce Kauffman

Email: [joyceakauffman@gmail.com](mailto:joyceakauffman@gmail.com)

Phone Number: (970) 978-6422

Message: My husband, Jerry Kauffman and I live in the Elk Springs Subdivision, which will be directly impacted by this proposed development. We heartily agree with the following, which succinctly tells the whole of our thinking. We can't say it any better. PLEASE, PLEASE, PLEASE do not let this development move forward.

Dear Mr. Hartmann,

Storied Development has submitted an amended PUD for the Spring Valley Ranch property. Due to the huge impact on water, traffic, wildlife and our quality of life, please do not let this happen!

-----  
The rest of my post today is to make you aware of areas of concern for the Roaring Fork Valley:

1. WATER - The western slope is drying up. Aspen groves are dying, we have seemingly regular wildfires and wells are running dry. This development has 577 multi-million dollar large homes, two private golf courses AND A PRIVATE SKI HILL with snow making capability. There are multiple high volume water wells planned to be peppered all over the new development that will be pulling directly from the same aquifers and tributaries that your water well draws from.

2. TRAFFIC - This project is huge and will take many years to construct. Every piece of heavy equipment, dump truck, materials delivery and construction worker has to enter and exit through that messy little intersection of 82 and CR 114 at Thunder River Market. After the development is complete, all of the people that live in those 577 big houses along with their housekeepers, nannys, lawn people, golf course workers and all the support staff for the whole operation will also have to drive up and down through that intersection and right up past CMC to the entrance off of Red Canyon Road. The developer says the road (CR 114 and parts of Red Canyon Rd.) will have to be expanded and the intersection improved. After years of construction, CR 114 would become a 5 lane wide major thoroughfare. Even then, in case of an emergency (like the Grizzly Creek Fire), a large part of our community potentially has to get out the same way, down that one road.

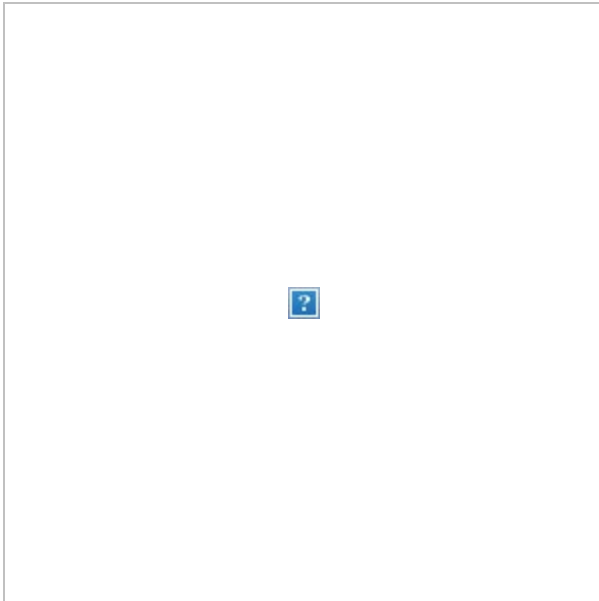
3. WILDLIFE - This 6000 acre parcel is one of the last untouched pieces of wilderness in our area. Trying to imagine or calculate the impact on wildlife is difficult, but the elk herd and mule deer along with their predators and most of the coyote and smaller critters will be displaced, and will die or leave.

4. OUR QUALITY OF LIFE - This last one is in many ways the most important, but also subjective. This development is affluent. Each lot costs two million dollars and the deed restrictions require very large \$4M-\$7M homes. The golf courses are private and so is the ski hill. The large number of wealthy homeowners will attract and employ a LOT of people. Do we need any more people? Glenwood Springs will change. Carbondale will change. El Jebel will change. How will they change? What will all of those people and all of that money do to our piece of the valley? Think it will be good? I'm going to leave it at that.

/s/ Jerry and Joyce Kauffman

**From:** [noreply@formstack.com](mailto:noreply@formstack.com)  
**To:** [Glenn Hartmann](#)  
**Subject:** Garfield County website inquiry - Senior Planner  
**Date:** Saturday, March 2, 2024 8:54:17 AM

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Subject: Spring Valley Development

Name: Kris Shannon

Email: [kristin\\_shannon@ymail.com](mailto:kristin_shannon@ymail.com)

Phone Number: (919) 345-5153

Message: Storied Development has submitted an amended PUD for the Spring Valley Ranch property. Due to the huge impact on water, traffic, wildlife and our quality of life, please do not let this happen!

-----  
The rest of my post today is to make you aware of areas of concern for the Roaring Fork Valley:

1. WATER - The western slope is drying up. Aspen groves are dying, we have seemingly regular wildfires and wells are running dry. This development has 577 multi-million dollar large homes, two private golf courses AND A PRIVATE SKI HILL with snow making capability. There are multiple high volume water wells planned to be peppered all over the new development that will be pulling directly from the same aquifers and tributaries that your water well draws from.



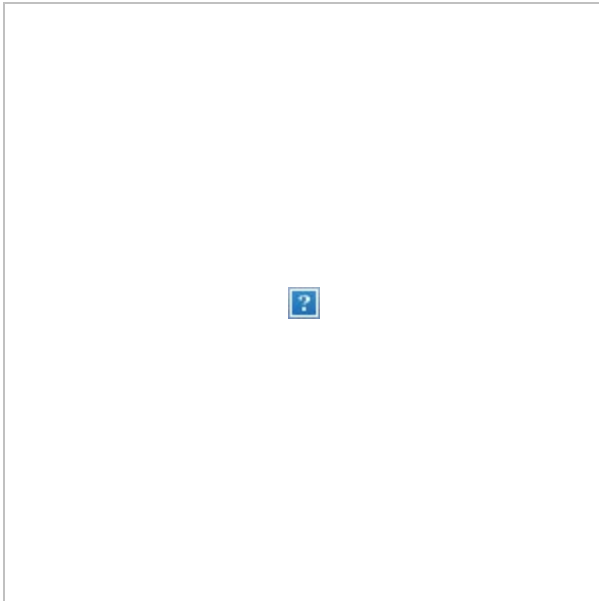
2. TRAFFIC - This project is huge and will take many years to construct. Every piece of heavy equipment, dump truck, materials delivery and construction worker has to enter and exit through that messy little intersection of 82 and CR 114 at Thunder River Market. After the development is complete, all of the people that live in those 577 big houses along with their housekeepers, nannys, lawn people, golf course workers and all the support staff for the whole operation will also have to drive up and down through that intersection and right up past CMC to the entrance off of Red Canyon Road. The developer says the road (CR 114 and parts of Red Canyon Rd.) will have to be expanded and the intersection improved. After years of construction, CR 114 would become a 5 lane wide major thoroughfare. Even then, in case of an emergency (like the Grizzly Creek Fire), a large part of our community potentially has to get out the same way, down that one road.

3. WILDLIFE - This 6000 acre parcel is one of the last untouched pieces of wilderness in our area. Trying to imagine or calculate the impact on wildlife is difficult, but the elk herd and mule deer along with their predators and most of the coyote and smaller critters will be displaced, and will die or leave.

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**From:** [noreply@formstack.com](mailto:noreply@formstack.com)  
**To:** [Glenn Hartmann](#)  
**Subject:** Garfield County website inquiry - Senior Planner  
**Date:** Saturday, March 2, 2024 6:52:03 AM

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Subject: Spring Valley Ranch

Name: Heather Conlan

Email: [hconlan@comcast.net](mailto:hconlan@comcast.net)

Phone Number:

Message: My husband and I have many concerns regarding the massive number of homes planned for the Spring Valley Ranch location.

The water usage ( limited and drying up),

Fire extreme danger,

(Access to leave/enter the RF Valley if disasters)

Wildlife impacts (which Are many reasons for our desire to live in this incredible valley - what space will these animals have left to roam and breed And Live!!)

Traffic Nightmares up and down all of Rt 82

Increased Accidents and deaths on roads

We are from the East Coast originally, and understand large numbers of people, never thought this valley would consider having such a large volume development that would impact so many different areas???

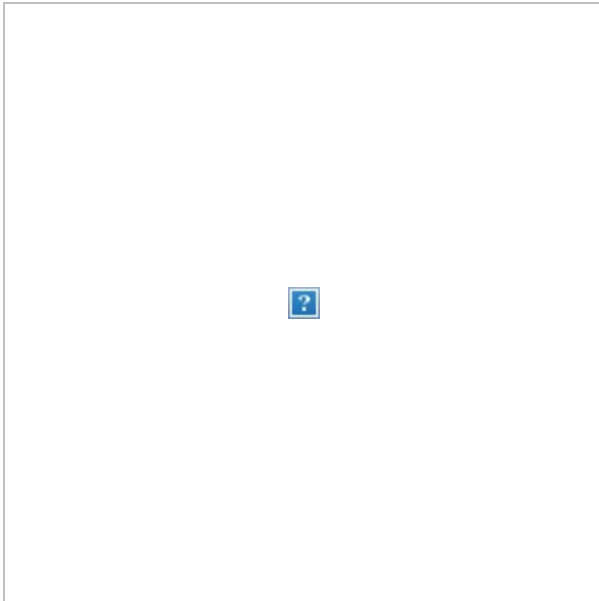
Change happens, we understand totally,  
But this is too many dwellings!!!

Too drastic of an impact on this beloved area!!

Please reconsider numbers!!  
Thank you!!

**From:** [noreply@formstack.com](mailto:noreply@formstack.com)  
**To:** [Glenn Hartmann](#)  
**Subject:** Garfield County website inquiry - Senior Planner  
**Date:** Saturday, March 2, 2024 12:28:58 AM

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**Subject:** Spring Valley Ranch Development

**Name:** Justin Seymour

**Email:** [jjframing@msn.com](mailto:jjframing@msn.com)

**Phone Number:** (970) 618-7410

**Message:**

Dear Mr. Hartmann,

Storied Development has submitted an amended PUD for the Spring Valley Ranch property. Due to the huge impact on water, traffic, wildlife and our quality of life, please do not let this happen!

-----  
The rest of my post today is to make you aware of areas of concern for the Roaring Fork Valley:

1. WATER - The western slope is drying up. Aspen groves are dying, we have seemingly regular wildfires and wells are running dry. This development has 577 multi-million dollar large homes, two private golf courses AND A PRIVATE SKI HILL

with snow making capability. There are multiple high volume water wells planned to be peppered all over the new development that will be pulling directly from the same aquifers and tributaries that your water well draws from.

2. TRAFFIC - This project is huge and will take many years to construct. Every piece of heavy equipment, dump truck, materials delivery and construction worker has to enter and exit through that messy little intersection of 82 and CR 114 at Thunder River Market. After the development is complete, all of the people that live in those 577 big houses along with their housekeepers, nannys, lawn people, golf course workers and all the support staff for the whole operation will also have to drive up and down through that intersection and right up past CMC to the entrance off of Red Canyon Road. The developer says the road (CR 114 and parts of Red Canyon Rd.) will have to be expanded and the intersection improved. After years of construction, CR 114 would become a 5 lane wide major thoroughfare. Even then, in case of an emergency (like the Grizzly Creek Fire), a large part of our community potentially has to get out the same way, down that one road.

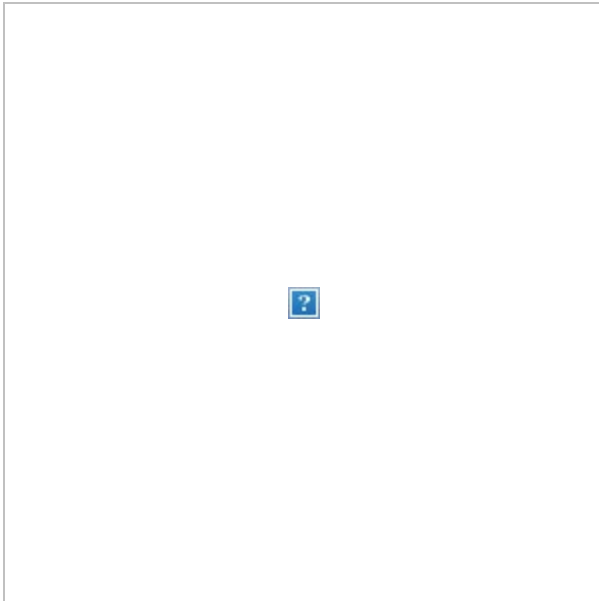
3. WILDLIFE - This 6000 acre parcel is one of the last untouched pieces of wilderness in our area. Trying to imagine or calculate the impact on wildlife is difficult, but the elk herd and mule deer along with their predators and most of the coyote and smaller critters will be displaced, and will die or leave.

4. OUR QUALITY OF LIFE - This last one is in many ways the most important, but also subjective. This development is affluent. Each lot costs two million dollars and the deed restrictions require very large \$4M-\$7M homes. The golf courses are private and so is the ski hill. The large number of wealthy homeowners will attract and employ a LOT of people. Do we need any more people? Glenwood Springs will change. Carbondale will change. El Jebel will change. How will they change? What will all of those people and all of that money do to our piece of the valley? Think it will be good? I'm going to leave it at that.

**From:** [noreply@formstack.com](mailto:noreply@formstack.com)  
**To:** [Glenn Hartmann](#)  
**Subject:** Garfield County website inquiry - Senior Planner  
**Date:** Saturday, March 2, 2024 12:25:33 AM

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3/2/24



Subject: Spring Valley Ranch Development

Name: Barb Hurwitz

Email: [littlecreekranch@sopris.net](mailto:littlecreekranch@sopris.net)

Phone Number: (970) 618-9971

Message:

Dear Mr. Hartmann,

Storied Development has submitted an amended PUD for the Spring Valley Ranch property. Due to the huge impact on water, traffic, wildlife and our quality of life, please do not let this happen!

-----  
The rest of my post today is to make you aware of areas of concern for the Roaring Fork Valley:

1. WATER - The western slope is drying up. Aspen groves are dying, we have seemingly regular wildfires and wells are running dry. This development has 577 multi-million dollar large homes, two private golf courses AND A PRIVATE SKI HILL

with snow making capability. There are multiple high volume water wells planned to be peppered all over the new development that will be pulling directly from the same aquifers and tributaries that your water well draws from.

2. TRAFFIC - This project is huge and will take many years to construct. Every piece of heavy equipment, dump truck, materials delivery and construction worker has to enter and exit through that messy little intersection of 82 and CR 114 at Thunder River Market. After the development is complete, all of the people that live in those 577 big houses along with their housekeepers, nannys, lawn people, golf course workers and all the support staff for the whole operation will also have to drive up and down through that intersection and right up past CMC to the entrance off of Red Canyon Road. The developer says the road (CR 114 and parts of Red Canyon Rd.) will have to be expanded and the intersection improved. After years of construction, CR 114 would become a 5 lane wide major thoroughfare. Even then, in case of an emergency (like the Grizzly Creek Fire), a large part of our community potentially has to get out the same way, down that one road.

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**From:** [Glenn Hartmann](#)  
**To:** [Philip Berry](#)  
**Subject:** FW: Garfield County website inquiry  
**Date:** Tuesday, March 26, 2024 11:08:40 AM

3/26/25

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**From:** Tom Jankovsky <tjankovsky@garfield-county.com>  
**Sent:** Tuesday, March 26, 2024 10:01 AM  
**To:** littlecreekranch@sopris.net  
**Cc:** Glenn Hartmann <ghartmann@garfield-county.com>  
**Subject:** RE: Garfield County website inquiry

Hi Barb

Thank you for your email, I will forward it on to Community Development

---

**From:** [noreply@formstack.com](mailto:noreply@formstack.com) <noreply@formstack.com>  
**Sent:** Monday, March 25, 2024 9:43 AM  
**To:** Tom Jankovsky <tjankovsky@garfield-county.com>  
**Subject:** Garfield County website inquiry



Subject: Spring Valley Development

Name: Barb Hurwitz

Email: [littlecreekranch@sopris.net](mailto:littlecreekranch@sopris.net)

Phone Number: (970) 618-9971

Message: Please take into serious consideration the approval of the proposed Spring Valley Development. Most importantly is the water issues we are currently facing here in the valley. A development of this size would greatly impact the water table.

There is very little open space left for wildlife. Building over 500 homes, a golf course and a ski area would cause a serious impact on wildlife as well.

There have been an increase in serious accidents at the intersection at Thunder River and highway 82 including fatalities. County Road 115 to County Road 114 and then on down to 82 would be the primary route for all of the traffic from the proposed Spring Valley Development.

Thank you for taking the time to weigh all of the facts and make the long term

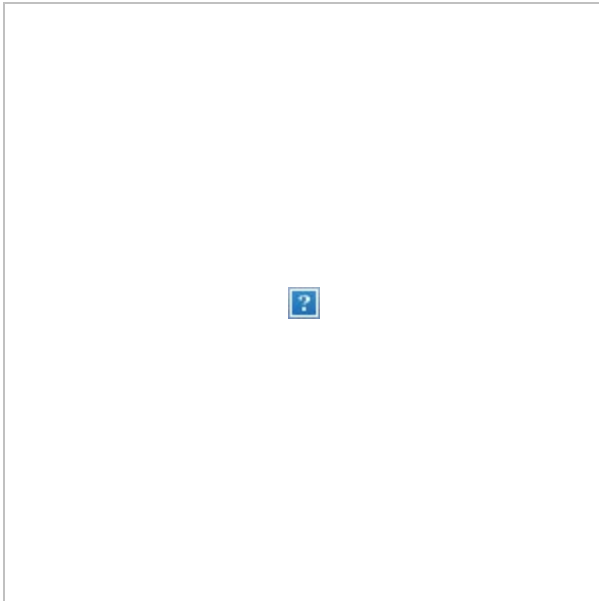


decision that will be best for the county and our residents,  
Barb Hurwitz  
8240 County Road 115  
Glenwood Springs, CO 81601

Exhibit  
6-13b

**From:** [noreply@formstack.com](mailto:noreply@formstack.com)  
**To:** [Glenn Hartmann](#)  
**Subject:** Garfield County website inquiry - Senior Planner  
**Date:** Sunday, March 3, 2024 12:20:36 PM

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Subject: Spring Valley Ranch Proposal by Storied Development

Name: Maureen Rothman

Email: [trl@sopris.net](mailto:trl@sopris.net)

Phone Number: (970) 319-0261

Message: Dear Mr. Hartmann,

Storied Development has submitted an amended PUD for the Spring Valley Ranch property. Due to the huge impact on water, traffic, wildlife and our quality of life this is the worst proposal possible for this area. I implore you to please do not let this happen and deny this proposal!

**From:** [Tom Jankovsky](#)  
**To:** [doug.greenholz@gmail.com](mailto:doug.greenholz@gmail.com)  
**Cc:** [Glenn Hartmann](#)  
**Subject:** RE: Garfield County website inquiry  
**Date:** Sunday, March 3, 2024 11:21:47 AM

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3/3/24

Doug thank you for your email, I will forward it to Community Development

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**From:** noreply@formstack.com <noreply@formstack.com>  
**Sent:** Saturday, March 2, 2024 6:28 PM  
**To:** Tom Jankovsky <tjankovsky@garfield-county.com>  
**Subject:** Garfield County website inquiry



Subject: Spring Valley Ranch

Name: Doug Greenholz

Email: [doug.greenholz@gmail.com](mailto:doug.greenholz@gmail.com)

Phone Number: (303) 868-8211

Message: Dear Mr. Jankovsky,

Storied Development has submitted an amended PUD for the Spring Valley Ranch property. Due to the huge impact on water, traffic, wildlife and our quality of life, please do not let this happen!

I have worked in the field of property development for 35 years, and I strongly believe that it is critical that all development be done responsibly. From what I have learned, this proposal is far from a far cry from responsible. I urge you, in our role, to lead for the benefit of all county residents.

Thank you for your consideration.

**From:** [Glenn Hartmann](#)  
**To:** [Philip Berry](#); [Heather MacDonald](#)  
**Subject:** FW: Garfield County website inquiry - Senior Planner  
**Date:** Monday, February 3, 2025 11:25:54 AM

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2/3/25

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**From:** noreply@formstack.com <noreply@formstack.com>  
**Sent:** Monday, February 3, 2025 9:56 AM  
**To:** Glenn Hartmann <ghartmann@garfield-county.com>  
**Subject:** Garfield County website inquiry - Senior Planner



Subject: Spring Valley

Name: Doug Greenholz

Email: [doug.greenholz@gmail.com](mailto:doug.greenholz@gmail.com)

Phone Number: (303) 868-8211

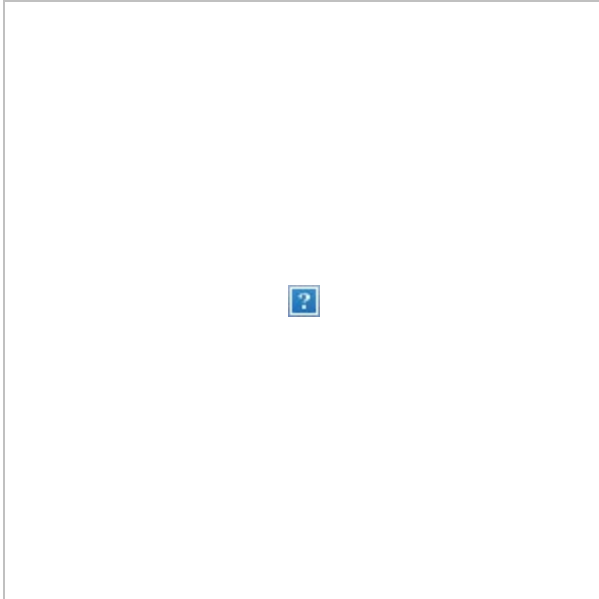
Message: Dear Mr. Hartman -

I have written you previously about my opposition to the proposed Spring Valley Development. Now that there is a new hearing date, I wanted to reiterate my position. I've been in the development business since 1989 and have an ability to see and appreciate more than one side of a proposed project. No matter what lens I use, I consistently come to the conclusion that the proposed Spring Valley project is wrong for this location. It is ill conceived and does not enhance the community in any way. While there are many aspects that create an imbalance between resources used to benefits (water, roadways, traffic, egress, etc.), the proposed ski area on a south-facing slope is an excellent metaphor about how poorly this project considers the local environment. I strongly suggest you put an objective lens on this proposed project and recommend denial by the commissioners.

Thank you for your consideration.

**From:** [noreply@formstack.com](mailto:noreply@formstack.com)  
**To:** [Glenn Hartmann](#)  
**Subject:** Garfield County website inquiry - Senior Planner  
**Date:** Sunday, March 3, 2024 8:58:09 AM

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Subject: development

Name: Bernhard Donaubaue

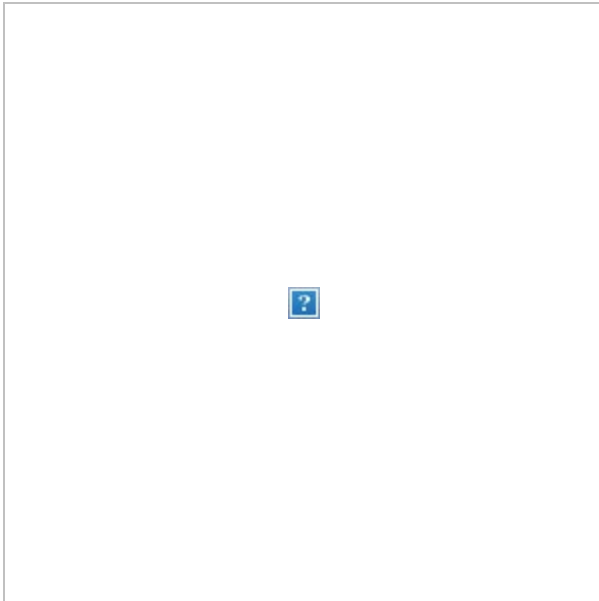
Email: [bedofoto@earthlink.net](mailto:bedofoto@earthlink.net)

Phone Number: (970) 948-6057

Message: Dear Mr. Hartmann,  
Storied Development has submitted an amended PUD for the Spring Valley Ranch property. Due to the huge impact on water, traffic, wildlife and our quality of life, please do not let this happen!

**From:** [noreply@formstack.com](mailto:noreply@formstack.com)  
**To:** [Glenn Hartmann](#)  
**Subject:** Garfield County website inquiry - Senior Planner  
**Date:** Sunday, March 3, 2024 1:41:15 PM

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Subject: Spring Valley Ranch

Name: Art Rothman

Email: [ahr@rof.net](mailto:ahr@rof.net)

Phone Number: (970) 319-0260

Message: Mr. Hartmann,

Storied Development has submitted an amended PUD for the Spring Valley Ranch property. Due to the huge impact on water, traffic, wildlife and our quality of life, please do not let this happen!

I try to be objective and suppress any NYMBY based feelings when evaluating area developments.

Living due east of Spring Valley in the Garfield portion of Missouri Heights I must consider the impact of this huge proposed development on my home and life.

WATER - IS CONCERN #1. A few houses in my neighborhood already do not have sufficient ground water and must truck in water. I realize that Garfield County does not oversee water & well permits but it is essential that the county administrators become aware of the desperation already existing here. I have advised the Assessor of the impact this water scarcity has had on property values to no avail. -Ranch to Golf conversion is truly insane! Humans can't eat grass so what will we do if food producing land is endlessly converted to golf courses?

The western slope is drying up. Aspen groves are dying, we have seemingly regular wildfires and wells are running dry. This development has 577 multi-million dollar large homes, two private golf courses AND A PRIVATE SKI HILL with snow making capability. There are multiple high volume water wells planned to be peppered all over the new development that will be pulling directly from the same aquifers and tributaries that your water well draws from.

2 TRAFFIC - This project is huge and will take many years to construct. Every piece of heavy equipment, dump truck, materials delivery and construction worker has to enter and exit through that messy little intersection of 82 and CR 114 at Thunder River Market. After the development is complete, all of the people that live in those 577 big houses along with their housekeepers, nannys, lawn people, golf course workers and all the support staff for the whole operation will also have to drive up and down through that intersection and right up past CMC to the entrance off of Red Canyon Road. The developer says the road (CR 114 and parts of Red Canyon Rd.) will have to be expanded and the intersection improved. After years of construction, CR 114 would become a 5 lane wide major thoroughfare. Even then, in case of an emergency (like the Lake Christine Fire), a large part of our community potentially has to get out the same way, down that one road. Has the developer considered that these multi-million dollar homes may not be able to get home owners insurance? I have witnessed insurance companies refuse to insure property in eastern Garfield County! Should it become available it would have to be subsidized by massive rate increases to existing homes so as to "spread the risk."

3. WILDLIFE - This 6000 acre parcel is one of the last untouched pieces of wilderness in our area. Trying to imagine or calculate the impact on wildlife is difficult, but the elk herd and mule deer along with their predators and most of the coyote and smaller critters will be displaced, and will die or leave.

OUR QUALITY OF LIFE - This last one is in many ways the most important, but also subjective. This development is affluent. Each lot costs two million dollars and the

deed restrictions require very large \$4M-\$7M homes. The golf courses are private and so is the ski hill. The large number of wealthy homeowners will attract and employ a LOT of people. Do we need any more people? Glenwood Springs will change. Carbondale will change. El Jebel will change. How will they change? Local businesses which already can't find enough employees will close when they can't compete with the wealthy homeowners for workers! What will all of those people and all of that money do to our piece of the valley? Think it will be good?

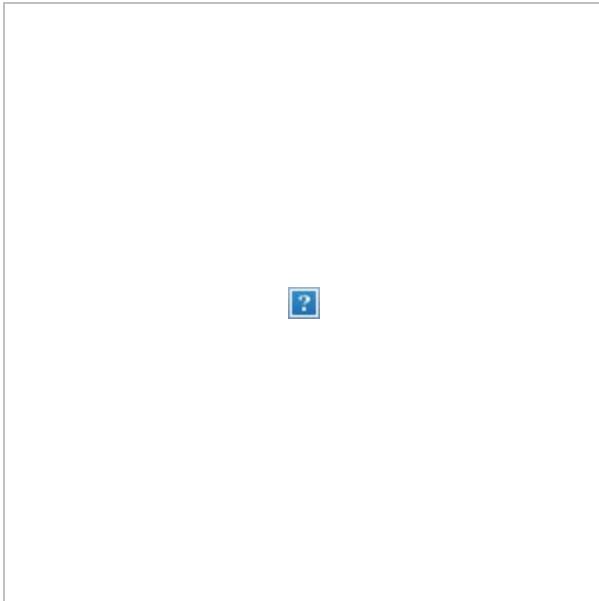
I DON'T!

Arthur Rothman



**From:** [noreply@formstack.com](mailto:noreply@formstack.com)  
**To:** [Glenn Hartmann](#)  
**Subject:** Garfield County website inquiry - Senior Planner  
**Date:** Sunday, March 3, 2024 3:36:05 PM

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Subject: Storied Development plan

Name: Glen Hartman

Email:

Phone Number:

Message: Dear Mr. Hartmann, Storied Development has submitted an amended PUD for the Spring Valley Ranch property. Due to the huge impact on water, traffic, wildlife and our quality of life, please do not let this happen! -----

To make you aware of areas of concern for the Roaring Fork Valley:

WATER - The western slope is drying up. Aspen groves are dying, we have seemingly regular wildfires and wells are running dry. This development has 577 multi-million dollar large homes, two private golf courses AND A PRIVATE SKI HILL with snow making capability. There are multiple high volume water wells planned to

be peppered all over the new development that will be pulling directly from the same aquifers and tributaries that your water well draws from.

**TRAFFIC** - This project is huge and will take many years to construct. Every piece of heavy equipment, dump truck, materials delivery and construction worker has to enter and exit through that messy little intersection of 82 and CR 114 at Thunder River Market. After the development is complete, all of the people that live in those 577 big houses along with their housekeepers, nannies, lawn people, golf course workers and all the support staff for the whole operation will also have to drive up and down through that intersection and right up past CMC to the entrance off of Red Canyon Road. The developer says the road (CR 114 and parts of Red Canyon Rd.) will have to be expanded and the intersection improved. After years of construction, CR 114 would become a 5 lane wide major thoroughfare. Even then, in case of an emergency (like the Grizzly Creek Fire), a large part of our community potentially has to get out the same way, down that one road.

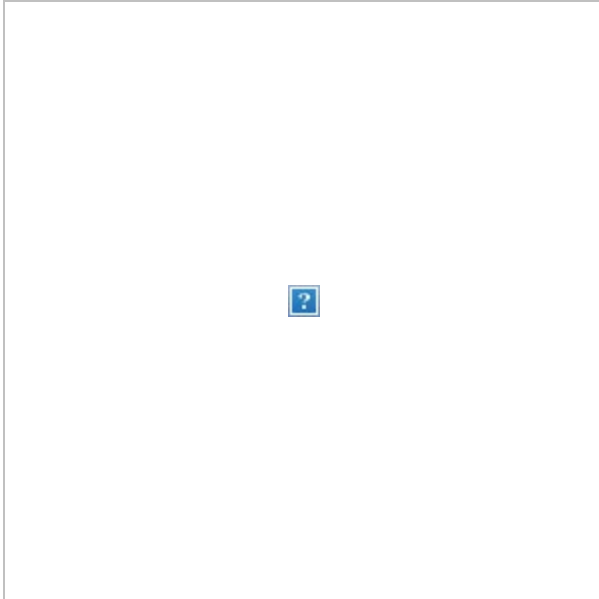
**WILDLIFE** - This 6000 acre parcel is one of the last untouched pieces of wilderness in our area. Trying to imagine or calculate the impact on wildlife is difficult, but the elk herd and mule deer along with their predators and most of the coyote and smaller critters will be displaced, and will die or leave.

**OUR QUALITY OF LIFE** - This last one is in many ways the most important, but also subjective. This development is affluent. Each lot costs two million dollars and the deed restrictions require very large \$4M-\$7M homes. The golf courses are private and so is the ski hill. The large number of wealthy homeowners will attract and employ a LOT of people. Do we need any more people? Glenwood Springs will change. Carbondale will change. El Jebel will change. How will they change? What will all of those people and all of that money do to our piece of the valley? Think it will be good? I'm going to leave it at that.

Thank you for your help.

**From:** [noreply@formstack.com](mailto:noreply@formstack.com)  
**To:** [Glenn Hartmann](#)  
**Subject:** Garfield County website inquiry - Senior Planner  
**Date:** Tuesday, March 5, 2024 10:06:00 AM

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**Subject:** Storied Development Spring Valley Proposal

**Name:** Ryan Sweeney

**Email:** [sweeney.zg@gmail.com](mailto:sweeney.zg@gmail.com)

**Phone Number:** (847) 707-1724

**Message:** I ask you to please not seriously consider the Spring Valley proposal. Our small county roads in this area don't have anywhere near the capacity to handle the construction traffic nor the employee and homeowner traffic once the project is complete. This is a rural area and doesn't have the resources for anything even close to the scale of what's being proposed. Thank you for your consideration.

Dear Garfield County Commissioners,

Spring Valley Ranch, the Georgia-based “Storied Development “ is seeking approval for a reworked 577- home private golf community located in the hills southeast of Glenwood Springs. This development is high density and the concept of an 18 hole golf course in this arid landscape is laughable. Water, traffic and wildlife are the three serious concerns for this development.

I have lived in the Roaring Fork Valley for over 47 years. During that time I have witnessed different developments acquiring acreage, then spreading across our open space lands. Our valley’s natural wildlife habitats have been devastated as humans planting their flags in a zealous desire to “own” property. These real estate acquisitions and developments are not about maintaining a quality of life, but rather about making money.

Let’s face it, high end large houses that are built around golf courses are most often bought by wealthy second home owners, who also are not truly invested in the local communities.

#### WATER -

The Spring Valley Development is proposing an 18 hole golf course in an arid, high prairie environment. Yes, Spring Valley may have irrigation water, however large amounts of water and chemical fertilizer would be necessary to maintain verdant fairways and putting greens. Chemical fertilizers applied to golf courses cause water run-off pollution. This affects the essential water aquifers, local residents’ wells and people’s health. I live on the East side of Missouri Heights on a small property with three sources of water. One source is a well. The second source is ample shares from the Fender Springs 1 & 2, and the third water source comes from A & B shares from the Missouri Heights Mountain Meadows Irrigation Company. My well was dug deeper prior to me purchasing my property in 2014.

Fact - Many neighboring land owners in this area have had to dig wells deeper for their water.

Neighbors surrounding Spring Valley Ranch fear that their wells may go dry because of the ranch’s intense water use, forcing them to dig deeper wells.

#### WILDFIRES –

Our local high prairie landscapes are consistently known for high heat and drought in August, followed by cold winters locked in ice with frigid winds. The history of annual summer wildfires is well documented. Once started, these fires are spread by strong winds across Missouri Heights to Glenwood Springs. In 2020 the Grizzly Creek Fire raged in the Glenwood Canyon and traveled over the ridge towards and near to Spring Valley Ranch. In 2023 another wildfire burned close to Spring Valley on north west Missouri Heights above Coulter Creek Ranch. Our precious water must be conserved for true agricultural purposes, fire protection, and human consumption, not for human recreational enjoyment for a golf course.

## TRAFFIC –

At this time, Colorado Mountain College, (CMC), Rivendell Sod Farm and the current low density residential homeowners generate traffic on Road 119 (Spring Valley Road) and County Road 115 (Red Canyon Road). Now consider the additional traffic created by constructing 557 houses. Then add 557 new property owner's cars, caretaker's and service vehicles, which will include garbage trucks, cleaning service vehicles, golf course employee and maintenance vehicles, golf club food and beverage worker vehicles, food concession supply vehicles, and if open to the public, then add cars for the golfers using the course. These new development activities will change the peaceful, quiet character of Spring Valley forever.

## WILDLIFE –

The Colorado Parks and Wildlife (CPW) considers the 6,0000 acre of Spring Valley Ranch to be a critical wildlife habitat. Aspen Valley Land Trust (AVLT) and the Bureau of Land Management (BLM) are guardians working to protect and preserve our natural wildlife habitat for generations to come.

## A CAUTIONARY TALE –

I will tell you a story. I grew up on an 1,800 acre farm property in the Lehigh Valley, Catasauqua, Pennsylvania. My brother and I rode our horses around the two track dirt roads between corn field, hay fields and the pastures where cattle grazed. In 1997 the local ABE Airport took the back of our family farm through adverse possession wanting to extend the airport footprint. A lawsuit ensued. In 2011 the Supreme Court of Pennsylvania ruled in our family's favor, but the airport took years to pay what was required and we still lost our land anyway. Eventually, the airport sold the land to the Rockefeller Group, who has now put the largest Fed Ex hub on the East Coast next to my family's land.

The city developing and surrounding my family farm has now forced us to sell our land to developers. We could not hold on to the land. As a child I saw open spaces with farms peppered throughout our valley and along route 22, which was the way we would drive from our home to NYC for what my mother called "some culture." Now those connecting highways are engorged with developed cities on both sides of the routes leading from Boston to NYC and on down the East Coast.

Every development was approved and now any remaining open spaces are in jeopardy of becoming "suburbia." When suburbia is connected, these areas become "cities."

## CONCLUSION -

As go our open spaces, so goes the elimination of our wildlife habitats.

Think about the 577- home private golf community built on a 6,000 acre critical wildlife open space area. What severe impacts will this have on our dwindling wildlife herds of elk and deer. The golf course will replace our natural high prairie environment. The