

Eagle County *(letter dated 2/20/24)*

1. After reviewing the Application, the data included draws parallels to many goals and policies of the Eagle County Comprehensive Plan (ECCP).

Applicant Response: The Applicant agrees with this statement.

2. The overall amount of research and information for the Application was extensive and thorough. It will bring much needed housing to the County. Staff supports the updated design incorporating the same density in a more cluster-like design using less infrastructure. More open space and including Wildlife Habitat will be beneficial.

Applicant Response: The Applicant agrees with these statements regarding these purposeful amendments to the PUD.

Colorado Department of Public Health & Environment (CDPHE) *(letter dated 1/19/24)*

Applicant Response: CDPHE did not provide any project-specific comments on the application and submitted only standardized comments citing their current regulations and resources. Since the project's 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.

Aspen Valley Land Trust (AVLT) *(letter dated 4/4/24)*

Applicant Response: AVLT holds a conservation easement on the Rivendell Farms property adjacent to a portion of the southern boundary of Spring Valley Ranch. The majority of lands adjacent to AVLT's easement are proposed to remain as Open Space and Wildlife Habitat Reserves. AVLT provided comments regarding the overall project and its potential impacts to wildlife habitat, but they failed to offer any suggestions or recommendations to improve upon the PUD plan.

Colorado Department of Transportation (CDOT) *(letter dated 5/9/24)*

1. Permit requirements for County Road 114:
Permit 1: CR 114
Location: 082A MP 6.649L
Land Use: County road (CR 114, aka Spring Valley Rd)
DHV: 1361 vph

Access Configuration: Full movement

The applicant shall construct the following improvements per the standards of the State Highway Access Code:

- Construct dual southbound left turn deceleration lanes. This shall also involve the construction of two receiving lanes for eastbound CR 114.
- Upgrade the existing signal to allow for the dual left turn lanes.
- Extend the existing northbound right turn deceleration lane.
- Extend the existing westbound-to-northbound right turn acceleration lane.

Applicant Response: The Applicant has anticipated providing all these improvements as demonstrated on the Proposed Intersection Exhibit, which is Sheet 8 of **Appendix L**. These improvements are planned to be constructed at the time of the first Final Plat as shown in the Phasing Plan, which is Exhibit 2 of the Development Agreement in **Appendix G**.

2. Permit requirements for County Road 115:

Permit 2: CR 115

Location: 082A MP 3.688L

Land Use: County road (CR 115, aka Red Canyon Rd)

DHV: 155 vph

Access Configuration: Full movement

The applicant shall construct the following improvements per the standards of the State Highway Access Code:

- Construct a northbound right turn deceleration lane.

Applicant Response: The Applicant agrees to construct a northbound right turn deceleration lane at the intersection of SH 82 and CR 115. The details of this improvement will be further defined at the time of Access Permitting with CDOT.

All original application materials have been updated as necessary in response to the referral comments. The following is a summary tabulation of revisions to the application package.

Appendix	Document Title	Revision Summary
	NARRATIVE REPORT	Comprehensive update. Added detail on Real Estate Transfer Fee, Community Foundation, and Fiscal & Economic Impacts.
A	Application Forms & Consent Letters	No change.
B	Title Commitment	No change.
C	Adjacent Property Owners & Mineral Owners	No change.
D	Vicinity Map	No change.
E	Conceptual Plan	Reduced trails & increased Wildlife Habitat Reserves per CPW.
F	Impact Analysis	Revised Wildlife Mitigation Plan per CPW, and Geologic Mapping per CGS.
G	Development Agreement	Revised Phasing Plan per RFTA and CDOT.
H	Transportation Impact Study	Added response letter re. CR 110.
I	Existing Drainage & Flood Hazard Report	No change.
J	PUD Plan Map	Increased Wildlife Habitat Reserves and reduced public Open Space per CPW.
K	PUD Guide (including Community Housing Plan)	Increased Wildlife Habitat Reserves and reduced public Open Space & trails per CPW.
L	Schematic Engineering Plans	No change.
M	District & Utility Service Letters	No change.
N	Geologic Evaluation	Added response letter per CGS comments.
O	Legal Water Supply Report	No change.
P	Water Supply and Distribution Plan	No change.
Q	Wildfire Mitigation Report	No change.
R	Fiscal & Economic Impact Report	NEW.
S	Covenants, Conditions & Restrictions	No change.
T	Aquifer Sustainability Study	NEW (<i>requested by public</i>).
U	Public Outreach Summary	NEW.

We appreciate the opportunity to respond and provide this information to the County, and we look forward to advancing the Spring Valley Ranch PUD Amendment to Planning Commission review. Thank you for your valued time and commitment to this application review process.

Sincerely,

LANDWEST

A handwritten signature in black ink, appearing to read 'Jon Fredericks', with a long horizontal stroke extending to the right.

Jon Fredericks
Principal

cc: Jeff Butterworth, Storied Development
Mark Enderle, Storied Development
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