



Date: Thursday, July 25, 2024
Time: 1:30 PM
Location: Hybrid - In-Person: Firehouse Meeting Room 44 Firehouse Lane, Red Feather Lakes or Virtual, Zoom
Link: https://larimer-org.zoom.us/webinar/register/WN_QlDc6k80RIGdZCS4d6612w

RED FEATHER LAKES PLANNING ADVISORY COMMITTEE AGENDA

Call to Order and Roll Call

Adoption of Agenda

Public Comment Regarding Other Relevant Matters not on the Agenda

Approval of Minutes

- June 27, 2024

Communication Items

- Commissioner Kefalas Updates
- Staff updates
- Committee Member Updates

Discussion Items

1. **Zigray Short Term Rental 849 Phantom Ranch Road Administrative Special Review, File No. 23-ZONE3508**

Staff Contacts: Michael Whitley, AICP, Planning

Request: The applicant requests Administrative Special Review approval to use the four-bedroom home as a Short-Term Rental with an occupancy of 10 (two occupants per bedroom plus an additional sleeping area with an occupancy of two).

Location: 849 Phantom Ranch Road, Red Feather Lakes, located approximately one-half mile southwest of the intersection of Phantom Ranch Road and W County Road 74E/Red Feather Lakes Road.

Applicants: Mark & Suzy Zigray, 684 Phantom Ranch Road, Red Feather Lakes

Owners: Mark & Suzy Zigray, 684 Phantom Ranch Road, Red Feather Lakes

2. **Terrebonne Admin Special Review, File No. 24-ZONE3664**

Staff Contacts: Justin Currie, Planning Dept.

Request: Administrative Special Review for a restaurant with outdoor patio

Location: 137 County Rd. 67A, Red Feather Lakes

Applicants/Owners: Blaise Terrebonne

Determine Agenda for the Next Meeting

Adjourn

To: Red Feather Lakes Planning Advisory Committee

From: Michael Whitley, Senior Planner

Re: Zigray 849 Phantom Ranch Road Short Term Rental Administrative Special Review & Concurrent Expansion of a Nonconforming Use, File No. 23-ZONE3508

The subject property is an 80-acre parcel located approximately one-half mile southwest of the intersection of Phantom Ranch Road and W County Road 74E/Red Feather Lakes Road. The property is zoned O – Open.

There are two homes on the property. There is a four-bedroom home with an address of 849 Phantom Ranch Road that is identified as “the lodge.” There is also three-bedroom home with an address of 684 Phantom Ranch Road that is identified as “the cottage.”

The Land Use Code defines a Short Term Rental as, “A dwelling rented to transient guests for short-term lodging when not occupied by the owner/renter.”

Section 3.3.5.B.2.a of the Land Use Code specifies that only one Short Term Rental shall be allowed on a property.

The Code defines Resort Lodge or Resort Cottages as, “A building or group of buildings, under single management and ownership, containing rooms and/or units available for temporary rental to transient guests, which serves as a destination point for visitors, and where the primary attraction is major recreational features or activities for persons on vacation.”

The Land Use Code allows one Short Term Rental per parcel with Administrative Special Review approval.

The short term rental of two homes on the same parcel would be classified as a Resort Cottages use. Resort Cottages are not allowed in the O – Open zoning district but would be allowed in the FO – Forestry zoning district with Special Review approval.

The applicant has submitted two applications associated with this property.

Case 23-ZONE3508 is a request for Administrative Special Review approval to use the four-bedroom lodge as a Short Term Rental with an occupancy of 10 (two occupants per bedroom plus an additional sleeping area with an occupancy of two).

Case 23-ZONE3509 is a request for Administrative Special Review approval to use the three-bedroom cottage as a Short Term Rental with an occupancy of 8 (two occupants per bedroom plus an additional sleeping area with an occupancy of two). This case includes an appeal to allow two Short Term Rentals on the same parcel.



The homes are currently served by one well and separate on-lot septic systems.

At this time, only File No. 23-ZONE3508 is being reviewed by the Red Feather Lakes Planning Advisory Committee.

A courtesy neighbor notification of the proposed project was mailed to property owners within 500 feet of the subject property. No comments were received on this application.

The segment of Phantom Ranch Road east of the subject property crosses three parcels owned by the US Forest Service before intersecting with W County Road 74E/Red Feather Lakes Road. The US Forest Service allows public access on that road and has no concerns with the proposed Short Term Rental.

The Zigray family has also submitted an application for a Short Term Rental (23-ZONE3510) within an accessory dwelling on a parcel north of the subject property. In that instance, the segment of Phantom Ranch Road that provides access to W County Road 74E/Red Feather Lakes Road crosses a parcel owned by Kathy and James Mills. There is no easement on Mills property for Phantom Ranch Road. The Mills do not object to the continued use of Phantom Ranch Road to provide access to the Zigray's single-family home, but they have not granted permission to use the road for access to a Short Term Rental.

Attachment A illustrates the location of Phantom Ranch Road relative to the two properties owned by the Zigrays, the property owned by the Mills, and the properties owned by the National Forest Service.

A proposed condition of approval of the 849 Phantom Ranch Road Short Term Rental Administrative Special Review & Concurrent Expansion of a Nonconforming Use, File No. 23-ZONE3508 is that the Short Term Rental shall only gain access to County Road 74E using the segment of Phantom Ranch Road that crosses United States Forest Service land.

The attachments noted below have been included for reference. Staff looks forward to discussing the request with the Red Feather Lakes Planning Advisory Committee at the July 25, 2024, meeting. The applicant will also be available at the meeting to answer questions.

Attachments:

- A. Map Illustrating Phantom Ranch Road
- B. Site Plan
- C. Project Description
- D. Dwelling Information Form
- E. Operations Manual
- F. Floor Plan
- G. Egress Map



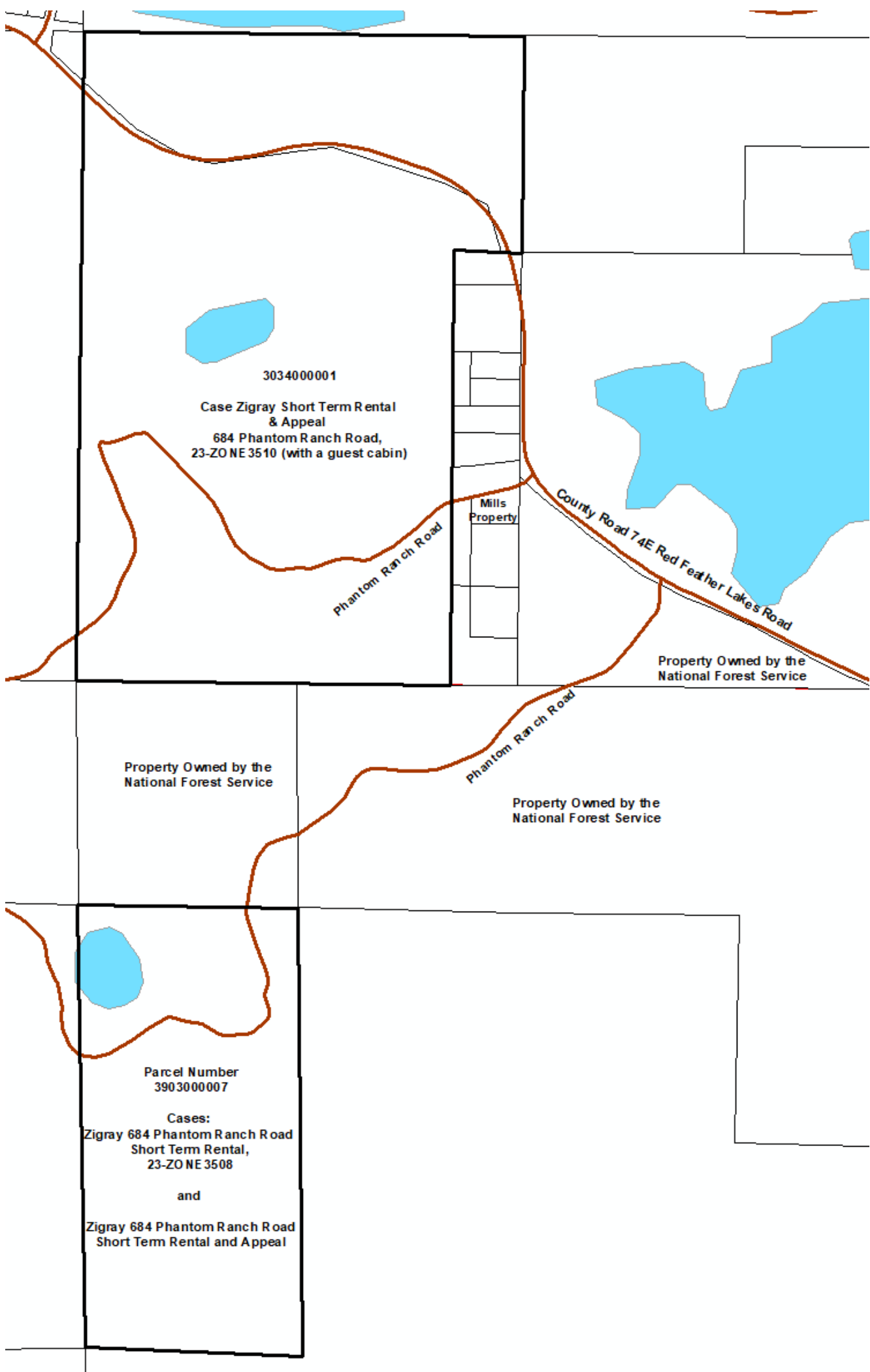


RED FEATHER LAKES PLANNING ADVISORY COMMITTEE MEETING

July 25, 2024

ATTACHMENT A

Map Illustrating Phantom
Ranch Road





RED FEATHER LAKES PLANNING ADVISORY COMMITTEE MEETING

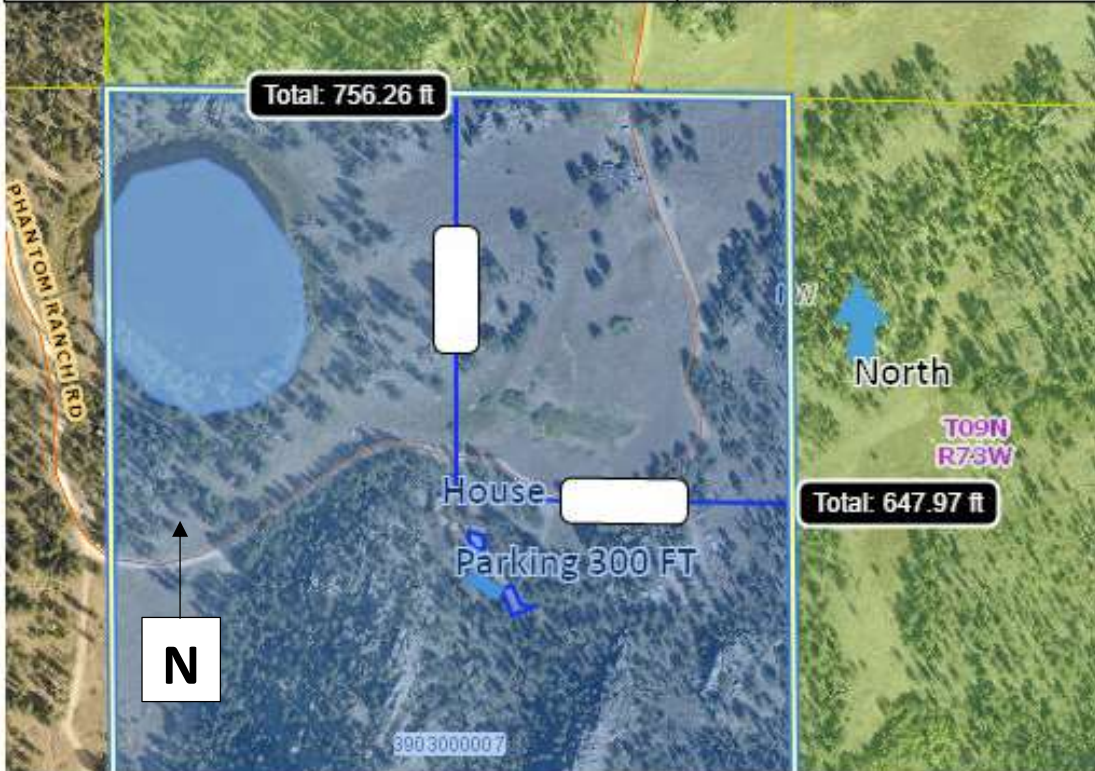
July 25, 2024

ATTACHMENT B

Site Plan

Item # 6 Site Plan

Site plan	
Project	Phantom Lake Lodge
Owner	Mark Zigray 849 Phantom Ranch RD Red Feather Lakes 80545 970-227-3850





RED FEATHER LAKES PLANNING ADVISORY COMMITTEE MEETING

July 25, 2024

ATTACHMENT C

Project Description

SHORT-TERM RENTAL ADDITIONAL DETAILS



Item #4: Project Description

<p>Summary</p>	<p>What are you proposing? (Example: 3-bedroom STR with an additional sleeping area; Max Occupancy=8) NOTE: If there is anything you would like us to know about your property, please communicate that to us here.</p> <p><u>4 bed STR with additional sleeping area. Max Occupancy 10. This parcel is 80 acres and has 2 principal dwellings 708 feet apart center to center. This parcel shares a border on 3 sides with national forest and the other is owned by the applicants. The Ranch is worked by 3 generations. Due to the lack of tillable soil ranch income is scarce and this is a necessity for survival. The nearest neighboring residence from this house is 3,161 feet away. We will be appealing to have a second STR on this large secluded parcel.</u></p> <p>Please indicate whether you are pursuing STR Process Option 1 <input checked="" type="checkbox"/> or Option 2 <input type="checkbox"/>.</p>
<p>ELEMENT Directions: Please circle 'Yes' to indicate that you acknowledge each standard.</p>	
<p>Administrative Special Review Criteria</p> <p>Article 6.4.3.D of the Land Use Code</p>	<p>1. The proposed use has minimal impacts on existing and future development of the area: YES YES, I acknowledge the above standard.</p> <p>2. Any impacts associated with the environment, wildlife, access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, odor, and other adverse impacts have been adequately addressed and/or mitigated; Yes YES, I acknowledge the above standard.</p> <p>3. The recommendations of referral agencies have been considered and adequately addressed; Yes YES, I acknowledge the above standard.</p> <p>4. Within a GMA district, the proposed use is consistent with the applicable supplementary regulations to the GMA district, or if none, with the Comprehensive Plan; and Yes YES, I acknowledge the above standard.</p> <p>5. The applicant has demonstrated that this project can meet applicable additional criteria listed in Article 3.0, Use Regulations. Yes YES, I acknowledge the above standard.</p>
<p>ELEMENT Directions: Please circle 'YES' if you meet the standard. Please circle 'NO' if you do not meet the standard. If you circle 'NO', please elaborate as to why you cannot meet the standard.</p>	
<p>Standards for Short-Term Rentals with 10 or fewer occupants</p> <p>Article 3.3.5.B.2</p>	<p>a. Only one short-term rental shall be allowed on a property. YES, I can meet the above standard. NO, I cannot meet the above standard.</p> <p>If you circled NO, please elaborate here: _____ <u>There are 2 principal dwellings on this 80 acre parcel 708 feet apart. we would like to appeal to STR both in such a isolated area far from neighbors</u></p> <p>b. The short-term rental shall only be conducted in a legally constructed dwelling and shall require a change of occupancy permit prior to occupancy for the short-term rental use.</p>

YES, I can meet the above standard. **NO**, I cannot meet the above standard.

If you circled NO, please elaborate here: _____

- c. The short-term rental shall have a property manager consisting of the owner or a responsible party representing the owner to manage the use at any time it is occupied. The property manager shall be located within one hour or less travel distance from the short-term rental, and their contact information shall be posted outside at the front door and in the operations manual located in the short-term rental. Changes to the contact information for the property manager shall be provided to the Larimer County Community Development Department within five business days of the change in contact information.

YES, I can meet the above standard. **NO**, I cannot meet the above standard.

If you circled NO, please elaborate here: _____

- d. The location of the property boundaries for the short-term rental shall be easily identifiable and posted to prevent trespass.

YES, I can meet the above standard. **NO**, I cannot meet the above standard.

If you circled NO, please elaborate here: _____

- e. The short-term rental shall not be located within an established floodplain, and if located within a floodplain shall require compliance with the applicable requirements of §2.7.1, Floodplain Overlay (FP-O).

YES, I can meet the above standard. **NO**, I cannot meet the above standard.

If you circled NO, please elaborate here: _____

f. The short-term rental shall include maps installed onto or adjacent to the doorway of each habitable room, illustrating how to exit the building. The map should include the address, GPS coordinates and the phone number of the short-term rental.

YES, I can meet the above standard. NO, I cannot meet the above standard.

If you circled NO, please elaborate here: _____

g. The short-term rental shall be equipped with an operations manual/users guide that is in a visible location (such as a kitchen counter or entry table).

YES, I can meet the above standard. NO, I cannot meet the above standard.

If you circled NO, please elaborate here: _____

h. The short-term rental shall have a plan for garbage storage and removal. The plan shall clearly illustrate the location of garbage storage areas, the method and frequency of regular garbage pick-up/disposal, and screening of the outdoor storage area.

YES, I can meet the above standard. NO, I cannot meet the above standard.

If you circled NO, please elaborate here: _____

i. Accessory Living Areas, Extended Family Dwellings, and Farmstead Accessory Dwellings shall not be utilized as a short-term rental.

YES, I can meet the above standard. NO, I cannot meet the above standard.

If you circled NO, please elaborate here: _____

j. Solid fuel (such as wood or coal) fire pits shall not be allowed in identified wildfire hazard areas.

YES, I can meet the above standard. NO, I cannot meet the above standard.

If you circled NO, please elaborate here: _____

k. Cooking areas within the short-term rental shall be equipped with a stove top fire stop or approved alternative.

YES, I can meet the above standard. **NO**, I cannot meet the above standard.

If you circled NO, please elaborate here: _____

l. Unless already equipped with an approved automatic fire sprinkler system, approved fire extinguishers shall be installed in a readily accessible and visible locations for immediate use in the following locations within the STR:

i. In each room with a cooking appliance, fireplace, heating appliance or water heater.
 ii. Inside and adjacent to the door leading to a deck, porch, or patio with such appliances.
 iii. At least one on each story.

YES, I can meet the above standard. **NO**, I cannot meet the above standard.

If you circled NO, please elaborate here: _____

STANDARDS **Directions: Please circle 'YES' if you meet the standard. Please circle 'NO' if you do not meet the standard. If you circle 'NO', please elaborate as to why you cannot meet the standard.**

Standards for Short-Term Rentals with 11 or more occupants

Article 3.3.5.B.3

a. All the standards required for a short-term rental identified in 3.3.5.B.2 -, excluding 3.3.5.B.2.i.

YES, I can meet the above standard. **NO**, I cannot meet the above standard.

If you circled NO, please elaborate here: _____

b. The short-term rental shall be equipped with a fire sprinkler system.

YES, I can meet the above standard. **NO**, I cannot meet the above standard.

If you circled NO, please elaborate here: _____

**These standards only need to be addressed for those applying for a Large Short-Term Rental. If you are applying for a Small Short-Term Rental, you can disregard this section.*

ELEMENT	Please answer each question to the best of your ability. If something does not apply to you please write 'N/A'. ****NOTE FOR APPLICANTS: If you do not answer a question your application will be automatically returned to you.
Existing Conditions	<ul style="list-style-type: none"> Current use of the property (i.e. Single-family home): <u>Single family home</u> <u>Until recently was a STR with outstanding reviews and superhost ratings</u> Size of the existing single-family home: _____
Short Term Rental Details	<ul style="list-style-type: none"> Max Occupancy: <u>10</u> Number of Bedrooms: <u>4</u> Number of additional sleeping area: <u>1</u> Location of Operations Manual inside the Short-term Rental (i.e., kitchen table): <u>Kitchen table/counter</u> Short-Term Rental Property Manager Contact Information and please confirm if they will be within one hour's drive from the property while its being rented: <u>Ryan 970-227-3306 lives on neighboring property</u> List of all advertising websites (needed for sales tax): <u>None</u>
Infrastructure	<ul style="list-style-type: none"> Location and number of parking (Small STR: requires 2 on site spaces; Large STR: 2 on lot space plus 1 additional on lot parking space for each additional 2 bedrooms): <u>3 in front of garage and several others in driveway 10+</u>
Proposed Changes	<ul style="list-style-type: none"> Are you modifying the property in any way to accommodate for an STR? <u>No</u>
Traffic & Access	<ul style="list-style-type: none"> Legal Access – Please note: If the property does not gain direct access to a public right-of-way or has a shared driveway, you may be asked to demonstrate that they have the legal ability to use the existing access points and easements for the proposed use. Please circle 'Yes' below to acknowledge that documentation maybe requested. <p style="text-align: center;">YES, I acknowledge that I maybe I may be requested to provide documentation that proves the short-term rental can utilize the existing access points and easements.</p> <p style="text-align: center;">Yes</p>
Appeals	<ul style="list-style-type: none"> If the applicant would like to request a deviation from a Land Use Code standard (previously listed), a written request must be written below: <u>We would like to appeal the one str per property standard. On this 80 acre parcel We have 2 principal address 684 & 21969. They are 708ft apart and the closest one to a neighbors cabin is nearly 1/2 mile away. It is very secluded and will not impact neighbors as it is a private drive and does not go through any private property. Both homes in the past have been given great reviews and so have the hosts</u>



RED FEATHER LAKES PLANNING ADVISORY COMMITTEE MEETING

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ATTACHMENT D

Dwelling Information Form



RED FEATHER LAKES PLANNING ADVISORY COMMITTEE MEETING

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ATTACHMENT E

Operations Manual

Item #5 Operation Manual

Welcome!!
Here is your location

849 Phantom Ranch Road
Red Feather Lakes Co. 80545

Lat: 40 degrees 46 minutes 25.76944 seconds
Long: 105 degrees 34 minutes 15.08111 seconds

Host Contact Information

Ryan 970-227-3306

1947 Phantom Ranch Rd. Red Feather Lakes Co.80545

Maddie 970-413-1721

1947 Phantom Ranch Rd. Red Feather Lakes Co. 80545

Suzy 970-227-3855

849 Phantom Ranch Rd. Red Feather Lakes Co. 80545

EMERGENCY CONTACTS

Emergency Medical/ambulance dial **911**

Red Feather Lakes Fire Department dial **911**

Larimer County sheriff emergency dial **911**

The fire station is unmanned and calls may not be checked for some time the station number is 970-881-2565

44 Fire House Ln
Red Feather Lakes, CO 80545

Larimer County Sheriff
970-498-5100
After Hours Non Emergency : 970-416-1985
2501 Midpoint Dr, Fort Collins, CO 80525

UC Health Ambulance Service
970-232-1750
E Myrtle St, Fort Collins, CO 80524

UC Health Poudre Valley Hospital
970-495-7000
1024 S Lemay Ave, Fort Collins 80524

Emergency shut off Locations

Electric- main breaker in front of washer in dryer in mud room by the door to outside. The main disconnect is located 100 yards to the SE of the garage on the power pole along the driveway.

Water- fuse in panel labeled well or valve labeled in furnace room

Propane- The propane tank is located on the NW corner of the house about 100 feet away on the edge of Phantom Ranch Road. Lift the lid on top and close the valve

Fire pit/Fire ban information

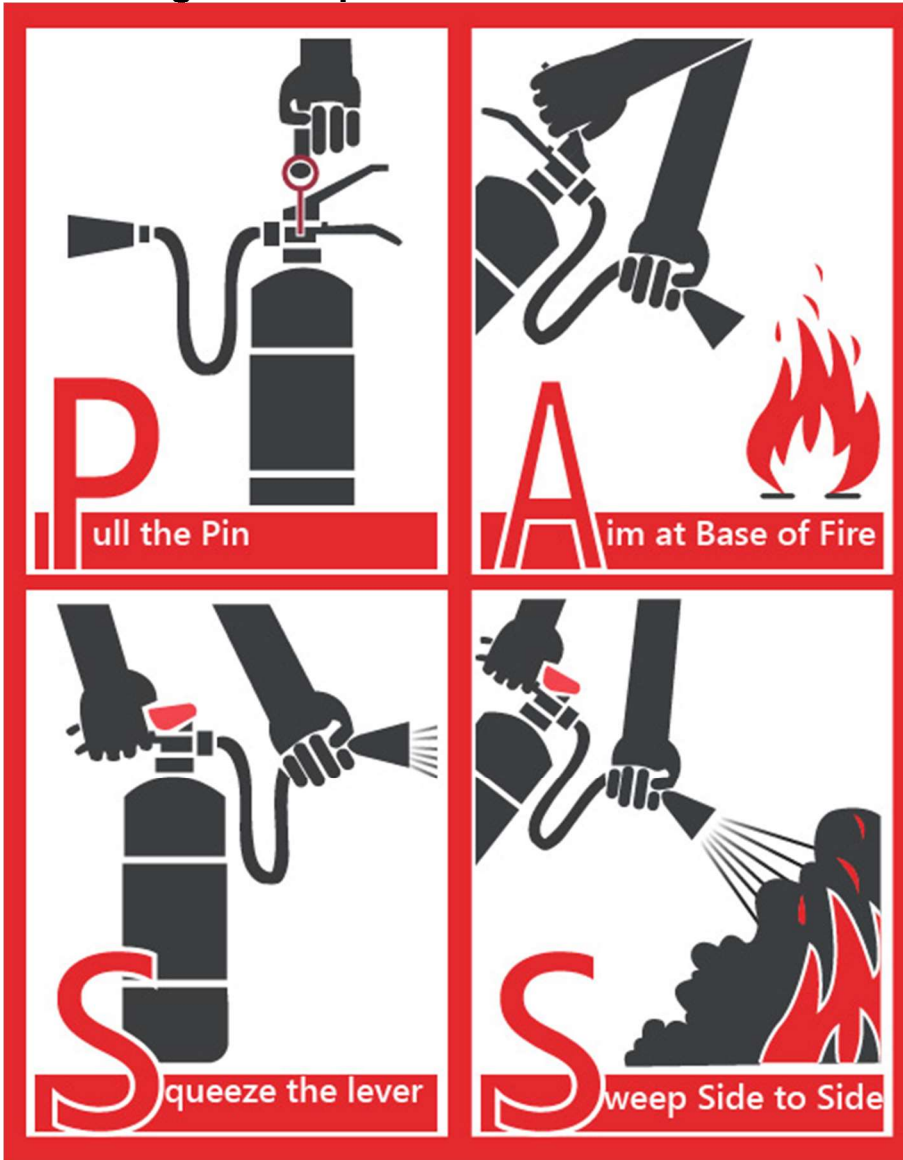
All exterior fires and solid fuel appliances (firepits, Fireplaces, BBQ grills, etc) are prohibited

Fire ban information for the county can be found at

<https://www.larimer.gov/emergency/mitigating-against-hazards/larimer-county-fire-restrictions-bans#:~:text=Current%20Status%3A%20No%20restrictions> or by searching online for Larimer county fire ban restrictions.

For information on National Forest fire restrictions use the following web address <https://www.fs.usda.gov/alerts/arp/alerts-notice> your in the canyon lakes ranger district in Roosevelt national forest.

Fire extinguisher operations and locations



Fire extinguisher locations

- In kitchen
- In living room leading to courtyard
- In Furnace room

Stove Top Fire Stop

Releases automatically in case of fire

Occupancy Limits:

10 people are allowed to stay in this 4 bedroom with additional sleeping area

Parking

Parking is allowed in the driveway off of Phantom Ranch Road

Garbage

Trash cans are located outside of the garage. Please bag all trash. Sorry we do not have recycling. If they fill up during your stay please contact the host to come by and empty them. The cans may also be kept inside the garage if wildlife becomes a problem.

Noise

Quiet Hours from 10PM to 7AM

ORDINANCE CONCERNING NOISE LEVELS IN UNINCORPORATED LARIMER COUNTY

Ordinance No. 97-03

BE IT ORDAINED by the Board of County Commissioners of Larimer County:

Section 1. Purpose:

The Board of County Commissioners of Larimer County, Colorado, finds and declares that noise in excess of the limits provided in this Ordinance is a major source of environmental pollution which represents a threat to the serenity and quality of life in Larimer County, and excess noise often has an adverse physiological and psychological effect on human beings, thus contributing to an economic loss to the community.

Section 2. Scope Of Ordinance:

This Ordinance shall apply within the unincorporated territory of Larimer County.

Section 3. Definitions:

The following definitions shall apply to this Ordinance:

- a. "Construction Activities" means any and all activity incidental to the erection, demolition, assembling, alteration, installation or equipping of buildings, structures, roads or appurtenances thereof, including land clearing, grading, excavating, and filling.
- b. "Device" means any equipment or mechanism which is intended to produce or which actually produces sound when installed, used or operated.
- c. "Noise Disturbance" means any sound which is or may be:
 1. Harmful or injurious to the health, safety or welfare of any individual; or
 2. Of such a volume, frequency and/or intensity that it unreasonably interferes with the enjoyment of life, quiet, comfort or outdoor recreation of an individual of ordinary sensitivity and habits; or
 3. Endangers or injures real or personal property or the conduct of business.

- d. "Person" means any individual, association, partnership or corporation, and includes any officer, employee, department, agency or instrumentality of any association, partnership or corporation, or the state or any political subdivision of the state.
- e. "Property Boundary" means an imaginary line along the ground surface and its vertical extension, which separates the real property owned by one person from that owned by another person, but not including intrabuilding real property divisions.
- f. "Public Right-of-Way" means any street, avenue, boulevard, highway, sidewalk or alley or similar place which is owned or controlled by a governmental entity.
- g. "Public Space" means any real property or structures thereon which are owned or controlled by a governmental entity.
- h. "Residential Property" means any parcel of ground occupied as a single or multi-family residence and either is located in a platted residential subdivision, planned unit development, minor residential development or in the R, R-1, R-2, E, E-1, M or M-1 zoning districts.
- i. "Sound" means an oscillation in pressure, stress, particle displacement, particle velocity or other physical parameter, in a medium with internal forces. The description of sound may include any characteristic of such sound, including duration, intensity and frequency.
- j. "Sound Level" means the weighted sound pressure level obtained by the use of the sound level meter and frequency weighing network, as specified in the American National Standards Institute specifications.
- k. "Sound Pressure" means the instantaneous difference between the actual pressure and the average or barometric pressure at a given point in space as produced by sound energy.
- l. "Sound Producing Device" means any equipment or machine for the production, reproduction or amplification of speech, music or other sound, including, but not limited to, radios, televisions, phonographs, tape players, musical instruments, compact disc or tape cassette players, walkie-talkies, CD radios or synthesizers.
- m. "Vehicle" means any machine in, upon or by which any individual or property is or may be transported or drawn upon over any highway, thoroughfare or ground, except those machines moved by human power or used exclusively upon stationary rails or tracks.

Section 4. Noise Disturbance Prohibited:

No person shall permit, make, cause to be made or continue any noise disturbance, nor shall any person or individual make any unreasonable noise in excess of the levels provided in Section 5 and measured as provided in Section 6 below.

Section 5. Maximum Permissible Noise Levels:

- a. A noise measured or registered in the manner provided in Section 6 below from any source at a level which is in excess of the db(A) established for the time period and land uses listed in this section is hereby declared to be excessive and unusually loud and is unlawful.
- b. In the hours between 7:00 a.m. and the next 7:00 p.m., the noise levels permitted in this section may be increased by ten db(A) for a period not to exceed fifteen minutes in any one hour period.

<i>Land Uses</i>	Maximum Noise [db(A)] 7:00 a.m. to <i>next 7:00 p.m.</i>	Maximum Noise [db(A)] 7:00 p.m. to <i>next 7:00 a.m.</i>
Residential property	55 db(A)	50 db(A)

Section 6. Classification and Measurement of Noise:

For the purposes of determining and classifying any noise as excessive or unusually loud and, as such, in violation of Section 5 above, the following test measurements and requirements shall be applied; provided, however, that a violation of Section 4 above may occur without the following measurements being made:

- a. Noise occurring within Larimer County shall be measured at a distance of at least 25 feet from a noise source located within the public right-of-way, and if the noise source is located on private property or public property other than the public right-of-way, the noise shall be measured at or within the property boundary of the residential property where the measurement is taken.
- b. The noise shall be measured on a weighing scale on a sound level meter of standard design and quality and in accordance with the standards promulgated with the American National Standards Institute.
- c. For the purposes of this Ordinance, measurements with sound level meters shall be made when a wind velocity at the time and place of such measurement is not more than five (5) miles per hour or twenty-five (25) miles per hour with a windscreen appropriately attached to the microphone.
- d. For the purposes of this Ordinance, a noise not in violation of the parameters specified in Section 5 constitutes a noise disturbance in violation of Section 4 when, in the reasonable discretion of Larimer County Sheriff's officers, public health officials or zoning administrators, the noise constitutes an unreasonable interference with enjoyment of life, quiet, comfort or outdoor recreation of an individual or individuals of ordinary sensitivity or habits [who are] present at the time the noise is made.
- e. No person shall operate or cause to be operated any motor vehicle or motorcycle off a public right-of-way in such a manner that the sound level emitted exceeds the limits set forth in Sections 4 or 5 above except in areas otherwise designated for such activity.

Section 7. Exceptions:

The provisions of this Ordinance shall not apply to:

- a. Any noise resulting from any authorized emergency vehicle responding to an emergency call or acting in time of emergency.
- b. The operation of aircraft or other activities which are preempted by federal law with respect to noise control.
- c. Operation of agricultural equipment.
- d. Sponsored athletic events.
- e. General traffic and railroad noise.
- f. Notwithstanding any other provision of this Ordinance, construction or demolition projects shall be subject to the following maximum permissible noise levels:

Maximum Noise [db(A)] 7:00 a.m. to <i>next 7:00 p.m.</i>	Maximum Noise [db(A)] 7:00 p.m. to <i>next 7:00 a.m.</i>
80 db(A)	75 db(A)

Construction or demolition activities shall not be conducted between the hours of 7:00 p.m. and 7:00 a.m. unless in compliance with this Ordinance.

Section 8. Motor Vehicle Maximum Sound Levels On Public Rights Of Way:

Vehicle Class (GVWR)	Speed limit of 35 mph or less (sound pressure level db(A))	Speed limit of greater than 35 mph (sound pressure level db(A))
Motor vehicles with a manufacturer's gross vehicle weight rating (GVWR) of 10,000 pounds (4,536 kg) or more, or by any combination of vehicles towed by such motor vehicle.	86	90

Any other motor vehicle or any combination of vehicles towed by any motor vehicle, to include but not to be limited to automobiles, vans, light trucks or any motorcycle with a gross vehicle weight rating (GVWR) less than 10,000 pounds (4,536 kg).	80	84
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- a. No person shall operate or cause to be operated a public or private motor vehicle or motorcycle on a public right-of-way at any time in such a manner that the sound level emitted by the motor vehicle or motorcycle exceeds the levels set forth below:
- b. Noise shall be measured at a distance of at least twenty-five (25) feet from the near side of the nearest lane being monitored and at a height of at least four (4) feet above the immediate surrounding surface.
- c. The repeated sounding of any horn or other auditory signaling device on or in any motor vehicle on any public right-of-way or public space except as a warning of danger is declared to be in violation of this Ordinance.

Section 9. Violations and penalties:

\$30.00 for the first violation.
 \$60.00 for the second violation within thirty (30) days of the first violation.
 \$300.00 for each successive violation within thirty (30) days of the prior violation.

- a. Knowing violation of this Ordinance shall constitute a Class II petty offense. Violations of this Ordinance may be enforced through the penalty assessment procedure set forth in Section 16-2-201, C.R.S.
- b. The graduated fine schedule for the penalty assessment procedure is:
- c. In addition to any other penalty, persons convicted of a violation of this Ordinance shall be subject to a surcharge of \$10.00 paid to the Clerk of the Court.
- d. Any law enforcement officer, the Planning Director or the Environmental Health Official for Larimer County are authorized to issue citations, summonses and complaints for violation of this Ordinance.

Section 10. Prosecution:

All prosecutions for all offenses under this Ordinance shall be by the district attorney according to the Colorado County Court Rules of Criminal Procedure.

Section 11. Civil Enforcement:

The Board of County Commissioners of the County of Larimer may seek injunction, mandamus or other appropriate civil relief to enforce the provisions of this Ordinance.

Section 12. Effective Date:

This Ordinance shall become effective for all covered activities 180 days after adoption by the County Commissioners.

Section 13. Severability:

If any provision of this Ordinance is determined to be unconstitutional by any court of competent jurisdiction, the remaining provisions shall be deemed unaffected by said determination.

Living with Wildlife



Handling Conflicts

There are many resources available to help if you are experiencing conflicts with wildlife. If you have conflict issues involving big game species, you should contact your [local Colorado Parks and Wildlife office](#). Big game species include deer, elk, pronghorn, sheep, goats, bear, and moose. Before calling, read the appropriate articles, listed below, to learn of ways you can reduce the potential for conflicts with wildlife.

If a wildlife conflict poses immediate danger for the animal or people in the area, call your [local CPW office](#) or law enforcement agency. Please do not call if the conflict is simply "nuisance" in nature.

If you have nuisance wildlife issues that cannot be resolved, please check the yellow pages in your phone book under Pest Control. Again, read the pertinent articles below before calling; you may be able to resolve problems on your own.

Avoiding Conflicts

As cities along the Front Range and throughout Colorado grow, new or expanding subdivisions impact wildlife habitat. Wild animals are often displaced by development. Some species are able to live in nearby open spaces, parks, undeveloped parcels of land, river bottoms, and on or near bodies of water. Others have adapted well to urban living; skunks and raccoons, in particular, seem to thrive in and near cities.

In most situations, people and wildlife can coexist. The key is to respect the wildness of wildlife. "Wildlife" is just that—wild. Most dangerous and potentially harmful encounters occur because people fail to leave the animals alone. Wildlife should not be harassed, captured, domesticated or fed. Intentional or inadvertent feeding is the major cause of most wildlife problems, and it is illegal to feed deer, bighorn sheep, mountain goats, pronghorn, and elk in Colorado.

Specific topics about living with wildlife in Colorado are listed and linked below.

Birds

- [Living with Wildlife: The Canada Goose](#)
- [Woodpeckers Begin Springtime Drumming](#)

General

- [Be Responsible: Leave Young Wildlife Alone](#)
- [Be Responsible: Wildlife Lives Near You](#)
- [Feeding Wildlife Puts Everyone at Risk](#)
- [Ethical Wildlife Viewing Tips](#)
- [Newborn Wildlife Usually Better Off Left Alone](#)
- [Too Close For Comfort: Avoiding Conflicts with Wildlife in the City](#)

Landowners & Developers

- [Developing With Wildlife In Mind](#)
- [Recommended Buffer Zones and Seasonal Restrictions For Colorado Raptors](#)
- [Fencing with Wildlife in Mind](#)
- [Protect Your Hobby Livestock - Hobby Farm Fencing](#)
- [Habitat Partnership Program](#)
- [Recommended Survey Protocol Actions to Protect Nesting Burrowing Owls](#)

Mammals

- [Feeding Wildlife Puts Everyone at Risk](#)
- [Bats and Rabies](#)
- [Beaver Problems Growing](#)
- [Living with Bears in Colorado](#)
- [Living in Coyote Country](#)
- [Living in Lion Country](#)
- [Living in Moose Country](#)
- [Living in Red Fox Country](#)
- [Public Opinions and Perceptions of Mountain Lion Issues](#)

Pets

- [Don't Turn it Loose!](#)
- [How to Make Your Outdoor Cat a Happy Indoor Cat](#)
- [Don't Domesticate](#)
- [Canine Distemper Information](#)

Reptiles & Amphibians

- [Partners in Amphibian and Reptile Conservation](#)
- [The Year of the Frog: Hop on the Herp Bandwagon!](#)

Helping You Stay Wildlife Aware

Wildlife officers on the Front Range are using new “sandwich board” signs to alert citizens when bears, mountain lions, or coyotes are active in their communities. The signs will also provide informational pamphlets about possible wildlife conflicts and mitigation methods, and Colorado Parks and Wildlife contact information.

The use of the signs will be determined by the local wildlife officer—for example, if a bear has been getting into trash in a neighborhood, the Bear Alert sign may be placed nearby. Signs will stay in place for a few days so that the public can be made aware of wildlife activity, but not long enough that residents and visitors might become habituated to the visual signal of the sign.

These signs are part of the Colorado Parks and Wildlife's ongoing efforts to assist and inform the public about certain wildlife activity on the Front Range. It is expected that people in an area temporarily affected will heed these alerts, and take advantage of prevention tips and information provided by the signs.



Bear Alert— When this sign is posted it means that a bear has been seen in the area or neighborhood. The bear may or may not have had contact with food sources or caused property damage. Citizens need to be aware of the presence of a bear or bears and take precautions:

- Make sure trash is stored in a bear proof container, shed, or garage; put trash out on the morning of pickup only.
- Remove bird feeders and other food attractants (pet food, for example), including BBQ grills.
- Secure windows and doors.



- Supervise children and pets when they are outside.

Lion Alert—When this sign is posted it means that a lion has been seen in the area or neighborhood. The lion may or may not have had contact with humans or pets. Citizens need to be aware of the presence of a mountain lion and consider these precautions:

- Supervise children and pets when they are outside.
- Refrain from playing, running, or walking outside between dusk and dawn.
- When leaving home or returning in the evening and early morning hours, turn on outside lights.

Coyote in the Area—When this sign is posted it means that a coyote or coyotes have been seen in the area or neighborhood. The coyote may or may not have had contact with humans or pets. Citizens need to be aware of the presence of coyotes and consider precautions:

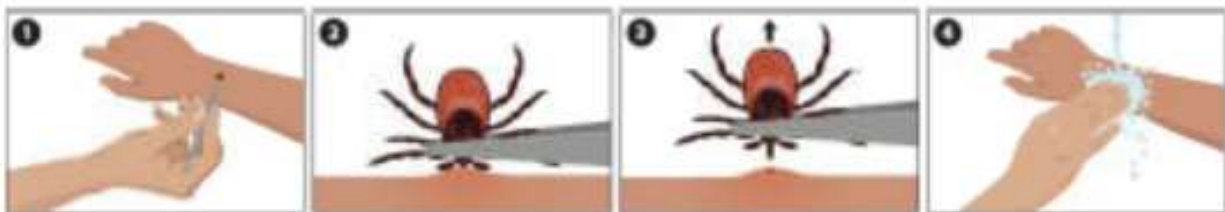
- Supervise pets or small children when they are outside.
- Make sure there are no food attractants near homes or in the area (bird feeders, pet food, trash, etc.). Remove or store attractants indoors.

Tick Bites: What to Do

Hundreds of species of ticks are found worldwide with nearly 30 of them in Colorado. Tick bites can make people and animals sick. Below are some steps that you can take after a tick bite to reduce your chances of getting sick and how to get treatment promptly if you do get sick.

Remove the tick as soon as possible.

1. Use fine-tipped tweezers to grasp the tick as close to the skin as you can.
2. Pull upward with steady, even pressure. Don't twist or jerk the tick.
3. After removing the tick, clean the bite area and your hands with rubbing alcohol or soap and water.
4. Dispose of the tick by flushing it down the toilet. If you would like to bring the tick to your healthcare provider for identification, put it in rubbing alcohol or place it in a sealed bag/container.
5. NEVER use bare fingers, petroleum jelly, hot match, nail polish, essential oils or other topical products to remove a tick! These methods may increase the risk of disease transmission!



Watch for symptoms for 30 days.

Call your healthcare provider if you develop any of the following symptoms:

- Rash
- Headache
- Fever
- Muscle pain
- Fatigue
- Joint swelling and pain

Treatment for tickborne diseases should be based on symptoms, history of exposure to ticks, and in some cases, blood test results. Most tickborne diseases can be treated with a short course of antibiotics.

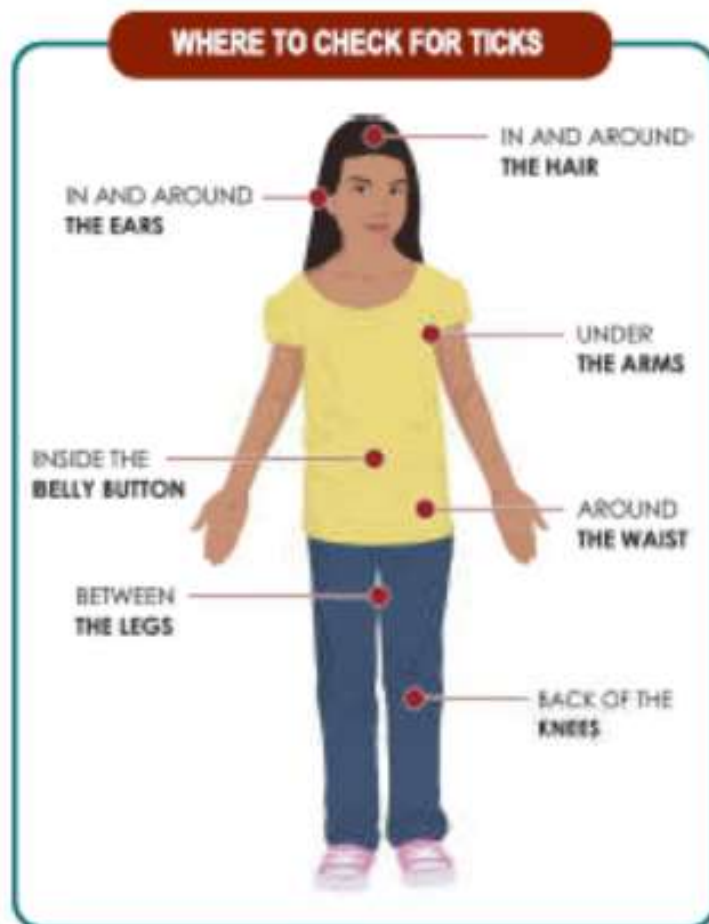
Can I get sick from a tick that is crawling on me but has not yet attached?

Ticks must bite you to spread their germs. Once they attach to you, they will feed on your blood and can spread germs. A tick that is crawling on you but not attached could not have spread germs. However, if you have found a tick crawling on you, it's a sign there may be others: do a careful tick check.

How long does a tick need to be attached before it can spread infection?

Depending on the type of tick and germ, a tick needs to be attached to you for different amounts of time (minutes to days) to infect you with that germ.

Your risk for Lyme disease is very low if a tick has been attached for fewer than 24 hours. Check for ticks daily and remove them as soon as possible.



Prevention Tips.

- Wear permethrin treated clothing, boots & gear.
- Use an EPA registered tick repellent product on exposed skin.
- Wear light colored clothing to spot ticks easily.
- Tuck long pants into socks and shirts into pants.
- Stick to the center of trails; avoid tall grass and brush.
- Avoid sitting on logs or against trees.
- Avoid resting near rodent burrows/nests or sleeping in rodent infested buildings.
- Use a blanket/tarp as a barrier for resting on the ground.
- Protect your pets too!

Escape Route





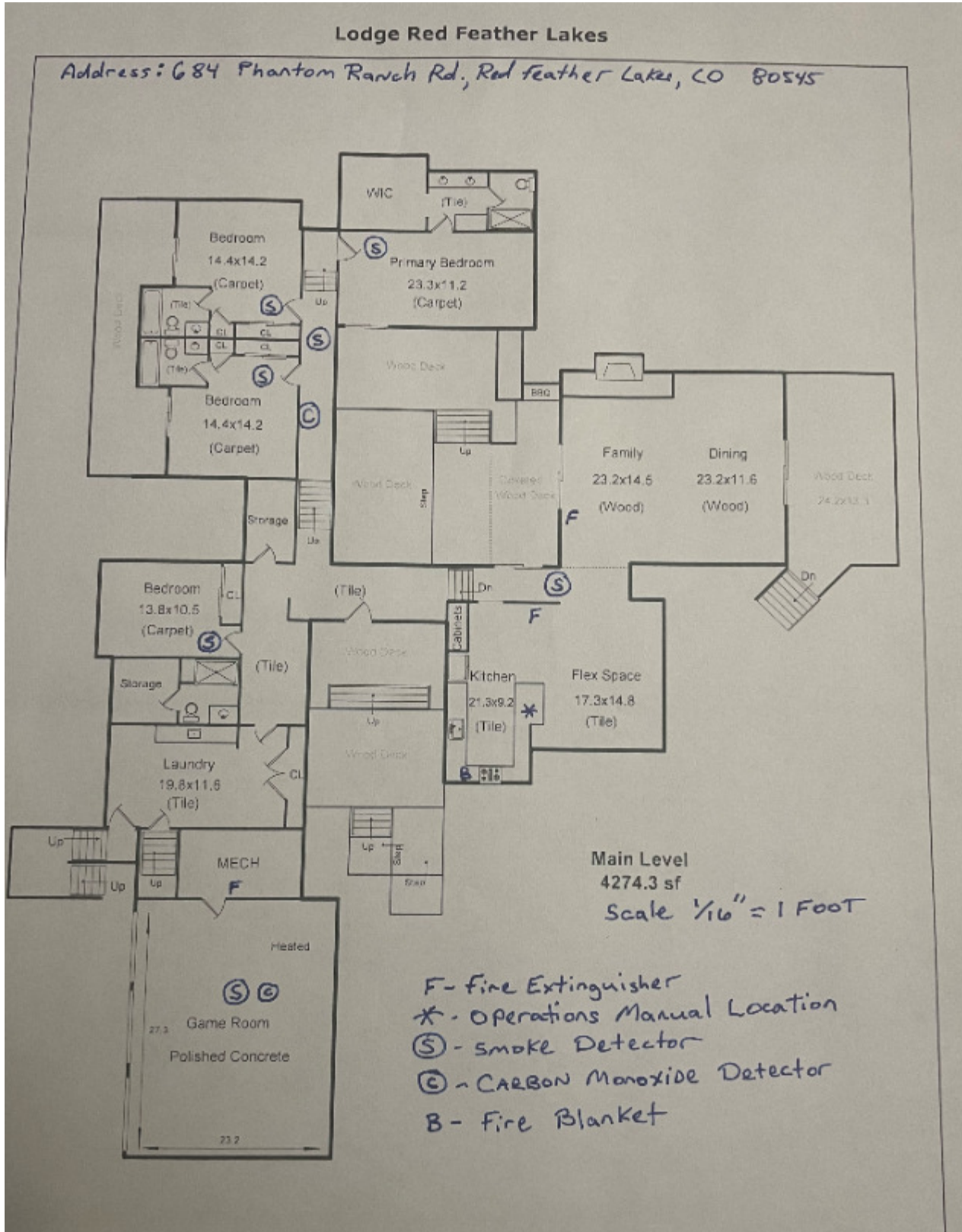
RED FEATHER LAKES PLANNING ADVISORY COMMITTEE MEETING

July 25, 2024

ATTACHMENT F

Floor Plan

Item #7 Floor Plans





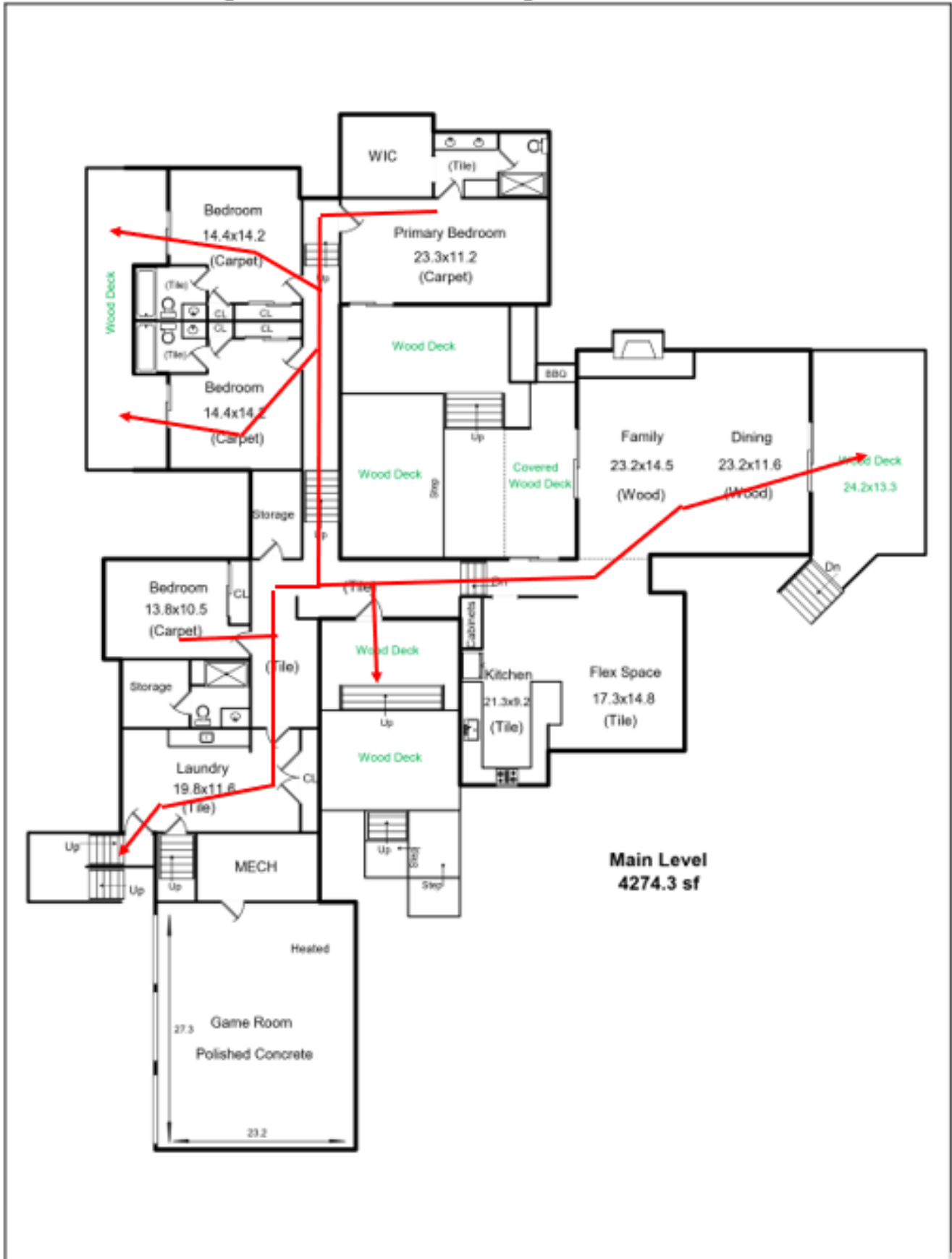
RED FEATHER LAKES PLANNING ADVISORY COMMITTEE MEETING

July 25, 2024

ATTACHMENT G

Egress Map

684 Phantom Ranch Rd, Red Feather Lakes 970-227-3306
Lat: 40 degrees 46' 25.76944" N Lon: 105 degrees 34' 15.08111" W



Main Level
4274.3 sf

To: Red Feather Lakes Planning Advisory Committee

From: Justin Currie, Planner II

Re: Terrebonne Admin Special Review, File No. 24-ZONE3664

The subject property is located in Red Feather Lakes, north of the County Rd. 74E and County Rd. 67A intersection, west of West Lake. The Red Feather Tavern was previously located there but was destroyed due to a fire. The applicant requests an approval of a restaurant with outdoor seating through the Administrative Special Review process.

The subject property is currently zoned Commercial Corridor - CC. A restaurant is an allowed use in the CC zoning district but requires an Administrative Special Review process if the applicant proposes outdoor seating and the property is within 300 feet of a residential zoning district, as is the case with this location.

A neighbor notification of the proposed project was mailed to thirty-seven (37) properties within a minimum of 500-feet of the subject property. As of the writing of this memo three (3) neighbor comments have been received. See Attachment D.

The attachments noted below have been included for reference. Staff looks forward to discussing the request with the Red Feather Lakes Planning Advisory Committee further at the July 25, 2024 meeting. The applicant will also be available at the meeting to answer additional questions.

Attachments:

- A. Vicinity Map
- B. Project Description
- C. Site Plan
- D. Neighbor Comments



RED FEATHER LAKES PLANNING ADVISORY COMMITTEE MEETING















July 25, 2024

ATTACHMENT A

Vicinity Map



Legend

- | | | |
|--|--|---|
|  Subdivisions |  Rocky Mountain National Park |  Other |
|  Tax Parcels |  Incorporated Areas |  Red: Band_1 |
|  Railroads |  PLSS Township and Range |  Green: Band_2 |
|  Major Road System |  PLSS Sections |  Blue: Band_3 |
|  Road System |  PLSS Quarter Sections | |

Notes

30969E146467N.sid

0.1 0 0.1 Miles

Scale
1: 4,800



This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

Date Prepared: 4/22/2024 3:40:54 PM



RED FEATHER LAKES PLANNING ADVISORY COMMITTEE MEETING

July 25, 2024

ATTACHMENT B

Project Description



REPORTS AND PLANS

Date: April 25, 2024

Project: Terrebonne Administrative Special Review
Larimer County, Colorado

Project Case
Number: 23-INQ5143

Project
Address: 137 County Road 67A
Red Feather Lakes, CO 80545

Applicant: Blaise Terrebonne
P.O. Box 581
Red Feather Lakes, CO 80545

INTRODUCTION

The following information has been prepared to accompany the Terrebonne Site Plan, prepared by Schmid Engineering, and other submittal documents for the Terrebonne Administrative Special Review Process. Reference has been made to the Administrative Special Review Submittal Requirements, Larimer County Community Development, Planning Department, for the selection of Reports and Plans presented herein. The current Larimer County Land Use Code, Effective Date: November 6, 2023, has also been referenced for additional requirements and relevant design criteria.

DRAINAGE PLAN AND EROSION CONTROL

Existing Site Conditions:

The existing land use had been a restaurant and tavern until a fire destroyed the existing on-site building which has since been removed. Site surface characteristics consist of gravel parking and native grasses with an average overall surface slope of 1.9% downward from north to south. Site soils are primarily sandy gravel which coincides with a USDA-NRCS Hydrologic Soil Group A. Groundwater table is known to be three (3) feet below the ground surface. The roof on the previously existing on-site building was the only impervious surface on the site outside of the County Road 67A Right-of-Way. Runoff and flows from the impervious asphalt surface on County Road 67A are contained within the road Right-of-Way.

There is minimal, if any, off-site drainage through this site as the north edge of this site is higher than the south edge of the adjacent site. A portion of runoff from the north adjacent property is retained on the adjacent site in a low ponding area located at its southeast corner. On-site runoff volumes from this site are low due to the low 1.9% average surface slope and low runoff coefficients for gravel parking and native grasses. There are no defined or obvious drainage swales located on this site.

There is a 20' easement along the south property line of this site with an underground culvert for West Lake Ditch, AKA: South Pine Supply Ditch. The lowest surface elevation on this site is located at its southeast corner where intermittent flows in West Lake Ditch, runoff from County Road 67A and a portion of runoff from this site enter the west end of a 48" Corrugated Metal Pipe (CMP) which crosses beneath County Road 67A. The east end of the CMP discharges into a flow channel which flows on to West Lake. Refer to the photograph which accompanies this report for a view of the southeast corner of this site and the west end of the CMP.

New Site Conditions:

The project will not alter the existing site drainage pattern. A new building will be constructed on the site for the restaurant and tavern. The impervious footprint area of the new building will be nearly equal to the impervious area of the previous on-site building which has been removed. New gravel parking areas and native grass areas will be comparatively equal to existing areas. The 1.9% overall surface slope of site will not be altered. No increase in site runoff associated with the project is anticipated. Refer to the Terrebonne Site Plan, prepared by Schmid Engineering, for additional information.

Erosion control:

An approximate 2,000 square foot area of land will be disturbed for construction of the new building. Gravel will be added to the gravel parking areas and site access driveway. Sediment and Erosion control can be provided during and after construction as may be necessary.

FIRE PROTECTION PLAN

Project site is located within the jurisdiction of the Red Feather Lakes Fire Protection District. Bobby Hill, Fire Chief, was contacted on March 19, 2024 to discuss a Fire Protection Plan for this project. There are fifteen (15) volunteer firemen available to be dispatched for firefighting. The District has an Insurance Services Office ISO Rating: 5. Firefighting equipment consists of Type 1 or Type 3 Fire Engines and multiple tenders to provide continuous water flow for firefighting. Water to fill tenders is obtained from a choice of lakes in close proximity to the project site. In the event of a fire, the affected party is to evacuate the building and call 911.

WILDFIRE MITIGATION PLAN

As discussed with Bobby Hill, Fire Chief for Red Feather Lakes Fire District, District firefighters and equipment are available to assist with fighting wildfires. Type 6 Fire Engines and tenders are used to fight brush fires and wild land fires. Mitigation of wildfire hazards on project site will involve adding no combustible vegetation (fuels) such as shrubs or trees to site landscaping. Existing native grasses on site will be mowed regularly to prevent growth of tall grasses. There will be no irrigation of vegetation on site. The new building on site will have metal siding and metal roof covering materials which are noncombustible.

SITE LIGHTING PHOTOMETRIC PLAN

Site lighting shall be in conformance with Larimer County Land Use Code Article 4.10. Exterior Lighting. Site lighting will be provided using building mounted lights. Selection of light fixtures will be limited to fixtures which have a cut-off angle not exceeding 90° to minimize the potential for glare and unnecessary diffusion of light on adjacent properties. Site lighting shall comply with minimum and maximum footcandle lighting levels in Table 4-15: Lighting Level Requirements. Site lighting shall be designed so it does not spill over into areas of important wildlife habitat. Lighting levels measured on the ground 20' beyond property lines shall not exceed one-tenth footcandle at east and south property lines as a direct result of on-site lighting.

CLOSING

The information presented herein is intended to address a portion of the Submittal Requirements for the Terrebonne Administrative Special Review Process. The Terrebonne Site Plan, prepared by Schmid Engineering, should be referenced for information which augments the Submittal Requirements relative to the Reports and Plans provided above. It is important to note there will be no change in the use of this site from what has been its existing use for a Restaurant and Tavern. The impact of this project will be to improve the site and provide conformance with the current Larimer County Land Use Code, Effective Date: November 6, 2023.

Prepared by:



Gregory Scott Schmid, P.E.
Schmid Engineering

Accompaniment: Photograph of Existing Drainage Feature



RED FEATHER LAKES PLANNING ADVISORY COMMITTEE MEETING

July 25, 2024

ATTACHMENT C

Site Plan

TERREBONNE SITE PLAN

FOR ADMINISTRATIVE SPECIAL REVIEW IN LARIMER COUNTY, COLORADO
PROJECT CASE NUMBER: 23-ING5143

update to
24-ZONE3664

LEGAL DESCRIPTION:

LOT 1, WENDLER MINOR LAND DIVISION FILE NO. 13-23173, AN EXEMPTION FROM SUBDIVISION REGULATIONS, ACCORDING TO THE PLAT RECORDED SEPTEMBER 4, 2013 AT RECEPTION NO. 201300670809, COUNTY OF LARIMER, STATE OF COLORADO.

LOT 1 AREA = 0.82 ACRES (35,575 S.F.)

APPLICANT:

BLAISE TERREBONNE
P.O. BOX 581
RED FEATHER LAKES, CO 80545
PHONE NUMBER: (970) 999-4170

OWNER:

BLAISE TERREBONNE
P.O. BOX 581
RED FEATHER LAKES, CO 80545
PHONE NUMBER: (970) 999-4170

SITE ADDRESS:

137 COUNTY ROAD 67A
RED FEATHER LAKES, CO 80545

EXISTING USE:

RESTAURANT AND TAVERN

PROPOSED USE:

RESTAURANT AND TAVERN

PARKING SPACES:

REGULAR: 8 REQUIRED, 15 PROVIDED
HANDICAPPED: 1 REQUIRED, 1 PROVIDED

SETBACKS FOR NEW BUILDING:

EAST: 102.0' FROM CENTERLINE OF COUNTY ROAD 67A
NORTH: 51.8' FROM NORTH PROPERTY LINE
WEST: 73.6' FROM WEST PROPERTY LINE
SOUTH: 41.1' FROM SOUTH PROPERTY LINE

OUTDOOR LIGHTING:

BUILDING MOUNTED LIGHTS

LANDSCAPING:

NATIVE GRASSES

PROJECT: ADMINISTRATIVE SPECIAL REVIEW
PROJECT CASE NUMBER: 23-ING5143
LOCATED AT
137 COUNTY ROAD 67A
RED FEATHER LAKES, COLORADO

CLIENT: BLAISE TERREBONNE
P.O. BOX 581
RED FEATHER LAKES, CO 80545

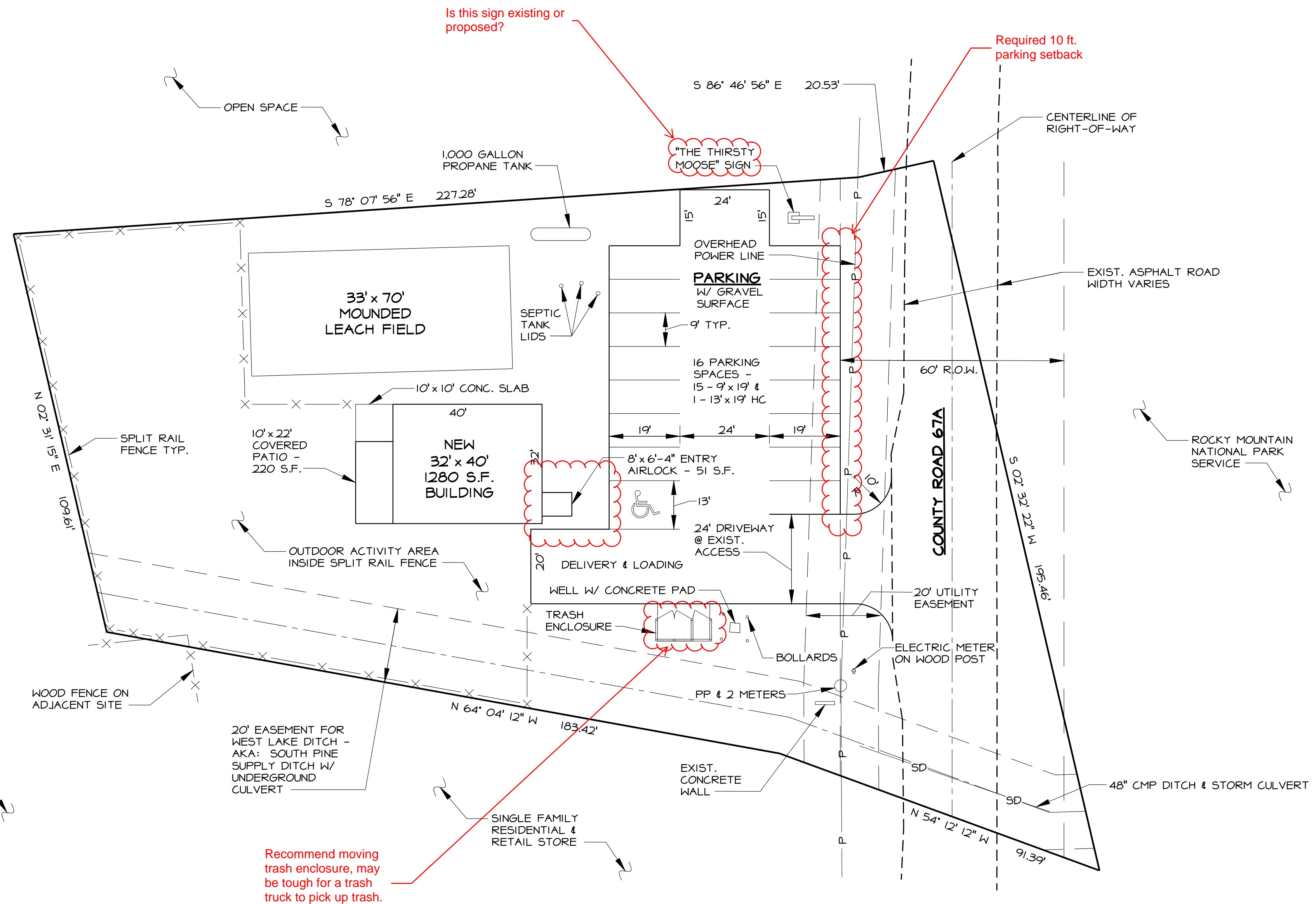
SITE PLAN AND SITE DATA	
SHEET TITLE:	
DATE:	3/27/2024
CHECKED BY:	G.S.S.
DRAWN BY:	B.C.H.
DATE ISSUED:	

SCHMID ENGINEERING
1204 NORTH LINCOLN AVENUE
LOVELAND, COLORADO 80537
PHONE: (970) 663-1191
FAX: (970) 663-1191

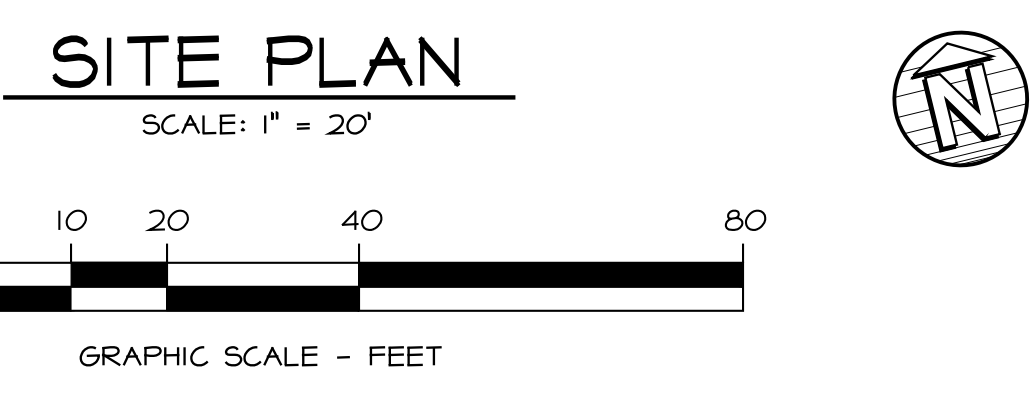
DATE:

CLIENT/PROJECT NUMBER:
TERREBONNE
23-05-008

DRAWING:
1
SHEET 1 OF 1



Recommend moving
trash enclosure, may
be tough for a trash
truck to pick up trash.



NOTE: SURVEY INFORMATION SHOWN ON SITE PLAN IS FROM THE TERREBONNE PARCEL EXISTING CONDITIONS SURVEY BY SANDERSON STEWART, PREPARED AND SEALED BY PETER ELLIOTT PAULUS, PLS NO. 38318, 2-22-2024.

PRELIMINARY
4/19/2024
FOR REVIEW ONLY



RED FEATHER LAKES PLANNING ADVISORY COMMITTEE MEETING

July 25, 2024

ATTACHMENT D

Neighbor Comments



Justin Currie <curriejp@co.larimer.co.us>

24-ZONE3664

2 messages

Charlene Monroe <charlenemonroe45@gmail.com>
To: "curriejp@co.larimer.co.us" <curriejp@co.larimer.co.us>

Tue, May 14, 2024 at 9:21 AM

Hello my name is Charlene, I am writing you in regards to the proposal at [137 County Road 67a, Red Feather Lakes, co, 80545](#). I received a neighborhood notification in the mail. I do not support the plan to have a new restaurant at this location. When the applicant previously had a restaurant/bar at this location the noise from their business was unnecessary. The music was to loud and also the noise from all the people was loud. I also do not support the sale of alcohol at this proposed new restaurant. I am concerned for the well being of the community in regards to the drivers who will leave the new establishment under the influence of alcohol and drugs It is not safe for anyone. I also believe there is not sufficient law enforcement close enough for this proposed establishment.

Justin Currie <curriejp@co.larimer.co.us>
To: Charlene Monroe <charlenemonroe45@gmail.com>

Tue, May 14, 2024 at 1:35 PM

Thank you for the comments, they will be sent to the applicant and included in my review. Thanks and please reach out if you have any other comments and/or questions.

On Tue, May 14, 2024 at 9:22 AM Charlene Monroe <charlenemonroe45@gmail.com> wrote:

Hello my name is Charlene, I am writing you in regards to the proposal at [137 County Road 67a, Red Feather Lakes, co, 80545](#). I received a neighborhood notification in the mail. I do not support the plan to have a new restaurant at this location. When the applicant previously had a restaurant/bar at this location the noise from their business was unnecessary. The music was to loud and also the noise from all the people was loud. I also do not support the sale of alcohol at this proposed new restaurant. I am concerned for the well being of the community in regards to the drivers who will leave the new establishment under the influence of alcohol and drugs It is not safe for anyone. I also believe there is not sufficient law enforcement close enough for this proposed establishment.

--



Justin Currie
Planner II

Community Development Department
200 W Oak St, Fort Collins, 80521 | 3rd Floor
W: (970) 498-7695 |
curriejp@co.larimer.co.us | www.larimer.gov



Justin Currie <curriejp@co.larimer.co.us>

Plan #24-ZONE3664 Terrebonne

1 message

High Country Estates HOA <hcehoa56@gmail.com>
To: curriejp@co.larimer.co.us

Wed, May 15, 2024 at 5:50 PM

Hi Justin,

We would like to express our concerns in regards to the rebuilding of this business. The extreme high level of noise from the outdoor activities last summer (2023) was uncalled for. We would like to see that this establishment will abide by what is laid out in the plans after it has been rebuilt. It was very obvious that the time in which the noise was supposed to stop did in fact not happen when their outdoor events were taking place. Our residence is in close proximity and we are unable to enjoy the evenings outdoors due to the obnoxious and at times inappropriate noise (music) that comes from their activities when their business is in operation.

We have high hopes that our comments will be taken into consideration!

Thank you,
R. Hall



Justin Currie <curriejp@co.larimer.co.us>

Plan Number 24-ZONE3664

1 message

Jeannie Saur <jeanniesaur@gmail.com>
To: "curriejp@co.larimer.co.us" <curriejp@co.larimer.co.us>

Tue, May 7, 2024 at 3:55 PM

Hi Justin,

My name is Jeannie Saur, and my husband Andrew Saur and I own the property at [28 Birdie Street, Red Feather Lakes, CO](#). Our property is directly adjacent to and bordering the property at [137 County Road 67A](#) where Plan Number 24-Zone3664 is located.

After reviewing the project proposal documents, Andrew and I have the following questions:

- **Capacity:** What is the proposed capacity for the building, the patio, and the outdoor activity area adjacent to nearby homes?
- **Operating days and hours:** What are the proposed operating hours and days of the week?
- **Outdoor activities:** What are the proposed activities for the outdoor activity area adjacent to nearby homes? Do the outdoor activities include outdoor music or live music?
- **Outdoor bar:** Is there an outdoor bar in the covered patio area adjacent to nearby homes?

Can you kindly advise how we get these questions answered?

After reviewing the project proposal documents, Andrew and I have the following concerns:

- **Property line:** The proposal lot plan drawing seems to show that our back fence at 28 Birdie Street extends into the property line of 137 County Road 67a. However, we had a property survey completed in March 2024 to confirm our property lines and that our fence is within our property boundary.
- **Potential of crowds and noise:** The outdoor patio and outdoor activity area are located closest to nearby residences, in particular our property. Without knowing operating hours and days of the week, quiet times, as well as plans for use of the outdoor activity area, we are concerned about crowds, music, and noise affecting enjoyment of our property, which was purchased for its quiet, natural setting.
- **Fencing:** Plans for a split-rail fence around the property don't afford residential neighbors privacy from restaurant patrons, especially those in the outdoor activity area. We request a privacy fence for the property boundary adjacent to residential homes in High Country Estates.
- **Quiet hours:** The neighboring homes in High Country Estates HOA have a covenant for quiet hours at 10 pm and thereafter. We are concerned outdoor activities at the proposed property could nullify neighborhood noise guidelines designed to preserve and respect the quiet, natural setting.

Thank you for your consideration of these questions and concerns.

Please advise if there are additional steps we need to take as neighboring property owners to engage in the review and approval process. We look forward to an opportunity to partner with the property owner to find solutions that work for all involved.

Sincerely,

Jeannie and Andrew Saur
[28 Birdie Street, Red Feather Lakes, CO 80245](#)
c/o
[11522 Benton Way, Westminster, CO 80020](#)