

COMMUNITY DEVELOPMENT
DIVISION

Building Dept, Planning Dept, Code Compliance, & Rural Lands

DIRECTOR'S OFFICE
Post Office Box 1190
Fort Collins, Colorado 80522-1190

(970) 498-7690

Date: August 7, 2017

To: The Red Feather Lakes Village Community

RE: Proposed Roadway Identification Project

Dear: Red Feather Lakes Community Members

This letter pertains to a proposed roadway identification project that has been the subject of discussion between the Red Feather Lakes (RFL) Planning Advisory Committee (PAC) and the Larimer County Community Development Division. **Accomplishing this project will require NO community funding nor taxation.** For those not familiar with the function of the PAC, it provides an organized forum to facilitate communication with the County and within the community on issues that impact RFL (reference http://larimer.org/boards/brd_info.cfm?board=66).

Since 2005, the RFL Area Plan has identified road maintenance as a priority community need. Identifying the centerline of village roads, describing their location according to known monuments, is the initial step in beginning a community dialogue to address ongoing road maintenance needs. Approximately 3.2 miles of roads within the RFL Village were identified in this way in 2009 by Ayres Associates. The new project would complete this process for the remaining 14.6 miles of roads within the RFL Planning Area. With careful consideration of this potential project and its long-term benefits to the RFL community, the Larimer County Community Development Division is in support of working with the Red Feather Lakes community toward completion of this roads identification process.

This process of identifying centerline road alignments is **not** an attempt by the County nor the PAC to prescribe road maintenance, but it may serve as a first step in community discussions to form some type of entity and/or process to foster ongoing, needed road maintenance and other projects to further RFL's vitality, safety, self-sufficiency, and quality of life.

Questions that community members may have about the proposed Roadway Identification Project are answered below, and additional inquiries are welcome:

Q. Why is there a need for ongoing road maintenance?

A. The PAC has been listening to a growing concern among community residents about the lack of regular road maintenance and demands that this need be addressed. For most areas in RFL, no basic, routine road maintenance is provided. Roads are rough, often with deep pot holes and are difficult to navigate. Conditions will continue to decline without the basic maintenance that is being suggested; occasional grading and clearing of snow. A road maintenance agreement is often a

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qualifying factor for home mortgages. Additionally, the lack of road maintenance leads to safety concerns for residents and emergency responders. (970) 498-7690

Q. How is identifying road centerlines helpful in providing a system of road maintenance?

A. While the pathway of roads in RFLs is generally known, their true alignments are often not clearly defined. Identifying the location of the road alignment according to site controls is the necessary first step toward achieving designation as public roads and determining a program for road maintenance.

Q. How much will it cost to locate the roads and how will it be paid for?

A. A proposal has been received from Lamp Rynearson, a professional surveying company, with a cost estimate of \$30,000 to complete the process of defining road alignments that was begun in 2009. Grant funding has been identified as a viable way to finance this cost. The PAC formed a Roads & Grants Subcommittee, which meets regularly with Larimer County Community Development to assist with the grant project coordination process. In order to be eligible for most grant programs, a partnership with a government entity or non-profit 501(c)(3) organization will be needed. Potential partnerships with the following entities have been identified for RFL to be competitive in its grant application and project completion efforts, providing options for varying grant program requirements: 1) Larimer County Public Works Division (Engineering); 2) RFL Community Association; 3) The Larimer County Foundation. **Again, please note:** *No community funding/taxation is proposed for the Roadway Identification Project.*

Q. What next needs to happen to begin a road maintenance program?

A. Once roads have been located, private roads may then be petitioned to become public roadways. Property owners would agree to a deed of dedication, which would then have to be accepted by the County Commissioners, making the roads eligible for maintenance through a special service district. This could take one of many possible forms; perhaps a voter approved public improvement district (PID) such as the one currently serving portions of the west village (GID #13A), some type of Metropolitan (Metro) District or other public service entity.

Q. What are the requirements for creating a PID or a Metro District, if needed?

A. County statutes apply with respect to designating a PID. The property to be included in the PID and the services to be performed with a proposed new mill levy would be identified within a petition for voters (affected property owners) to consider. A PID ballot question would also include the amount of the mill levy, per TABOR rules, and would require a majority vote. Once established, a PID can continue indefinitely. The creation of a Metro District is governed by Title 32 in Colorado statutes. A Metro District allows for more local control and could address other service needs. This structure also allows for alternative funding in addition to a mill levy. As with a PID, a Metro District would require a homeowner petition and a ballot measure with the majority vote of affected property owners.

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RFL Community members are encouraged to participate in discussions about the proposed Roadway Identification Project and other planning opportunities. A web page has been posted with general project and contact information, to ask questions and/or offer input:

www.redfeatherlakespac.org . Additionally, a questionnaire to gain community feedback about the project is attached to this letter. **Please complete and return the survey using the enclosed postage-paid envelope, postmarked no later than September 15, 2017. Alternatively, you may complete the survey online from the project website.** Questions about this letter and survey may be directed to Pam Marcus-Bause, Community Development Division Grant Projects Specialist, (e) pmarcus-bause@larimer.org (p) 970-498-7722.

Larimer County applauds the Red Feather Lakes community for its forward-thinking efforts in meeting essential service needs for its residents and visitors, to maintain its quality as one of Colorado's most valued mountain places to live, work and visit for generations to come.

COL Robert "Terry" Gilbert (ret.), AICP
Director