

June 9, 2023

Ms. Kimberly White  
Community Development Director  
P.O. Box 99  
Grand Lake, CO  
80447-0099

Dear Ms. White,

Thank you for your letter written on May 25, 2023 regarding the Planning Commission meeting on Wednesday, June 21, 2023 in which the subdivision application for the Love Tract will be discussed. In that letter you requested written comments which is the purpose of our letter. We request that our comments be forwarded to the Grand Lake Board of Trustees for their June 26, 2023 meeting where the subdivision application will be discussed. If possible, we would like our comments made part of the public comments received at that meeting. Unfortunately, we will be unable to attend these meetings in person.

Comments: You are aware of our and our neighbors' concerns regarding extension of GCR 471 into the Love Tract and the Matthews Tract. We have attached our concerns letter to ensure you have it in hand. We request as you move forward in planning that you and the Town of Grand Lake work closely with the Superintendent of Grand County Road and Bridge, Mr. Chris Baer. We want to ensure that any road improvement and development done in our neighborhood on GCR 471 to serve the Love and Matthews Tracts both satisfies the concerns of our neighbors and conforms to the standards of Grand County Road and Bridge. We have been told recently that the Town of Grand Lake and Grand County government aspire to maintain a "good neighbor" relation between the Town and those who live in adjacent areas. We hope the Town will demonstrate that aspiration in leading to a resolution that thoughtfully and respectfully considers our and our neighbors' concerns.

Sincerely,



James and Linda Good  
486 GCR 471

mail address:  
James and Linda Good  
114 Randolph Ct  
Stillwater, OK  
74075

cc: Mr. Chris Baer, Superintendent, Grand County Road and Bridge, 467 E. Topaz Ave, P.O. Box 9,  
Granby, CO 80446

May 8, 2023  
Mr. Merrit Linke  
District 2 Grand County Commissioner  
P.O. Box 264  
Hot Sulphur Springs, CO 80451

Dear Mr. Linke,

This letter was written by a group of concerned Grand County residents. We own homes whose drives are connected to GCR 471 north of Golf Course Road (GCR 48) near Grand Lake. There are currently 6 residences on this piece of GCR 471 which terminates at the drives of the northern 2 residences.

We have been made aware that the Board of Trustees of the town of Grand Lake plans to hold a public hearing on June 12, 2023 concerning annexation of 8.98 acres known as the Love Tract (see accompanying map). This tract has a right of way that nearly but does not align with the piece of GCR 471 described above. We have learned that after annexation, through phone communication with the city planner, that the town plans to develop a road of unknown quality in the Love Tract which connects to our piece of GCR 471. This would require them to cross 180 feet of undeveloped right of way that will remain as Grand County property, south of the Love Tract. To date, the town of Grand Lake has made no move to reach out to the residents to describe their desire to connect to GCR 471 and how their connection would affect traffic volume and types of traffic on the road.

We understand by phone conversation with the city planner that the Love Tract will be broken into several lots to be privately developed with residences. The town of Grand Lake owns the Matthews tract that adjoins the Love Tract on the north and west borders (see map). The town has discussed publicly plans to move their current shops to the Matthews tract and investigation by Chris Baer (Superintendent, Grand County Road and Bridge) has found that Grand Lake intends GCR 471 to carry their shop traffic, which would include personal vehicles and city vehicles including cars, pickups and heavy equipment in transit to jobs throughout Grand Lake. Why the town is considering this is unknown when there are paved routes that adjoin the east boundary of the Matthews Tract (Mad Moose and Foxy Lanes, see map) that directly connect to GCR 48.

As a result, we expect the volume of traffic and the types of traffic on our portion of GCR 471 to substantially increase. We have the following concerns:

1. The current state of our portion of GCR 471 is sufficient for the needs of the 6 residences whose drives connect to it. It is narrow in places and difficult for two vehicles to pass but we slow and pull to the side to allow each other to pass. It is currently a dead end and vehicles move at slow speed. The road edges are not well defined in places, we are careful. If the town of Grand Lake does connect to our portion of GCR 471 we feel it will be insufficient for the change in types and volume of traffic. We fear traffic speeds will increase and problems will compound with the traffic volume increases and large vehicles. Currently if met by a semi-tractor trailer which might be hauling a backhoe or a bull dozer we have to pull off the road and stop.
2. We believe road dust will be a problem. In the dry months of the past, dust has not been a large problem, but it does exist. If GCR 471 becomes a through road connecting to the Love and Matthews Tracts we fear increased speeds, traffic volume, and the addition of heavy duty vehicle traffic will create large dust problems. Quality of life will decrease if outdoor living and recreating spaces are fouled by dust. In addition, airborne dust will cause residences to shut windows and their homes will become less livable in the hot months. Furthermore, the increased dust is a potential health hazard for residents with compromised respiratory systems.
3. In addition to increased dust, we believe that our quality of life in Grand County will be diminished due to increased traffic noise.

4. Wildlife currently move freely through our residence properties. If GCR 471 becomes a through street, we feel it is very likely that we will see less wildlife, especially the moose who are seen almost daily. This is a quality of life issue for us.
5. Our portion of GCR 471 wanders somewhat east to west in the existing 60 foot right of way. Again, in current form it is sufficient for the neighborhood. To compensate for the misalignment between the right of way centerlines of the Love Tract and GCR 471 some correction will have to occur in the 180 foot portion of Grand County right of way. Currently we have no clue where that portion of the road will wander.
6. Currently children play throughout our neighborhood and run across roads without being in serious danger from passing vehicles. If GCR 471 becomes a through street, we would request that Grand County impose a low speed limit (20 mph) on our portion of GCR 471 and post Children at Play signage. If imposed this may reduce but not eliminate the dust discussed in the second concern.
7. We believe our property values are likely to decrease if this plan to make GCR 471 a through street comes into being. Currently we live on a quiet, peaceful dead end road which is likely to become neither quiet nor peaceful if this change is allowed.
8. We believe the increased traffic and types of traffic will increase road maintenance costs which we assume would be a concern for the county and perhaps create a tax increase to cover those costs.
9. Grand Lake has a program for dealing with trash from residents and visitors who do not have a trash service. This program is called Pay As You Throw (PAYT). Users buy dedicated trash bags from multiple town locations. Currently these bags are deposited in dumpsters on Plant Drive adjoining the area where town maintenance equipment is stored. The dumpsters are often filled, especially on weekends, and users leave their bags outside the dumpsters. If the PAYT dumpsters were moved to the Matthews Tract with the town maintenance shops this will further increase the traffic flow. We have a few bear sightings each year in our neighborhood with trash carefully contained. Uncontained trash could cause major bear problems for residents. We do not want trash dumped on GCR 471. We raise this concern because the possibility that the dumpsters for the PAYT program be moved to the Matthews Tract has been publicly mentioned.
10. Grand Lake has been vague regarding how traffic will flow to and from the Matthews and Love Tracts. Currently Grand Lake has access to both tracts from roads they maintain (Mad Moose and Foxy Lanes). Do they need GCR 471 for access? Are they considering use of GCR 471 as a primary or secondary access to one or both tracts? Why? Are they planning other access routes?

We feel these concerns warrant a study of the existing portion of GCR 471, a developed plan for the 180 foot section which currently does not exist, and a determination as to whether or not the existing road is still suitable. Since this road is on a Grand County right of way it would seem to be county business but any improvements needed would be as a result of Grand Lake attempting to gain access for the Love and Matthews Tracts.

We would appreciate if you as our Grand County Commissioner for District 2 would reach out to Grand Lake and present our above concerns prior to the annexation public hearing on June 12, 2023. If the town wishes to meet with the residents regarding our concerns, we would hope that Grand County representatives such as yourself, Chris Baer and/or others would be able to participate in that conversation. How Grand Lake intends to establish a road on the 180 feet of Grand County right of way required to connect the northern tip of the current GCR 471 to the Love Tract road is unknown. It would appear that time is of the essence if this road is to be extended, constructed adequately and still address the needs of all parties impacted.

Sincerely,

James and Linda Good, 486 GCR 471, ph: 405-612-2394, email:

Richard and Carol Johnson, 755 GCR 471, ph: 303-877-6751, email:

Brad and Liz Reed, 747 GCR 471, ph: 303-638-8704, email:

Zac and Tonya McGuire, 450 GCR 471, ph: 303-885-0597, email:

David and JoAnn Schulte, 759 GCR 471, ph: 720-635-7369, email:

Jack and Pat Frihauf, 422 GCR 471, ph: 970-768-1729, email:

cc: Chris Baer



**From:** [Rich Johnson](#)  
**To:** [Kim White](#); [cbaer@co.grand.co.us](mailto:cbaer@co.grand.co.us)  
**Cc:** [Carol Johnson](#); [Rich Johnson](#)  
**Subject:** Love Tract Subdivision Letter May 25, 2023  
**Date:** Wednesday, June 14, 2023 8:49:52 AM  
**Attachments:** [KWhite Response 052523.pdf](#)

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Dear Ms. White,

We have attached an email letter responding to your 5/25/23 certified mail letter concerning the "Love Tract" subdivision bordering our property, with a copy of this email letter also going to Grand County Supt. of Road & Bridge, Chris Baer. Our neighbors, the Good's, have previously forwarded a more complete neighborhood letter of our concerns on this proposed action.

While we are not likely able to attend the public hearings, we do hope to participate via Zoom. Thank you.

Rich Johnson  
cell: 303-877-6751  
Email: [RWJ766@gmail.com](mailto:RWJ766@gmail.com)  
755 CR 471, P.O. Box 932, Grand Lake, CO 80447  
Additional Address:  
5683 S. Laredo St, Centennial, CO 80015

June 12, 2023

Ms. Kimberly White  
Community Development Director  
P.O. Box 99  
Grand Lake, CO 80447

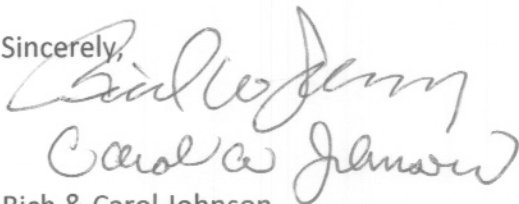
Dear Ms. White,

This is to serve as acknowledgement of your certified letter sent May 25, 2023. Thank you for extending the opportunity to participate in the public hearings and/or submit commentary on the proposed annexation of the "Love Tract" 8.98 acres which borders our property at 755 CR 471, Grand Lake, CO 80447.

We are pleased to learn of the proposed "four 2 acre residential lots" to border our property. While this is a welcome, low density, addition to our neighborhood, we are concerned of the related activity in the access roads to and through this property and the potential impact on the quality of life and appearance in our neighborhood. These concerns have been expressed in a neighborhood letter addressed to Commissioner Merrit Linke and a copy provided to Mr. Chris Baer, Supt. Grand County Road & Bridge, dated May 5, 2023. A copy of that letter has been provided to you by my neighbors, James and Linda Good.

We ask that the Town and the County work together to extend a road that takes into account the aesthetics of the Johnson & Good properties, including minimal tree removal. We further ask the Town eliminate and/or mitigate any maintenance vehicle traffic as it considers future facilities on its site. We look forward to staying in the loop on all future activities related to the construction and future use of this proposed road extension.

Sincerely,



Rich & Carol Johnson  
Ph: 303-877-6751  
755 CR 471 P.O. Box 932  
Grand Lake, CO 80447

CC: Mr. Chris Baer, Superintendent, Grand County Road & Bridge