



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

March 5, 2024

City of Longmont Planning and Development Services  
385 Kimbark Street - PO Box 1348  
Longmont, CO 80501

Attn: Kristin Cote

**Re: \* AMENDED RESPONSE \***  
**Longmont Westview Acres**  
**Case #s DV-PLAT-23-00009 and DV-CONCEPT PLAN-23-00020**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Longmont Westview Acres**. Please be aware PSCo owns and operates existing natural gas and electric distribution and service facilities within the subject property. The Referral Desk understands that Longmont Power Company has begun the process to municipalize the electric utilities at this property.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities including relocation and/or removal via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document for new facilities, the Designer must contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com

**From:** [Ken Wilson](#)  
**To:** [Kristin Cote](#)  
**Cc:** [Robert M. Hallman](#); [Steve Laughlin](#); [Ken Wilson](#)  
**Subject:** [External] Comments from Somerset Meadows Master HOA on proposed Westview Project from Bob Hallman  
**Date:** Monday, January 15, 2024 3:32:00 PM  
**Attachments:** [WestView Comments from Somerset Master HOA 1-15-2024.pdf](#)

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Kristin Cote, City Staff Planner

City of Longmont Planning Division

385 Kimbark Street

Longmont, CO 80501

Dear Ms. Cote:

As discussed on Wednesday 1/10/24, I am submitting herewith the comments on the CPA and PP of the WestView Project by the Somerset Meadows Master Homeowners Association (HOA).

Once you and your colleagues have had a chance to review the HOA comments, please let me or either of the HOA Board members cc'd here know if you have any questions or need additional information.

Thank for your consideration and assistance in this matter,

Sincerely,

Robert M. Hallman

[REDACTED]

[REDACTED]

[REDACTED]

Ken Wilson

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [luanne.musgrave](#)  
**To:** [Kristin Cote](#)  
**Subject:** [External] Westview Acres Concept plan Amendment  
**Date:** Tuesday, January 9, 2024 2:56:28 PM

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Project file#DV-concept plan-23-00020

Dear Kristin,

I am opposed to the Westview Acres concept plan and the current amendment to develop 24 residential homes on 6.83+/- acres. I believe that such housing density is not appropriate for that area, nor is it suitable for the area around the plan. Somerset Meadows has a restful open space ambiance that would be negatively affected if 24 homes are slotted into that space. Since the other side (east side of Airport road ) kanemoto area is potentially being developed for more homes, I would think that area to be more suitable to add a few more homes. Please don't degrade Somerset Meadows.

Sincerely,  
Luanne Musgrave



1/25/24

Kristin Cote, Planner

Development Services

351 Kimbark Street

Longmont CO 80501

RE: Westview Acres

Dear Kristin

Thank you for referring the Westview Acres referral to the School District. The District has reviewed the development proposal in terms of (1) available school capacity, (2) required land dedications and/or cash-in-lieu fees and (3) transportation/access considerations. After reviewing the above proposal, **the School District finds** , Blue Mountain Altona Middle and Silver Creek HS Won't **exceed the benchmark.**

**General Comments:**

See CIL information on the next page. Please bring one copy of this letter when paying cash-in-lieu.

Detailed information on the specific capacity issues, the land dedication requirements and transportation impacts for this proposal follow in Attachment A. The recommendation of the District noted above applies to the attendance boundaries current as of the date of this letter. These attendance boundaries may change in the future as new facilities are constructed and opened. If you have any further questions or concerns regarding this referral, please feel free to contact me via e-mail at [kragerud\\_ryan@svvdsd.org](mailto:kragerud_ryan@svvdsd.org) or at the number below.

Sincerely,

Ryan Kragerud, AICP  
Planning/GIS

Enc.: Attachment A – Specific Project Analysis  
Cash-in-lieu chart

## ATTACHMENT A - Specific Project Analysis

**PROJECT:** Westview Acres

### (1) SCHOOL CAPACITY

The Board of Education has established a District-wide policy of reviewing new development projects in terms of the impact on existing and approved school facilities within the applicable feeder system. Any residential project within the applicable feeder that causes the 125% school benchmark capacity to be exceeded within 5 years would not be supported. This determination includes both existing facilities and planned facilities from a voter-approved bond. The building capacity, including existing and new facilities, along with the impact of this proposal and all other approved development projects for this feeder are noted in the chart below.

BLUE MOUNTAIN ELEMENTARY													
CAPACITY INFORMATION				CAPACITY BENCHMARK*									
				(includes projected students, plus development's student impact)									
School	Building	Stdts.	Std.	2023-24		2024-25		2025-26		2026-27		2027-28	
Level	Capacity	Oct-23	Impact	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.
Elem (BMES)	613	533	5	534	87%	533	87%	531	87%	529	86%	528	86%
Middle (AMS)	840	756	3	758	90%	751	89%	743	89%	736	88%	729	87%
High (SCHS)	1568	1215	4	1217	78%	1208	77%	1198	76%	1189	76%	1180	75%
Total	3021		12	2509		2492		2473		2455		2437	

Specific comments concerning this proposal regarding School Capacity are as follows:

*Specific Impact* - This application will add 24 additional residential units and yield 12 additional students in the Silver Creek HS **feeder**.

*Benchmark Determination* – the affected schools won't exceed the benchmark within 5 years.

*Mitigation Options* - na

*Phasing Plan* – na

### (2) LAND DEDICATIONS AND CASH IN-LIEU FEES

The implementation of the Intergovernmental Agreement (IGA) Concerning Fair Contributions for Public School Sites by the City of Longmont requires that the applicant either dedicate land directly to the School District along with provision of the adjacent infrastructure and/or pay cash-in-lieu (CIL) fees based on the student yield of the development. CIL fees provide funds for land acquisition and water rights acquisition, which is only a small component of providing additional school capacity for a feeder. Specific comments regarding land dedications and CIL fees for this referral are as follows:

*Dedication and/or Cash-in-lieu Requirements* – A land dedication isn't required. Cash-in-lieu payments will be required for all 70 residential units. Please see the attachments for additional information.

Cash-in-Lieu per unit payment by housing type: Longmont

Housing type:	Cash in lieu payment	Units proposed	Cost
Single Family Unit	\$1,489	24	\$35,736
Duplex/Triplex Unit	\$1,031		
Multi-Family Unit	\$714		
*Condo/TH Unit	\$434		
Mobile Home Unit	\$960		
			<b>Total = \$35,736</b>

\*TH = Townhouse

*Dedication/Cash-in-lieu Procedures* – Additional Cash in Lieu payment information can be found on the attached page. If discrepancies exist please call 303-682-7229. Payments can be made at the time of building permit in the St. Vrain Valley School District Business Office – 395 S. Pratt Parkway, Longmont.

### 3) TRANSPORTATION/ACCESS

Transportation considerations for a project deal with bussing and pedestrian access to and from the project. Pedestrian access, in particular, is an important goal of the School District in order to facilitate community connection to schools and to minimize transportation costs. Specific comments for this application are as follows:

*Provision of Busing* - will not be provided

*Pedestrian/Access Issues* –

**School Planning  
Standards And  
Calculation of  
Land Dedication Requirements**

Single Family								
		School Planning Standards						
	Number	Projected	Student	Site Size	Acres of	Developed		
	Of	Student	Facility	Standard	Land	Land	Cash-in-lieu	
	Units	Yield	Standard	Acres	Contribution	Value	Contribution	
Elementary	24	0.21	525	10	0.09783	\$100,092		
		5.1	Number of Students = No. of Units * Student Yield					
	Equation: (Number of Students/Elem. Student Facility Size) * Elem. Site Size Standard = Acres of Land Contribution							
Middle Level	24	0.12	750	25	0.09520	\$100,092		
		2.9	Number of Students = No. of Units * Student Yield					
	Equation: (Number of Students/Middle Student Facility Size) * Middle Site Size Standard = Acres of Land Contribution							
High School	24	0.16	1200	50	0.16400	\$100,092		
		3.9	Number of Students = No. of Units * Student Yield					
	Equation: (Number of Students/High School Student Facility Size) * High School Site Size Standard = Acres of Land Contribution							
Total	24	11.9			0.35703	\$100,092	\$35,736	
	Equation: Elem. Acreage + Middle Acreage + High School Acreage = Total Acres of Land Contribution							
Single Family Student Yield is ..497							\$1,489	
							Per Unit	

## Kristin Cote

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**To:** Will Coleman  
**Cc:** Julie Hackett  
**Subject:** RE: [External] Fwd: Westview Acres Concept Plan Amendment - Opposing the Development

Good morning, Will

Thank you for reaching out with your concerns. I will ensure that your comments are retained in the public comment folder for consideration. If you have additional questions or concerns, let me know. Have a nice day.

Kristin Cote  
Senior Planner

-----Original Message-----

From: Will Coleman [REDACTED]  
Sent: Wednesday, January 10, 2024 9:15 AM  
To: Kristin Cote <kristin.cote@longmontcolorado.gov>  
Cc: Julie Hackett [REDACTED]  
[REDACTED] Plan Amendment - Opposing the Development

> Dear City Staff,  
>  
> We are writing to oppose the Westview Acres Concept Plan Amendment for the following reasons...  
>  
> 1. More traffic on an already very crowded Airport Road combined with the upcoming traffic from the Kanemoto Estates subdivision of well over 400 homes going in  
>  
> 2. High density and taller homes do not blend with the existing community butting up to Westview Acres  
>  
> Please strongly consider denying this Amendment for the good of our small town feel that we all have grown so accustomed too.  
>  
> Julie Hackett and Arthur W. Coleman  
> [REDACTED]  
> [REDACTED]  
>  
>  
>



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

January 5, 2024

City of Longmont Planning and Development Services  
385 Kimbark Street - PO Box 1348  
Longmont, CO 80501

Attn: Kristin Cote

**Re: Westview Acres, Case # DV-PLAT-23-00009 and DV-CONCEPT PLAN-23-00020**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the preliminary plat and concept plan amendment for **Westview Acres** and has a **conflict**. To ensure that adequate utility easements are available within this development, PSCo requests that for plats, Xcel Energy's standard residential/single-family distribution easements are dedicated on the plat:

- gas distribution line, lot 6-feet
- electrical distribution line, lot 8-feet
- joint trench, 10-feet
- transformer, 15-feet x 15-feet
- switch cabinet, 20-feet x 20-feet or 15-feet x 25-feet depending on model
- all gas lines must maintain a minimum 5-feet clear from any structure, therefore, easement must adjust accordingly
- all gas lines must be adjacent to drivable pavement/walkway that is a minimum of 8-feet wide and 6-inches thick to allow service trucks access and plowing in snowy conditions

PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

*Utility easements are dedicated to the City of Longmont for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities) [Aurora, Erie]. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Public Service Company also requests that all utility easements be **depicted graphically** on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.



In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Please be aware PSCo owns and operates existing natural gas and electric distribution and service facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document for new facilities, the Designer must contact a Right-of-Way Agent.

*Not ready to apply?* Our Builder Developer Representatives can provide you with capacity and process information during the concept phase of a project. Contact us at [BDRCO@xcelenergy.com](mailto:BDRCO@xcelenergy.com) or learn more at [Building and Remodeling \(xcelenergy.com\)](https://www.xcelenergy.com/BuildingandRemodeling)



21-08-202 Building  
and Remodeling Ser

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)

January 15, 2024

Kristin Cote  
City Staff Planner  
City of Longmont, Planning Division  
385 Kimbark Street  
Longmont, CO 80501

Re: Notice of Application (12/19/23): Westview Acres Concept Plan Amendment (CPA)  
(Project File #DV-CONCEPT PLAN-23-00020) and Notice of Application (12/12/23):  
Westview Acres Preliminary Plat (PP) (Project File #DV-PLAT-23-00009)

Dear Ms. Cote:

### **Introduction**

The Somerset Meadows Master Homeowners Association (HOA), which is directly impacted by the CPA and PP, is writing to provide comments as well as certain requests and questions for the Applicant regarding these proposals.

### **Our basic requests are:**

- (1) the proposed stormwater quality/detention pond in the northeast corner of the site be modified by: (a) discharging runoff onto the existing discharge area in the northeast corner of the site adjacent to Airport Road- rather than onto Outlot B which is common space owned and operated by the HOA; and (b) removing the concrete trickle channel included in the outlet structure serving the pond to improve its ability to remove pollutants and reduce runoff volume ;
- (2) clarification of whether the proposed 6 foot perimeter privacy fence will be: (a) wood or vinyl, (b) installed so that the finished side of the fence faces common open spaces and other public areas and rights-of way, and (c) installed prior to commencement of construction - a condition of the City's approval of the WA Annexation.
- (3) Answers to the questions directed to the Applicant listed below.

### **Stormwater/Drainage**

#### **Discharge Area:**

The Applicant expressly proposes in the Preliminary Drainage Report (10/19/23) (PDR) and other documents submitted in support of the CPA and PP to release stormwater from the WA development held in the proposed detention pond in the northeast corner of the site "at existing rates North to Outlot B of Somerset Meadows Filing 1, downstream of the existing storm flow restriction wall serving the development, to an existing culvert that conveys runoff beneath Airport Road and a drainage channel that conveys runoff east and ultimately to Left Hand Creek." PDR Section 3.1, page 2. This is confirmed in the drawing of the system in an appendix to the PDR (C - Drainage Plan) which depicts the Outlet Structure for the detention pond terminating in the stormwater collection area/structure in Outlot B.

This design will directly impact Somerset by releasing runoff from a detention pond in the northeast corner of the WA site onto a common area owned and operated by the Somerset

HOA which runs adjacent to several homes in Somerset. Indeed, the proposed discharge point is directly behind one Somerset home.

Moreover, there is an alternative discharge area readily available to Applicant that (i) does not impact Somerset, (ii) utilizes the same existing culvert/drainage system flowing under Airport Road included in Applicant's proposal, namely, the culvert/drainage area adjacent to Airport Road and the northeast corner of the WA site and (iii) that the applicant in fact proposes to use to manage runoff from the Southern and Eastern areas of the WA site (see Appendix A of this document for Somerset Meadows drainage as-built). We recommend that the Applicant utilize this alternative discharge area and switch the outlet of the proposed detention pond to the East instead of through the bank to the North to access the culvert under Airport Road.

### **Construction Issues.**

Appendix A provided with these comments shows that the second culvert entrance beside Airport Road is connected directly into the main culvert that transports water West to East under Airport Road from Somerset. Using it would also avoid issues raised with the outlet of the proposed detention pond raised by building the outlet piping into the existing berm to the North. First there is a separate 18" irrigation pipe that flows West to East embedded in the berm and terminating on the Kanemoto property on the East side of Airport Road. Construction would need to work around this existing structure. Secondly, the area impacted on Outlot B of Somerset has finished landscaping and that area would need to be disturbed and then returned to a condition suitable to the owner- the HOA..

### **Stormwater Quality/Treatment.**

In documentation and previous City meetings, Applicant has stated that the stormwater management system will include filtering of the runoff, but it is not clear how that filtering will be achieved and what standards/water quality it is designed to achieve. Most water from the WA property would flow through the detention pond structure including any chemicals on the street, houses and other structures, runoff from yards, and other methods of introducing pollutants into the storm water system. The design shows most flow will be collected in 2 curb inlets, then channeled through piping into the forebay. Next the water will flow out of the forebay through a PVC pipe and onto a concrete trickle channel that leads to the outlet structure. None of those items are pervious surfaces that would allow the water to settle and any contaminants to be absorbed into the soil or filtered in any way. If the trickle channel were removed from the design, that would slow the movement of water across the bottom of the detention pond and allow more time for the water, and any contaminants, to be absorbed into the soil of the pond. We recommend that the trickle channel is removed.

We also recommend that the Holland Ditch company be consulted with respect to pollutant runoff as the drainage that currently runs through HOA Outlot B is part of an historic Holland Ditch radial. We do not know the status of this radial, but we understand from previous conversations with Holland Ditch Management that the radial flows back into the Holland Ditch and on into Left Hand Creek. Any new pollutants introduced into runoff water will be of concern for Holland Ditch.

### **Perimeter Privacy Fencing**

There appears to be conflicting information in the proposed Landscape Plan regarding the proposed 6 foot perimeter privacy fence. In some places it is stated the fence will be made from wood and match the type used on the southern border of the property currently. In others particularly the fencing detail on the file "Landscape Plans-Westview Acres Preliminary Plat.pdf" it states the fencing will be vinyl material. The material being proposed needs to be clarified.

Additionally, the perimeter boundary fencing should conform to section 15.05.100. "Fences and walls" of Longmont City code, particularly "The finished side of the fence shall face all public rights-of-way, common open space, and other public areas..."

Also the fencing documents do not -but should- indicate that the 6 foot perimeter privacy fencing will be installed prior to construction — a condition of the City's approval of the WA Annexation.

### **Additional Information Requested From Applicant.**

To assist in understanding and addressing our basic concerns and recommendations regarding the CPA and PP identified above, we request that the Applicant do the following:

- (1) explain the purpose of the concrete trickle channel including its impact on efforts to filter or otherwise address removal of water born contaminants in stormwater treated in the detention pond;
- (2) set forth the basis for the proposed drainage plan, and identify any alternatives/options that were considered such as using an outlet to the East and reasons they were discarded;
- (3) set forth what approvals from regulators and/or private parties such as the persons who manage the drainage ditches to the east of Airport Road that receive outflow from the culvert under Airport Road as well as report on consultations with them including the City engineer and Holland Ditch Company, developers and property owners proposing the Kanemoto Estates Annexation Concept Plan east of Airport Road;
- (4) set forth how, pursuant to what standards and what approvals will be needed to control the quality of stormwater discharged from the detention pond;
- (5) set forth to what extent and how applicant proposes to work with Somerset HOA and other impacted parties in implementing the proposed drainage system and reducing the risk to their properties; and
- (6) clarify questions raised about fencing material and finish of exterior facing perimeter fencing,

These comments are based on available information. They are not intended to waive, and we expressly reserve, all rights to seek additional information as well as to provide additional comments and, as necessary, to pursue other available means for pursuing our interests as this CPA and PP review process unfolds.

Sincerely,

*Kenneth L. Wilson*

Somerset Meadows Master Homeowners Association  
By: Kenneth L. Wilson, Board Member

Appendix A – Excerpt from Somerset Meadows drainage as-builts showing that existing culvert under Airport Road (top of page). Marking in red added to indicated second option for outflow from the proposed detention pond into the culvert that goes under Airport Road.

