

**From:** [Sweeney, John \(FAA\)](#)  
**To:** [Phil Taylor](#)  
**Cc:** [Lyman, Jesse A \(FAA\)](#); [Nye, Joe \(FAA\)](#)  
**Subject:** [External] RE: City of Longmont Development Proposal- 8902 Quail Road Annexation and Concept Plan  
**Date:** Thursday, November 7, 2024 2:07:10 PM  
**Attachments:** [image001.png](#)

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Phil,

Given its location and the surrounding residential we have no comments on the annexation and concept plan. We would encourage the City to have disclosure statements so they are aware that there is an airport in the vicinity.

I apologize for the delay, please let me know if you need anything else.

Thanks,

John Sweeney  
Community Planner  
FAA-Denver ADO  
303-342-1263

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**From:** Phil Taylor <phil.taylor@longmontcolorado.gov>  
**Sent:** Thursday, August 8, 2024 2:26 PM  
**To:** Sweeney, John (FAA) <John.Sweeney@faa.gov>  
**Subject:** FW: City of Longmont Development Proposal- 8902 Quail Road Annexation and Concept Plan

**CAUTION:** This email originated from outside of the Federal Aviation Administration (FAA). Do not click on links or open attachments unless you recognize the sender and know the content is safe.

### **Phil Taylor, AICP**

**Senior Planner** | he, him, his  
Planning & Development Services | City of Longmont

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**OFFICE** 303-774-4308  
385 Kimbark Street | Longmont, Colorado 80501

[longmontcolorado.gov](http://longmontcolorado.gov)

**Please note: I work 7:00 AM- 5:00 PM Monday- Thursday.**  
**I am out of the office on Fridays.**

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**From:** Phil Taylor

**Sent:** Wednesday, May 22, 2024 1:06 PM

**To:** Levi Brown <[levi.brown@longmontcolorado.gov](mailto:levi.brown@longmontcolorado.gov)>; [Longrange@bouldercounty.gov](mailto:Longrange@bouldercounty.gov); [tglowacki@bouldercounty.org](mailto:tglowacki@bouldercounty.org); [sduff@bouldercounty.org](mailto:sduff@bouldercounty.org); [Michelle.pacheco@lumen.com](mailto:Michelle.pacheco@lumen.com); [Cody.schopher@lumen.com](mailto:Cody.schopher@lumen.com); [Bill\\_Blair@comcast.com](mailto:Bill_Blair@comcast.com); [9-ANM-ZDV-Airspace@faa.gov](mailto:9-ANM-ZDV-Airspace@faa.gov); [Cynthia.I.Fitzpatrick@usps.gov](mailto:Cynthia.I.Fitzpatrick@usps.gov); [kragerud\\_ryan@svvds.org](mailto:kragerud_ryan@svvds.org); [Feula\\_Heidi@svvds.org](mailto:Feula_Heidi@svvds.org); [mariann.szasz@usps.gov](mailto:mariann.szasz@usps.gov); George, Donna L <[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)>; [William.a.schulz@xcelenergy.com](mailto:William.a.schulz@xcelenergy.com); [BDRCO@xcelenergy.com](mailto:BDRCO@xcelenergy.com); [craig.l.eicher@xcelenergy.com](mailto:craig.l.eicher@xcelenergy.com); [healthenvresponse@bouldercounty.org](mailto:healthenvresponse@bouldercounty.org); [kbracke@bouldercounty.org](mailto:kbracke@bouldercounty.org); [joe.padia@state.co.us](mailto:joe.padia@state.co.us); [jason.duetsch@state.co.us](mailto:jason.duetsch@state.co.us); [coloradoes@fws.gov](mailto:coloradoes@fws.gov); [kthompson@northernwater.org](mailto:kthompson@northernwater.org); [jstruble@northernwater.org](mailto:jstruble@northernwater.org); [chrissmith@lefthandwater.org](mailto:chrissmith@lefthandwater.org); [office@svlhwcd.org](mailto:office@svlhwcd.org); [powens@mvfpd.org](mailto:powens@mvfpd.org)

**Subject:** City of Longmont Development Proposal- 8902 Quail Road Annexation and Concept Plan

Good afternoon,

The City of Longmont has received a development application for an annexation and concept plan, generally located south of Quail Road, north of Clover Basin Drive, west of Wildfire Court and east of Airport Road. Attached is a formal referral letter that includes additional project information to use as your agency reviews this proposal. **Please provide comments regarding this proposal by June 26<sup>th</sup>, 2024.**

Project submittal documents can be viewed at the following link:

 [1st Submittal](#)

If you have any questions or need more information, please let me know.

Thank you very much,

**Phil Taylor, AICP**

**Senior Planner** | he, him, his

Planning & Development Services | City of Longmont

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[longmontcolorado.gov](http://longmontcolorado.gov)

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**I am out of the office on Fridays.**

**From:** [Jennifer Hewett-Apperson](#)  
**To:** [Kragerud, Ryan](#)  
**Cc:** [Phil Taylor](#)  
**Subject:** RE: [External] 8902 Quail Rd  
**Date:** Friday, August 2, 2024 11:13:20 AM

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Thanks Ryan. Copying Phil Taylor on this since he is the planner on this now that we have a formal application.

**Jennifer Hewett-Apperson, AICP**

**Principal Planner** | she, her, hers

Planning and Development Services Department | City of Longmont

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**OFFICE** 303-651-8439 | **MAIN** 303-651-8330

**From:** Kragerud, Ryan <kragerud\_ryan@svvsd.org>  
**Sent:** Friday, August 2, 2024 11:12 AM  
**To:** Jennifer Hewett-Apperson <jennifer.hewettapperson@longmontcolorado.gov>  
**Subject:** [External] 8902 Quail Rd

Good morning Jennifer -

I was looking at the referral for the Quail Rd project. THi is an annexation and concept plan. THE SVVSD will provide comment when the preliminary/final plat is submitted.

Ryan Kragerud, GIS/Planner, AICP, LCI  
SVVSD  
395 S. Pratt Parkway  
Longmont CO 80501

303-682-7317



**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

June 13, 2024

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

Attn: Phil Taylor

**Re: 8902 Quail Road**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **8902 Quail Road Annexation and Zoning**. Please be advised that Public Service Company has existing overhead electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The City of Longmont must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to Ms. Iffie Jennings at [Iffie.M.Jennings@xcelenergy.com](mailto:Iffie.M.Jennings@xcelenergy.com). This will allow our mapping department to make the necessary updates to our mapping system.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities 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, 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](mailto:Donna.L.George@xcelenergy.com)

**From:** [Goddard, Daniel L \(FAA\)](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Fwd: City of Longmont Development Proposal- 8902 Quail Road Annexation and Concept Plan  
**Date:** Thursday, May 23, 2024 6:55:19 AM  
**Attachments:** [image001.png](#)  
[8902 Quail Road Annexation Referral Letter.pdf](#)

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Trying again.

Thank you,

Daniel L. Goddard  
Denver District Manager  
703-819-3127 cell  
303-684-5002 desk

1921 Corporate Center Circle Bldg 3, Suite 3-D  
Longmont, CO 80501

RELATIONSHIPS-RESPONSIBILITY-RESPECT

EMPOWERMENT, FLEXIBILITY, SAFETY, GRATITUDE, TRUST

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**From:** Goddard, Daniel L (FAA)  
**Sent:** Thursday, May 23, 2024 6:07:10 AM  
**To:** <mailto:phil.taylor@longmontcolorado.gov> <<mailto:phil.taylor@longmontcolorado.gov>>  
**Cc:** Jagielo, Evan (FAA) <[Evan.Jagielo@faa.gov](mailto:Evan.Jagielo@faa.gov)>  
**Subject:** FW: City of Longmont Development Proposal- 8902 Quail Road Annexation and Concept Plan

Mr. Taylor,

The answer I received is that you need to submit a 4760 obstruction evaluation request to our OE POC, Evan Jagielo.

Please contact him to begin that process at [Evan.Jagielo@faa.gov](mailto:Evan.Jagielo@faa.gov). His number is 206-231-2540.

Thank you,

Daniel L. Goddard  
Denver District Manager  
703-819-3127 cell  
303-684-5002 desk

1921 Corporate Center Circle Bldg 3, Suite 3-D  
Longmont, CO 80501

DEVELOPER/MAXIMIZER/IDEATION/BELIEF/LEARNER

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**From:** Bogen, Jeff (FAA) <Jeff.Bogen@faa.gov>  
**Sent:** Wednesday, May 22, 2024 2:46 PM  
**To:** Jagielo, Evan (FAA) <Evan.Jagielo@faa.gov>  
**Cc:** Reynolds, Fred (FAA) <fred.reynolds@faa.gov>; Goddard, Daniel L (FAA) <Daniel.L.Goddard@faa.gov>  
**Subject:** FW: City of Longmont Development Proposal- 8902 Quail Road Annexation and Concept Plan

Evan Jagielo is our WSA OE Lead and will review this.

Evan - Please look at this for us and get back to Dan

Thanks jeff

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**From:** Goddard, Daniel L (FAA) <[Daniel.L.Goddard@faa.gov](mailto:Daniel.L.Goddard@faa.gov)>  
**Sent:** Wednesday, May 22, 2024 1:04 PM  
**To:** Reynolds, Fred (FAA) <[fred.reynolds@faa.gov](mailto:fred.reynolds@faa.gov)>; Bogen, Jeff (FAA) <[Jeff.Bogen@faa.gov](mailto:Jeff.Bogen@faa.gov)>  
**Subject:** FW: City of Longmont Development Proposal- 8902 Quail Road Annexation and Concept Plan

Who is doing our obstruction evaluations?

Can you have them verify if a 7460 is required for 8902 Quail Road in Longmont Colorado. Appears to be far enough from Longmont airport.

The annexation plan is for residential building.

Thank you very much,

**Phil Taylor, AICP**

**Senior Planner** | he, him, his

Planning & Development Services | City of Longmont

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# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306  
303-441-3930 • [www.BoulderCounty.gov](http://www.BoulderCounty.gov)

**TO:** Phil Taylor, AICP  
**FROM:** Ethan Abner, Long Range Planning Division, Boulder County  
**RE:** Referral for Project File #DV-ANNEX-24-00007  
**DATE:** June 26, 2027

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The Boulder County Long Range Team has reviewed the provided referral materials for DV-ANNEX-24-00007.

1. The applicant is proposing to annex four parcels of approximately 17.34 acres and zone the property to Residential Mixed Neighborhood to develop a mixed residential project within the Longmont Planning Area. Planned are two-and three-story residential units with up to 18 density units/acre, or approximately 310 dwelling units over the entire parcel.
2. The property is within the Longmont Annexation Boundary and is part of the Potential Annexation Area (PAA) as defined in the Longmont Planning Area Comprehensive Development Plan Intergovernmental Agreement (the IGA). Areas within the PAA are anticipated to be annexed into the City of Longmont. This annexation is consistent with the IGA.
3. The subject property is part of an enclave of Boulder County and surrounded by incorporated areas of the City of Longmont to the northeast, east, and south.
4. In the late 1990s the County closed Quail Road off Airport Road because of significant cut-through from Airport Road to Nelson Road through the Schlager subdivision because the roads in the subdivision are not adequate to handle urban levels of vehicle traffic. An Emergency Vehicle Access (EVA) is planned along the Quail Road right-of-way to the north while primary access to the proposed development is planned through two entrances off Clover Basin Drive on the southern border of the project.
  - a. The County opposes any single-occupancy-vehicle access north to Quail Road and appreciates that the developer recognizes the limitations of the infrastructure to the north and in the concept plan provided.
  - b. Staff support the conceptual multimodal connection for bicyclists and pedestrians running south to north on the east side of the parcel. The Transportation Planning Division also notes the following:
    - i. As outlined in the Envision Longmont (2016) plan, there are considerations to support active transportation and provide safe connections to the multimodal transportation system, as follows.
    - ii. For on-site facilities and future programs:
      - 1) Pedestrian, bicycle, and vehicular internal circulation that promotes a safe and comfortable environment for all



travel modes with street design features such as curb extension and daylighted intersections.

- 2) Secure, if possible covered, bicycle parking with electrical outlets to charge e-bikes.
  - 3) Charging stations for electric vehicles.
  - 4) Neighborhood Eco-Pass (i.e., transit access) program for residents.
- iii. For off-site facilities and future programs:
- 1) Multi-use path in east-west orientation detached from Clover Basin Drive.
  - 2) Raised crossings and appropriate curb radius at two access points where driveways cross multi-use paths.
  - 3) Bus stop amenities such as shelter, benches, lighting, and bike racks.
  - 4) Future bike share station space co-located at north side bus stop.
  - 5) Enhanced crosswalk features at Larkspur Drive.
- c. County staff request that the annexation agreement make clear that there will not be vehicular access north to Quail Road with the exception for an EVA with knock-down feature.
- d. Since the nature of the EVA is not well defined at this stage, staff also request that the County Engineer be provided an opportunity to review and approve the final construction documents for any access point on Quail Road and that this requirement also be included in the annexation agreement.

5. Staff appreciate the City of Longmont's participation in the goals outlined by the Regional Housing Strategy, *Expanding Access to Diverse Housing for our Community*, which focus on meeting the challenges providing affordable housing in the region. Staff look forward to seeing how goals related to affordable and attainable housing will be implemented as part of this project.

We look forward to continuing to provide feedback and input throughout this process.

Sincerely,



Ethan Abner  
Long Range Planner

**From:** [ColoradoES, FW6](#)  
**To:** [Phil Taylor](#)  
**Subject:** Re: [EXTERNAL] City of Longmont Development Proposal- 8902 Quail Road Annexation and Concept Plan  
**Date:** Thursday, June 27, 2024 11:02:06 AM  
**Attachments:** [image001.png](#)

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Hello Phil,

After reviewing the Marshall Mesa Trailhead project, we have determined that take is not reasonably certain to occur for the Preble's Meadow Jumping Mouse (Preble's). Our conclusion is based on the project area and site description. The project area is not within any critical habitat of Preble's. The area is in a highly development community and has little with no dense vegetation near a wetland or a wet meadow. Therefore, there are no physical or biological features needed for Preble's habitat.

We appreciate your request for assistance and encourage you to contact us again if any other assistance is needed.

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U.S. Fish and Wildlife Service  
Colorado Ecological Services Field Office  
1 Denver Federal Center, Building 25  
Denver, CO 80225

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**From:** Phil Taylor <phil.taylor@longmontcolorado.gov>

**Sent:** Wednesday, May 22, 2024 1:05 PM

**To:** Levi Brown <levi.brown@longmontcolorado.gov>; Longrange@bouldercounty.gov <Longrange@bouldercounty.gov>; tglowacki@bouldercounty.org <tglowacki@bouldercounty.org>; sduff@bouldercounty.org <sduff@bouldercounty.org>; Michelle.pacheco@lumen.com <Michelle.pacheco@lumen.com>; Cody.schopher@lumen.com <Cody.schopher@lumen.com>; Bill\_Blair@comcast.com <Bill\_Blair@comcast.com>; 9-ANM-ZDV-Airspace@faa.gov <9-ANM-ZDV-Airspace@faa.gov>; Cynthia.I.Fitzpatrick@usps.gov <Cynthia.I.Fitzpatrick@usps.gov>; kragerud\_ryan@svvsd.org <kragerud\_ryan@svvsd.org>; Feula\_Heidi@svvsd.org <Feula\_Heidi@svvsd.org>; mariann.szasz@usps.gov <mariann.szasz@usps.gov>; George, Donna L <donna.l.george@xcelenergy.com>; William.a.schulz@xcelenergy.com <William.a.schulz@xcelenergy.com>; BDRCO@xcelenergy.com <BDRCO@xcelenergy.com>; craig.l.eicher@xcelenergy.com <craig.l.eicher@xcelenergy.com>; healthenvresponse@bouldercounty.org <healthenvresponse@bouldercounty.org>; kbracke@bouldercounty.org <kbracke@bouldercounty.org>; joe.padia@state.co.us <joe.padia@state.co.us>; jason.duetsch@state.co.us <jason.duetsch@state.co.us>; ColoradoES, FW6 <ColoradoES@fws.gov>; kthompson@northernwater.org <kthompson@northernwater.org>; jstruble@northernwater.org <jstruble@northernwater.org>; chrissmith@lefthandwater.org <chrissmith@lefthandwater.org>; office@svlhwcd.org <office@svlhwcd.org>; powens@mvfpd.org <powens@mvfpd.org>


**Subject:** [EXTERNAL] City of Longmont Development Proposal- 8902 Quail Road Annexation and Concept Plan

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**Senior Planner** | he, him, his

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