

BLUE LAKE OWNERS' ASSOCIATION

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March 30, 2010

Mr. Bob Narracci
Community Development Planning Manager
Eagle County

Dear Mr. Narracci,

The Blue Lake Owners' Association Board of Directors (Board) would like to respond to the proposed expansion of the Mid Valley Metropolitan Water District (District). Kelly McKenney is a Board member and has recused herself from any deliberations by the Board as she also sits on the Roaring Fork Planning Commission.

In 2001 the Board signed an agreement prepared by the District granting access to their property which is located at the western end of Blue Lake. Though there are inconsistencies in the access agreement this memorandum is not intended to argue the agreement but to ask for mitigation of problems arising from the expansion. Heavy trucks crossing the Association's residential property may negatively affect the safety of our recreational area, our real estate values and our quiet enjoyment of our lake. Our purpose is to preserve our environment as much as possible.

Our first concern is for the safety of the children who play around the lake. While the Association would prefer not to have the District access their property by driving on our bike path, we understand that access has been granted. We recommend that a speed limit of 5 miles per hours be posted to slow the trucks crossing the easement.

We would like to ask that construction be limited to normal working hours Monday – Friday 7:30 – 5:30, 9:00 – noon on Saturdays and restricted entirely on Sundays. The lake is frequently used for weddings, graduations and for other occasions, spring through fall. Construction traffic rolling through a wedding would be considered detrimental to the Association.

After construction has been completed this summer, the Board asks that the District be required to repair the roadway and any vegetation damaged by the construction. The

access utilizes our asphalt bike path. Asphalt degrades rapidly with heavy truck use. Any repairs should be made to Eagle County (County) engineering standards/recommendations regarding bike paths.

The proposed building will significantly impact the views of homeowners. The Board recommends that the building be landscaped to both reduce the visual impact of the building and also any noise generated by the new blowers.

The Board is also concerned for any future building and expansion on the site. We have long range plans to expand and upgrade our irrigation system and to complete the landscaping surrounding the lake. The lake is the jewel of our subdivision. We ask that the District be required to repair and revegetate, on a biannual basis, any damage caused in the course of their operations to the mutual satisfaction of the County, Association and District. Should the damage to the asphalt on an annual basis become severe, we would like the County to require the District to pave the access with material that will not degrade due to heavy truck usage. Such material would be approved and installed to County specifications.

We are concerned with the frequency of the trips. As the District expands its operations we would ask that some sort of limit to daily access be granted. The intent is not to hinder their operations but more daily trips and the access becomes a road and not a recreational bike path. Should the number of trips per day exceed the recommended limits, the District would have to find other access to their property or renegotiate the location of the access with a future Board.

The Association understands that the County does not have direct authority over the District and that the District can ignore our attempt to preserve our lake. It is our hope that the District will accede to the wishes of the County and that the County will endorse our requests. It is not our aim to become NIMBY's. The access agreement negotiated in 2001 did not anticipate the growth of the District or the use of a recreational bike path as a road. We have heard rumors that this is only the first stage in a larger development planned by the District. The purpose of this memorandum is to limit the impacts to the Association of this and future expansions.

Sincerely yours,

Susan Atwood
President, Blue Lake Owners' Association