



**Strawberry Park Group**  
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Bob Keenan, Principal Planner, City of Steamboat Springs Planning & Community  
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Kristy Winsor, Director, Routt County Planning  
136 6th Street, Suite 200, Steamboat Springs, CO 80487

April 15, 2024

Regarding: Butcherknife Canyon Annexation Concept Review

Dear Rebecca, Bob, and Kristy,

The Strawberry Park Group (SPG) founded in 1972 has represented the Strawberry Park Residents for 52 years before the elected bodies and planning commissions regarding decisions that would affect Strawberry Park Residents and the environment of Strawberry Park (The Park).

The neighborhood of The Park has been included in the Steamboat Springs Area Community Plan, 2004 and 2014 (SSACP) by Routt County and the City of Steamboat Springs (The City) as an important adjacent neighborhood to The City with the Goal SPA-4: Our community will continue to reinforce the rural character of Strawberry Park.

Since the founding of the SPG the recognized southern boundary of The Park has been the city limits of Steamboat Springs. The SPG recognizes that with the construction of the Steamboat Springs School Campus and the extension of the Urban Growth Boundary to include the School Campus property that this southern portion of The Park has changed. However, the SPG regards the lands adjacent to North Park Road, the Shelf Road (RCR36) and Amethyst Drive as the entrance to The Park which is still relevant to the SSACP Goal SP-4.

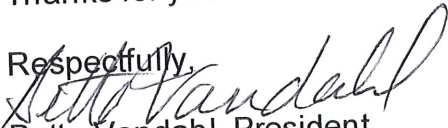
The SPG appreciates the opportunity to comment on the Butcherknife Canyon Annexation Concept Review and would like to be notified as this project moves through the planning process.

In the next phase of the process the SPG would like the following issues to be addressed.

1. The SPG with the extension of the Urban Growth Boundary sees the lands bordered by North Park Road and the Shelf Road as appropriate for in-fill residential development.
2. Any entrance and egress of traffic at the proposed development needs to be addressed for safety. There are site-view and safety issues with the configuration and curvature of North Park Road and the Shelf Road especially in winter.
3. The SPG is appreciative of the proponent's willingness to designate the Knoll and Butcherknife Creek and trail as open space.
4. The SPG would like to see this open space extended to Amethyst Drive. This is one of the entrances to The Park that the Community Vision is attempting to preserve with SSACP Policy SPA-4.1: New development in Strawberry Park will maintain the rural character. Amethyst borders Elkstone Ranch the large agricultural open space that is the distinctive natural feature of The Park. This area between Butcherknife Canyon and Amethyst Drive is not only part of The Park for residents and visitors but also contains unofficial hiking trails used by citizens of Routt County and The City.

Thanks for your consideration

Respectfully,

  
Bette Vandahl, President  
The Strawberry Park Group