

Honorable Planning Commission, Honorable Town Council Members, Honorable Mayor Steve Cox;

My name is Kendall Payne, I have been a property owner in Boulder since 1993. I have a home in King Ranch Estates. My brother and I were two of the first purchasers of lots in the subdivision and for many years stayed in travel trailers and old mobile homes. It has taken years for us to have what we have today.

Our subdivision is a collection of trailers, tiny homes, metal buildings, cargo containers, mobile homes, manufactured homes and constructed homes. It works here because of the lot sizes, the many trees and other topographical features. Our subdivision is not visible from the highway and we do not see many of our neighbors.

The proposed Burr Trail Meadows subdivision would be on what is now a beautiful pasture, visible from almost every road in Boulder. In the Hoyt's proposal, they offer no details on what "self-build opportunities" will look like. I am not opposed to growth and understand the need for more affordable housing, but I do not think this will be affordable and it is not the right location for a high-density subdivision. If the Hoyts are able to move forward with this project, the center of town may look more like a campground with a hodgepodge of motor homes, travel trailers, toy haulers, yurts and cargo containers. On the other hand, we may end up with a subdivision that looks like a cul-de-sac you see in any suburb of any city in the country.

I ask town leaders to think of the precedent this project will set. Do we really want Boulder to look like places many of us came here to escape? NO to Burr Trail Meadows!

Sincerely,

A handwritten signature in black ink, appearing to read 'K. P.', with a small flourish at the end.

Kendall Payne

To: Mayor Steve Cox, Town Council and Town Planning Commission,

I am writing to express my opposition to the proposed rezoning and development of a high-density subdivision in town (Otto and Idona Haws Pasture).

Reasons for my opposition:

1. The Hoyt's proposal does not follow the General Plan.
2. The Hoyt's are telling people this will be affordable housing. It will not be.
3. If the Hoyt's are able to rezone this land and put in a subdivision, what's next, Vivian Crosby's pasture?
4. This is the latest example of someone who lives in the county trying to change our town.

Sincerely,

Ryan Haws

A handwritten signature in black ink, appearing to read "Ryan Haws", with a long horizontal flourish extending to the right.