Hi everyone. I am Elena Hughes, here with Dylan Geerlings, and we are two young locals who are trying to put down roots here. We are interested in splitting this lot so that we can each have 5 affordable acres. I operate a small-scale, regenerative agriculture business called Five Forks Farm, that I hope to grow in the coming years. We plan to create a shared pasture on about 8 of the 10 acres, preserving the open space on this property. Owning land would make my land-based project much more feasible. This lot presents the unique opportunity to farm not only the land we would own, but also neighboring land, the owners of whom have expressed interest in such an arrangement.

I would like to read a few points from the general plan that we feel are directly in line with our goals on the land and in the community.

According to the General Plan, the *primary objectives* of the community are (l) to preserve Boulder’s small-scale agricultural lifestyle;  (2) to protect the open space that currently exists; and (3) to promote self-reliance and resiliency.

*The Secondary objectives*: support an *economically viable future* by encouraging a local land-based economy centered on food security, cottage industry, local entrepreneurship, full-time residency, and affordable opportunities for future generations

These are the exact goals of my business and our interest in the land.

Elena and I are under contract with the owners to purchase this lot and our due diligence period ends August 1st. We are coming to you this evening to for some guidance on an issue that we just were made aware of about an existing driveway that you can see in the attached image and currently runs along the base of our parcel before splitting into two driveways. Our understanding was that we needed to be at 10 acres in order to split the lot into two 5-acre parcels so we have been working with the neighbors on boundary adjustments to get the parcel from 9.79 to 10 acres. We are very fortunate to have their support and cooperation on this. We have a survey lined up in August that would make those boundary adjustments official, bringing the parcel to 10 acres.

Just the other day, it was brought to our attention that the existing dirt driveway that serves our neighbors and runs for about 400 feet through our parcel may need to be excluded from our total acreage, making it impossible (even with the boundary adjustments) to get to the necessary 10 acres to split. This is a unique situation to this parcel because the existing driveway is a simple right of way to the junction of two driveways and it is pre existing and has nothing to do with our project. We are not proposing a subdivision and a road accessing one or more lots or developing anything. The road requirement is there for new access roads needed by developers. We are asking that the PC use the discretion clearly stated in section 152.041 H 5 as being in your power to use on subdivisions with 4 or fewer lots where the road section would pose an undue hardship. The existing driveway has nothing to do with our project but it is a hardship on us and we are asking that we not be penalized for it. We thought that we were in good shape once we got to 10 acres so we are coming to you earlier than we had planned and with more outstanding details than we had hoped because we have to either buy or forfeit the land on August 1st and this issue is the hurdle standing in the way of that decision. We understand that you cannot give us any kind of final approval today but we are hoping you can provide us some guidance to indicate if this project is worth moving forward on.