

9/7/2022

Planning Commission Meeting 9/8/2022

**Preliminary Plat Deer Ranch**

Public hearing comment from Tom Hoyt

2430 Broken Branch Drive, Boulder

To the Boulder Town Planning Commission

The proposed Preliminary Plat for Deer Ranch should be commended for meeting many of the long term objectives that have come forward in recent years from Boulder Town. The clustering of the lots against the hill , the modest size of the lots, and the preservation of the irrigated agricultural land address many of the objectives of the General Plan.

What the extensive application does not address is proper road access to the proposed subdivision. The proposal is to access this 13 lot subdivision on a non-public 25' road from Lower Boulder Road and provides no secondary or emergency second access route. This is a great subdivision proposal, but I do not see how Boulder can approve a subdivision of this scale from a non-public road which does not meet the Town's road standards.

Secondarily, given the dead end nature of Lower Boulder road, there should be some form of second access or emergency access. There appear to be two possibilities for that access. One that follows the route to the northwest that parallels the water line loop easement described in the proposal. Alternatively a connection to 1100 south would seem to make a feasible secondary access although not ideal as it connects back into Lower Boulder Road.

I do not know of another municipal jurisdiction that would allow a subdivision without a public road access and I would think this is not a precedent that the Town wants to establish.

As mentioned above, the proposal is to be highly commended for meeting many of the Town's long term objectives but it just does not solve the road access issue. I believe the developer has to take on the responsibility to acquire a public dedication for 1600 South and bear the expense to improve it to Town Standards.

Respectively, Tom Hoyt