

9/7/2022

Planning Commission Meeting 9/8/2022

Full Moons Farm Concept Plan

Public hearing comment from Tom Hoyt

2430 Broken Branch Drive, Boulder

To the Boulder Town Planning Commission:

The proposal as submitted seems to be designed to minimize any development infrastructure as I assume will have separate drives, septic systems, and water service. The lots as configured will not meet many of the stated town objectives for affordable housing or clustering to preserve existing agricultural areas but I do believe the plan as proposed could be enhanced to at least insure the preservation of the agricultural areas.

My concern is that the lots as platted potentially destroy the capability to continue to effectively irrigate the area covered by lots 3,4,5,&6. This is in direct conflict with Boulder Town's stated interest to maintain as much of the "green irrigated pasture land and associated agriculture as possible as the town grows and develops. When an area like this that has been irrigated as one field is divided into separate ownership, the water management becomes a real issue and historically many of the parcels become additional seed beds for Russian thistle and other weeds.

I think there are two ways that the plan as submitted could be upgraded to insure that the irrigated meadows are maintained and the irrigation water can reasonably be managed.

One possibility would be to create building envelopes on the lots that restrict the building sites to the non-irrigated portions of the lots, use drives that combine access to some of the lots, and fence the irrigated area on lots 3, 4, 5,&6 as one pasture. The lot configuration would stay as proposed but this would require the establishment of a homeowner's association to manage the common pasture and fencing which could be leased to support an annual expense of the HOA. Lots 1 and 2 are irrigated as separate units but ideally would be added to the common pasture concept. This proposal will add expense to the development but also add value to the future purchasers as they are assured the green pastures are maintained and they will know in advance where their neighbors' homes will be built.

A second possibility would be for the developer to commit to installing a physical irrigation infrastructure for the lots so that the existing irrigation rights can be efficiently delivered to each individual lot. This would require some form of piped and pressurized system and as with the first proposal, also value to the lots.

I think the Planning Commission has to be able to require the kind of enhancements I have proposed or something that accomplishes the same objective or we will lose our treasured agricultural green spaces.

Respectively, Tom Hoyt