

Deer Ranch

I believe this application will need a lot of attention and time to review. The town has not had a development of this nature and with it being a large development we need to proceed with caution and ensure everything is correct. With that in mind I have tried to find all the issues with the project not being ready for my sign off but I might have missed some things.

1. Road easements need to have signatures and PC will need to approve the maintenance agreement.
2. Engineering spec on the roads should be looked at by an engineer and I have not yet seen any specs.
3. Water- signed easement agreement for possible water lines. I suggest PC reviews the water report as it currently does not meet peak day demand or fire flow.
4. Lot 7 & 8 have existing buildings that do not comply with setbacks and I don't feel we should approve them to be in non-compliance as they can adjust this. There is also an existing structure outside of their development which I question.
5. The building development for lot 1 & 2 is limited
6. The existing dirt road might also restrict the building envelope so that is something to look at.
7. Septic states they should be done as close to test pits due to the sandy soil. This may be an issue for septic in 14 lots.
8. Open Space will need to be addressed per 152.151

Ray RV relocation seems feasible and in a better location. As he has already gone through the approval I feel once he refiles with appropriate application that this shouldn't pose any problems.

Full Moon- my concern is while there is appropriate frontage on Lower Boulder I am not sure the slope for some of these lots is conducive. Also, there is currently open irrigation and an irrigation pond. What will happen to those? Per Torgerson-Concept B-2 would be for discussion of a boundary adjustment with Parcel B-93-A and B-93-A-1 (An existing Commercial parcel which at one time was a county road shed) in order to get the frontage of Lot 6 along Lower Boulder Road. One question concerning the boundary adjustment is whether the size of B-93-A-1 could be reduced in size from 2 acres to 1.5 acres. I do not feel this is appropriate to reduce the lot size.