

8/7/18

10-lot plot BOCC Public Hearing

2:00pm

LP-18-00002 Suncadia Ph 3 Div 14

Public Comment

- Brian Lent

→ Speaking on behalf of 12 families
→ Perkins
Loire

- Request addition: SEPA review

- concern w/ "clear cutting"

- lighting

- open space taking from golf course

- steep slopes → there is 40% slopes

→ Ask for SEPA addendum

- 4.1.d.4 open space in DA

↳ concern about open space lands

- requesting 30' height on residences

- Mark ~~Perkins~~ Venti

- questions: lots 1-9 cabin developed and built previously, we were given different ~~info~~ information for future development
- understanding of height restriction

- Kent Rowe (gave handout to BOCC) ★
↳ Staff needs copy of document
for read ★

- describes property & handouts -
- lot 10 is unnecessary and removes views
- only allow residents @ 30' & only allow 9 lots, most issues go away.

- Juan Cordero

- significant concerns on Environmental impact
- legal team does not agree w/ consistency finding mainly bc of lot 10
- deny & reconfigure for 9 lots w/ new proposal.
- restrict height to same as existing cabins

- Gina Shobert

- concern is w/ 10th lot because not inline w/ what we purchased
- concerned w/ seismic issues & potential land slide risk, should require geotechnical report
- plan to clear cut 6 acres, concerning

- Susan Maving

- concerns w/ grade & environmental impact
- support others comments
- more concern than those in this room
- concern in changes from what owners brought in to.

Closes Public Comment Portion of hearing
3:21 pm

Applicant rebuttal - Steve Lathrop

- no specific citation as to which environmental review is in adequate
→ EIS has extensive geotech documentation in

Draft, Final, & Supplemental EIS

- Existing Cabin owners project was done by a 3rd party, not Suncadia or subsequent owners. OPUS was a 3rd party developer. Suncadia stands by Suncadia's requirements

- Been w/ Project (MPR Suncadia) since 1998

Obie move to approve, Comp seconded

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~~3-0~~ 3-0

Comments received from: (After comment period, prior to hearing)

- Tracy Cordero
- Kent Rowe
- Jane Zalutsky & Mark Kantor
- Hugh and Theresa LaBossier
- Sigrid and Michael Esfeld
- Thomas & Susan Maving

Issues

landslide hazard
wildlife

land stewardship plan (Suncadia)

openspace / bla

9 vs. 10 lots

height up to 40' vs existing cabins @ 34'

elk migration

loss of vegetation

building siting

view obstruction

require EIS

property values

design guidelines (Suncadia)