

As many have heard, our neighbors at 6184 Niwot Road have submitted a proposal to Boulder County to subdivide their 39.5 acres into 10 separate parcels. This is troubling for many reasons and should be of great concern for our community. Below is a list of talking points that are cause for concern.

- 1) Negative effect on our existing rural culture.
- 2) Traffic is already very busy at the intersection of Niwot and 63rd. The exit of the proposed subdivision would be just a couple hundred feet from the stop sign. Runners, cyclists and autos already have many altercations in this area.
- 3) Prairie dog habitat. This is a prime feeding zone for animals such as Fox, Bobcat, Coyote and many birds of prey.
- 4) The property proposed is adjacent to an existing ECA (Environmental Conservation area).
- 5) Groundwater issues. This land is currently a low point in the area and is often flooded. Raising the ground level to a grade that would no longer flood could have negative effects on those properties downhill from the proposed development. Many of these homes are on wells and most have septic systems.
- 6) Negative impact on the view from our existing rural community.

These are just a few of the negative impacts. Feel free to add to these when you contact the Boulder County Planning Department.

Below are a few contradictions on Boulder County and Boulder County Parks and Open Spaces' own Comprehensive plans.

- 1) View Protection corridor. All roads adjacent to this property are in some way listed on Boulder County's map as valuable to some degree for view protection. In fact, the property was denied its original requested location due to this view protection corridor but now they may allow it?
- 2) Denying this development request would effectively extend the ECA currently existing on the Northwestern portion of the property. This would decrease corridor fragmentation expressed as a priority in Boulder County's comprehensive plan.
- 3) Boulder County Land Use Code
NIW 1.02 Limitations on New Building Sites and Residential Structures. In recognition and support of the designated agricultural character of the Subregion, the Boulder County Land Use Code shall be developed in such a manner as to discourage

the further subdivision of lands, situated outside of designated "Community Service Areas" for the purpose of creating new building sites for residential, commercial, or industrial land uses (except as otherwise permitted within these policy statements or by state statutes). Furthermore, new residential structures shall only be permitted on vacant lots within recorded rural residential subdivisions or on other previously established building sites where past public and private commitments have been made for the creation of such structures and their attendant service needs.

4) Boulder County Land Use Code

Environmental Resources (Property is directly adjacent to an ECA. Two proposed lots actually have a portion in the ECA)

7. Conserve & Preserve. Boulder County shall conserve and preserve Environmental Conservation Areas (ECAs) in order to perpetuate native species, biological communities, and ecological processes that function over large geographic areas and require a high degree of connectivity to thrive.

5) Boulder County Land Use Code (Properties adjacent to development would likely have a negative monetary effect due to loss of views)

3. Development. Development should not place undue burdens on any existing community.

6) Boulder County Land Use Code (this is our opportunity to participate)

5. Preserve the Built & Contextual

Character. The preservation of the built and contextual character of Boulder County's diverse rural landscapes, neighborhoods and communities should be fostered and promoted through encouraging participation by the residents and property owners in those areas to identify the characteristics that are of importance to them and assist in development of land use strategies and tools for maintaining those characteristics.

7) This tract of land is listed as an Agricultural Land of Statewide Importance.