

The Board of County Commissioners on January 2, 2007 heard the Conifer Corners Rezoning. Staff maintained a recommendation of APPROVAL to the Board. At the end of the meeting, the Board voted 3 – 0 to remand the matter back to the Planning Commission to specifically have the Planning Commission comment and, if necessary provide additional input on three areas; density of the proposed development, access impacts from the proposal and availability of water to serve the development.

Issue	Details	PC Comment and Input
<b>Density of the Proposed Development</b>	The community plan has varying density standards based on factors such as water, hazards, wildlife, wildfire and location. The Board did not specifically comment on this issue, but would like the Planning Commission to make a more clear recommendation on the proposed density.	Looking at the various constraints in the Conifer/285 Corridor Area Community Plan with regards to development in Village Centers on site a range of 45 to 60 units phased in development would improve the applicant's proposal. The criteria for moving from Phase 1 to Phase 2 would include an analysis of physical water availability pursuant to the ODP. The Planning Commission would prefer the County accept the applicant's offer to exclude apartments.
<b>Access and Sight Distance Concerns from the Proposal</b>	Comments from citizens included whether a decal/accel lane is needed for specific entry points. Additionally, comments included concern about use of an existing road being shut-off, if this proposal were approved.	The evidence presented establishes that the applicant's proposal has met County standards for access and sight distance. However, given the conditions presented on Pleasant Park Rd the Planning Commission suggests the BOCC, if the project goes forward, consider implementing at Platting the access/sight distance recommendations made in applicant's February 13, 2007 letter. Additionally, the Planning Commission suggests that specific consideration be given to the location of a school bus stop to service the project.
<b>Water Availability and Impact to Adjacent Wells</b>	The applicant has established specific language that limits density of the development based on physical water. The data from the applicant showed a "dry" well with no water existing. The Board sought input from the applicant on if any additional information existed on this matter.	The applicant has not demonstrated an adequate physical supply of water at the wellhead for the proposed development. In addition, the applicant needs to establish a sustainable flow rate for each phase. These impacts are mitigated by Section 14, Water and Wastewater, of the ODP which requires demonstration of physical water supply prior to Platting. The Planning Commission believes it will be helpful to the BOCC if the applicant responds to Mr. Laws' memo dated April 9, 2007. In regard to impact of adjacent wells, similarly, there is no evidence in the record on such an impact, if any. However, the above referenced section of the ODP requires that such an

		assessment of any potential impact occur. The ODP should be amended to clearly provide that the time frame for complying with each subpart of ODP Section 14 be clearly identified and stated.
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