

Brown Co. is developing the land and brought the new annexation agreements to the board now to continue development. John Maynard of NES Inc. represented the original applicant and also represented Polo Brown at the BOT meeting on Oct. 1.

The land in question is a 219-acre parcel north of Forest Lakes Drive and south of Synthes and Mitchell Avenues. The proposed development would include residential attached and detached homes and 104 acres of open space. Maynard said, "Much of the land is constrained by floodplains, mouse habitat, and slopes." Trails would be put into the open space to follow those made by the cows who graze there now, he said. Development would start at the south end, then switch to the north end, and eventually include a new bridge connecting Forest Lakes Drive with Mitchell Avenue via Synthes Avenue.

Coopman asked whether there was sufficient water for all 396

homes to be built and if not, what is the recommendation from staff. Public Works Director Tom Tharnish said there is enough water for 335 homes, but after that, the town would have to either build a new well or create a reuse treatment plant at costs of \$1.2 million and \$7 million respectively. Clark confirmed with Tharnish the deficit is 95 acre-feet of water.

Maynard told the board the collector road and bridge wouldn't be built until after the two southern phases and one of the northern phases are built. Planning Director Larry Manning said the collector road would be a two- or four-lane road depending on a traffic study. Bornstein was concerned the increased in-town traffic before the collector and bridge are built would negatively affect the town's roads. "Unless they're shopping or visiting friends, no one from Forest Lakes comes into town,"

said Maynard.

Manning said the bridge hadn't yet been designed, but it would likely be built to pass the 10-year storm requirements, with openings in the concrete to allow floodwaters to pass over. The bridge would span the 100-year floodplain and protected Preble's mouse habitat. During public comments, resident Chris Wilhelm asked if the collector road requires four lanes based on the traffic study, shouldn't the bridge be the same size. Manning confirmed there is enough space for people to graduate down from a four-lane to a two-lane bridge.

Coopman confirmed the traffic impact fees paid to the town would be roughly \$250,000 when all 396 homes are built. Maynard said this money would be put into escrow and paid to the developer as an incentive once the bridge is built and approved by the town. Afterward, no fur-

ther traffic impact fees would be collected. The new roads would be maintained by the town.

The annexation agreement includes:

- A 5-acre parcel donated to the school district, which is less than the requirement that the developer pay a fee of \$239.89 per permit in lieu of land.

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