

provide an effective buffer to the National Forest.” Neighbor Dan Irey said the plans were not compatible with the surrounding rural homes on five-acre lots. He said, “If there must be a development in this extraordinary area, please insist they build from the original 2002 plan of 131 lots.”

No one other than the applicant spoke in favor.

The applicant’s representative, Andrea Barlow of NES Inc., had attempted to address concerns previously expressed by neighbors in her April 2 presentation to the commissioners and she did so again in her rebuttal. On April 2 she said, “The most significant comments we heard at each[neighborhood] meet-

ing related to the increase in density from the original approval and lot size, transition, general impact on the environment with reference to habitat, wetlands, open space, increase in traffic, impact on water and risk of wild fire.”

Barlow said the development had been pulled back from the northern and western boundaries of the property and a buffer at the southern boundary had been strengthened. The removal of a proposed road in the north had allowed larger lots in the area. She stressed that the current proposals provided 23 percent more open space than before. She said, “So while we have

gained in the number of lots, our impact on the open space, the topography, the natural features of the site have actually quite significantly reduced.”

Addressing density concerns, Barlow said, “This isn’t a high-density development. We’re at 0.63 dwelling units per acre. That’s pretty low.” Regarding traffic, she said that at full build-out, including the school, the project would be at half the road capacity and that Classic Homes intended to install traffic calming measures.

Barlow acknowledged that the area is susceptible to wildfire but said that the evaluation report had made suggestions for landscaping

and ignition-resistant building materials which would mitigate the risk. In response to concerns about Native American sites on the property, Barlow said they were unaware

of any specific sites. Parsons stated that no sites were in the sourcebooks and therefore the county had not required a cultural assessment.

Dan Maynard of environ-

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