

mental consultants Core Consultants, spoke to environmental concerns and stressed that there would be no lots or grading in the protected Preble's meadow jumping mouse habitat or wetlands area.

Barlow stated that, in making their decision, the

commissioners had only to ensure that the application met the approval criteria. She said, "We believe it does. Your county staff has evaluated it and they believe it does."

Commissioner Sharon Friedman had asked at the April 2 meeting why there was a need for more lots. Barlow said there was market demand as the Forest Lakes development was very popular but that, in fact, the proposals now before the commission included 23 percent less developable space. When it came to the vote, Friedman said she was not convinced by the need for more lots and did not feel comfortable with the access.

Commissioner Jane Dillon said, "I think throughout parts of our county ... we are allowing building that is putting people at danger. However, our current criteria, they have met that. It may be flawed, the criteria may be flawed, but that doesn't mean I can vote against it when my job is to make sure the criteria are met."

The commissioners voted 5-2 to recommend the application for approval. Friedman and Commissioner Grace Blea-Nunez voted no. The application

then went to the April 23 BOCC meeting, where it was unanimously approved. See more in related BOCC article on page 6.

Redtail Ranch development in Black Forest recommended for approval

At its April 2 meeting, the Planning Commission recommended for approval applications for a preliminary plan and final plat for the Redtail Ranch subdivision to create 12 single-family lots. The parcels, totaling 67.9 acres, are zoned RR-5 (rural residential) and are north of Shoup Road and west of Vollmer Road, within the boundaries of the Black Forest Preservation Plan.

Access to the subdivision would be from Vollmer Road via the proposed Sanctuary Pine Drive extension which will align with Sanctuary Pine Drive on the east side of Vollmer Road. The west end of this would connect to a proposed extension of Ward Lane to provide secondary access.

The Planning Commission heard that the applicant had agreed to provide a public trail easement on the north side of the proposed Sanctuary Pine Drive and on the west side of Ward Lane and a trail connection from the western boundary through the development which extends to Vollmer Road. The Black Forest Trails Association (BFTA) has accepted responsibility for their maintenance.

Parsons told the commissioners that the county was aware of concerns raised about an existing stock pond on what would be lot 3 which the neighbor had wanted to see retained. Barlow, the applicant's representative, explained that there are four ponds on the property and that the applicant intended to retain two as stormwater facilities and fill a third because it is where the road will go in. Regarding the lot 3 pond,

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