

TABLE SETTING

Herbert Cork
325 Lone Eagle Dr (Granby Ranch)
Granby CO 80446-0401

22 February, 2022

To: Granby Town Manager Ted Cherry
Town of Granby Mayor Josh Hardy
Granby Board of Trustees (Mayor Pro-Tem Deb Shaw and Trustees Kristi DeLay, Chris Michalowski, Rebecca Quesada, Nick Raible and Dave Sardinta)

cc: Granby Town Clerk Deborah Hess

Subject: 22 February 2022 Town Meeting, Agenda Item #2 (Granby Ranch Omnibus Agreement)

Ladies and Gentlemen,

I spoke before you at the 25 January meeting regarding road conditions in Granby Ranch Filing 8, Phase 1, specifically my street—Lone Eagle Drive—as you considered the SIAs for Filing 8 Phases 2 and 3. I appreciate the Board revisiting this matter and working with the developer to arrive at a notional road repair date of November 1, 2023 as stated in the SIAs. While there still appears to be little in terms of enforcement, it is a big step in the right direction. Thank you.

Within the Omnibus Agreement (Section 2) I note the developer proposes re-platting Filing 13 lots. I would ask the Town to not consider nor approve this portion of the Omnibus until comments are solicited at the 7 March hearing for a 6th Amendment to the Planned Development Overlay District (PPOD) Preliminary Plan for SolVista Golf and Ski Area (Granby Ranch). In the proposal, Granby Ranch Filing 13 would now consist of approximately 105 units (from 18 platted single family unit lots on 40.5 acres, and 40 notional townhome units on 18 un-platted acres)—nearly doubling the previous approved volume (earlier PDODs, as amended) in that parcel.

The proposed Filing 13 density increase is simply a subset of larger development increases as proposed in the forthcoming 6th amendment to the PDOD (going from 4,349 units to 5,550 units). Much has changed since the last planning area density chart was approved in the 2d Amendment in 2007—further erosion of the wildland-urban interface, extensive beetle kill on Granby Ranch property and adjacent forest land (Filing 13, for example, abuts Arapaho National Forest, much of which is dead), and increases in the number, intensity, and damage of recent wildfires (e.g., East Troublesome), just to name a few. A Marshall Fire-like event (in Windsor—1,110 homes destroyed in 1,600 densely packed acres) here would be equally devastating—for example, it's 4 miles from Highway 40 up the hill to Filing 13, with essentially only one paved way in or out. The Town must carefully weigh all these considerations vis-à-vis its long-term projected capacity (fire, police, water, sanitation, services) to support any proposed large scale development—especially if looking at 5,550 units, many in a prime wildfire risk area—and continue to work closely with the developer.

Respectfully,

Herb Cork
325 Lone Eagle Dr.