

## Dunn, Brandon

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**From:** Martin, Aaron  
**Sent:** Thursday, February 05, 2015 8:40 AM  
**To:** Block, Alvin; Dunn, Brandon  
**Cc:** Sweigert, Rebecca  
**Subject:** Wildblue DCI2014-00009 and CPA2014-00004

ES staff has reviewed the resubmittal and find it to be sufficient with regards to environmental matters. However, there are three outstanding issues that need to be resolved as we move forward towards hearings.

- 1) The developers agreement. This needs to be addressed in some fashion. The applicant needs to provide a revised draft of this taking into account the county's comments and also including all referenced exhibits. Per the applicants proposed comp plan language the donation of the land to the county is a requirement for the increase in the density on the site. This needs to either run concurrently with the zoning which grants the increased density or at a minimum be conditioned through the zoning.
- 2) The applicant has indicated they will be extinguishing density rights on land they own surrounding the wildblue project. We need clarification from the applicant as to what areas this is occurring on and how many units this will generate. This language should be included in the comp plan as something the applicant is offering in exchange for the increased units or transferring those units onto wildblue. Not sure what mechanism is used to document the extinguishments of these rights (perhaps this needs to be included in the developers agreement).
- 3) A minor text change to the proposed language. Policy 33.3.3(4) indicates 1318 acres of conservation easement. Per the new design of the site this number is actually 1329 acres.

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