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BOCC (Cont. from page 1)

map on page 4.

County staff reports indicated that this development would not significantly impact traffic problems. Raimere Fitzpatrick, Project Manager/Planner II, Planning and Community Development Department, said that the bulk of traffic was due to offsite impacts, including “user choices” creating “inflated traffic” around the school that was hard for traffic engineers to account for, since instead of students riding the bus or walking, more of them were arriving in private cars. He said, “We know there are traffic issues in the area, however this development was originally approved (in 1972) at a much higher density (82 townhomes), so the roads were built to accommodate that then. This project is lessening the overall potential impact, not exacerbating it.”

The commissioners empathized with area residents about deterioration of infrastructure and overall increases in traffic in the vicinity of the intersection of Woodmoor Drive and Lake Woodmoor Drive. Commissioner Peggy Littleton said she hoped the neighbors were happy the parcel was not

being developed with townhomes at 10 dwelling units per acre (du/ac) as had been originally planned, but instead at 2.8 du/ac single family homes.

BOCC President Darryl Glenn said 80 percent of the complaints he receives as the resident commissioner are about the intersections and the deterioration of infrastructure in this area. He did not agree with staff that the development met the criteria to “not overburden the capacity of existing planned roadways.”

Commissioner Stan VanderWerf said since this specific area receives so many complaints about the roads, he wanted to hear more about the county’s strategic plans to improve overall traffic flows there. The consensus was to direct staff to report back to the BOCC on this question.

Barlow explained that the development was now including room for a 20-foot right of way along Lake Woodmoor Drive in case that road is widened in the future. Also, the Woodmoor Improvement Association has received a \$350,000 grant to create pedestrian walkways in a loop around Lake Woodmoor as part of the Woodmoor trail network, including a bridge crossing the spillway, to increase safe pedestrian access to schools.

Senior Assistant County Attorney Cole Emmons verified that the state engineer had confirmed the water sufficiency to be provided by Woodmoor Water and Sanitation District, according to “paper water rights, what is decreed by the courts.”

Fitzpatrick said the final plat would be subject to park fees, school fees, drainage fees, and transportation and road impact fees.

During the public hearing, no residents spoke in favor of the project. Sharon (Sam) Schafer spoke against it.

The commissioners voted 4-1 to approve both the Planned Unit Development/Preliminary Plan and the Final Plat for The Beach at Woodmoor. President Darryl Glenn voted no.

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