

Chris LaRue

From: Chris LaRue
Sent: Tuesday, April 28, 2020 4:43 PM
To: Roger Hollard
Subject: Lafferty Special Review Use
Attachments: Lafferty-A033120.docx; Lafferty Annexation and Initial Zoning 2nd referral

Hi Roger,

Hope you are doing well. I'm providing some comments on the Special Review Use and Annexation/Initial zoning.

SRU

In the narrative a numbered list of things that are being requesting to be approved by the SRU is provided. The SRU is specifically for agricultural cultivation and agricultural grazing. There are items on the list that should not be part of what the Town is approving for those land use categories.

1. The residential dwellings in 1. should be removed because they are a use by right in the LR and do not need SRU approval. These can be referenced as allowed uses in the body of the text above the SRU list.
2. Remove domestic animals (2.g) from the application. Those are not Agricultural Grazing animals; they are household pets (UDC pg66) and those types of animals need to meet the requirement of no more than 5 per household.
3. Remove the item about invasive animal control (2.h.). The SRU permits the Agricultural Grazing of animals not pest removal. They will need to comply with all Town regulations related to animal control. Firearm use on the property is prohibited once the property is annexed into Town limits.
4. In 3.a, leave the first sentence and remove the irrigation source. The Town is approving the agricultural cultivation not the water source. The ditch water can be referenced or mentioned above the lists for background information on the property if you would like.
5. Modify 3.b to address animal waste removal practices. With the large assortment/quantity of animals proposed, a waste management plan should be in the application for the public hearing. Once the property is within Town limits, burning would not be allowed. Please remove the burn statement from the narrative.

Conditions anticipated to be placed on the SRU include, but are not necessarily limited to, the following:

1. The SRU would expire upon the approval of the first final plat.
2. The limits on the number of animals would be consistent with list provided.
3. The agricultural uses would be limited to the agricultural grazing and farming as described in the application.
4. Once the property is annexed into the Town, the Lafferty's will need to apply for a business license for their horse boarding, training, lessons.

Technically the SRU requires a neighborhood meeting. I'm going to ask Fred if we can exempt that requirement, as the property will be used much as it always has (just with a time limit).

Annexation/Initial zoning

For the annexation, we'll need to receive the signed annexation agreement (attached) from you so we have that ready. Could you please have two copies executed and sent to me? Also, we'll need you to provide the updated maps for the annexation and initial zoning. The previous comments (attached) were minor, but I don't believe we received those yet.

In terms of scheduling the SRU, Annexation, and Initial Zoning we are looking at the dates below. You will need to post the properties and provide us with notice envelopes. I'll provide a more comprehensive schedule of everything we need/needs to be done once I have the official final schedule from our attorney.

- We have 5 publications we'll need to send out
- Substantial compliance hearing: 5/26
- We'll need to send a copy of the notice, resolution, and petition to the BOCC, County Attorney, and any special districts and school districts serving the area proposed to be annexed. We'll need to File annexation impact report with the BOCC.
- SRU hearing: 6/17 or 7/1
- Annexation, Initial zoning, & SRU BOT hearing: 7/14 (The annexation hearing must be 30 to 60 days after substantial compliance- this is soonest available)

Let me know if you have any questions.

Thank you,



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Chris LaRue

From: LuAnn Penfold <lpenfold@mvfpd.org>
Sent: Tuesday, April 7, 2020 9:48 AM
To: Development Referral
Subject: SRU-001149-2020

I have reviewed the information pertaining to the Special Use review for the Laffery Farm. The Fire District has no objection to the special use at this time. We appreciate being involved in the planning process.

Thank you,

LuAnn Penfold

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