

Workman, Paul

From: Ron Blidar <rbconga@yahoo.com>
Sent: Friday, January 10, 2020 12:10 PM
To: Workman, Paul
Subject: Re: Parker Pointe Minor Development Case Sub17-058

Categories: Project

Hello Again,

Just following up with another question that I was not clear on based on our correspondence.

Who is responsible for prairie dog relocation/removal? Is it the city or the developer?

Thanks.

On Tuesday, December 31, 2019, 09:18:26 AM MST, Workman, Paul <pworkman@parkeronline.org> wrote:

Mr. Blidar,

Thank you for your response. Your emails are public record and will be added to the project file. The applicant will be made aware of this correspondence.

I would encourage you to monitor the Town's Development Tour Map (link below) in order to view projects that have been submitted related to this property as well as all of the development applications the Town is processing. It is a great way to stay informed about development throughout Town. In the near future, you will see a new subdivision application for the subject property that has been submitted by the applicant to renew the proposed plat. While there are no proposed changes to the original approved plat, you may be interested in viewing that information. The application is currently incomplete and the applicant is working to provide some additional information, but I would anticipate the application to be viewable on the map in the next few weeks.

<https://parkerco.maps.arcgis.com/apps/Shortlist/index.html?appid=7879283391d3453da213a439f2dca232>

Thanks again for reaching out, enjoy your New Year's Eve.

Paul Workman, Senior Planner
20120 E. Mainstreet Parker, CO 80138-7335
303.805.3327 www.parkeronline.org



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C O L O R A D O



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From: Ron Blidar [mailto:rbconga@yahoo.com]
Sent: Monday, December 30, 2019 9:47 AM
To: Workman, Paul
Cc: PDC
Subject: Re: Parker Pointe Minor Development Case Sub17-058

Thanks Paul for your response.

I took a look at the map and natural resources assessment of 5/3/18.

Regarding the assessment, it provides no mention of pronghorn antelope in the area. As mentioned, I have counted 22 on that corner.

On one occasion, they were right by the road and I actually beeped my horn to try to scare them back into the property that is slated for development. Bottom line, the firm that created this report failed to account for this herd.

Regarding the colony of prairie dogs, is the developer responsible for the welfare of this colony? In looking at the map, the development will definitely impact these creatures. I understand that the town nor the county has a policy on prairie dog and development. That is unfortunate. I would encourage the town/county to research a policy such as Boulder county. See attached.

<https://www.bouldercounty.org/open-space/management/prairie-dogs/>

There are non-lethal ways to handle prairie dog colonies. See attached below.

Are you willing to forward this information on to the developer?

Regards,

Ron Blidar, M.Ed., CHES

Parker, CO

On Thursday, December 26, 2019, 02:34:26 PM MST, Workman, Paul <pworkman@parkeronline.org> wrote:

Mr. Blidar,

Please find below the answers to your questions from your email dated December 18, 2019. Additionally, the contents of the project file can be viewed at any time by following the link below and searching for Project SUB17-058:

<https://lms.parkeronline.org/etrakit3/Search/project.aspx>

1. Have there been any environmental studies on the impact of building on that corner? As you mentioned there is a creek that runs through the property.

Yes, the application included a Natural Resource Assessment. This assessment can be viewed by following the link above. The area encumbered by Kinney Creek and the Preble's Jumping Mouse habitat are required, by Town Code, to be dedicated to the Town as a part of the platting process. These areas are shown as Tracts A and B on the plat. While there may be some improvements to Kinney Creek during the construction period of development, those improvements are the obligation of the developer and may only be made once approved by the Town and any other applicable governing body (i.e. US Army Corp of Engineers, the Mile High Flood Control District, etc). Both Kinney Creek and the Preble's Jumping Mouse habitat areas are zoned "Open Space" and will not be developed as a part of the proposed commercial development. Additionally, many of the existing Cottonwood trees that are currently on the property will be preserved during construction.

2. Also, this corner has been known to have a herd of pronghorn antelope grazing at the point of construction. I have seen them there on multiple occasions. Further, there is a prairie dog colony that lives there as well.

Thank you for this information. The Natural Resource Assessment does discuss the potential impacts of development on wildlife. The Town requires all development to adhere to State and Federal requirements for mitigating wildlife during construction.

3. Who is responsible for the safety and continued existence of this wildlife on this land? Has Colorado Dept of Wildlife been notified?

The US Fish and Wildlife Service was provided an opportunity to review the application. They noted that the developer would need to continue to work with their office in order to avoid and minimize impacts to the Preble's Jumping Mouse habitat. Again, Kinney Creek and the Preble's Jumping Mouse habitat will be dedicated to the Town and remain undeveloped in perpetuity.

More globally, you raise some good questions about how development and the natural environment coexist. Whether new commercial development or new residential development is proposed, there are going to be impacts to the natural environment. The Town or Parker strives to balance the needs of the natural environment with the needs of a growing community. The Town acknowledges the importance of the natural environment and takes the stewardship of that responsibility seriously while balancing a private property owner's right to develop their property.

I hope that this response answers your questions, but please feel free to reach out for further clarification.

Sincerely,



Paul Workman, Senior Planner
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From: Ron Blidar [<mailto:rbconga@yahoo.com>]
Sent: Sunday, December 22, 2019 6:22 PM
To: Workman, Paul
Subject: Re: Parker Pointe Minor Development Case Sub17-058

Thanks Paul.

Happy holidays!

On Friday, December 20, 2019, 04:05:53 PM MST, Workman, Paul <pworkman@parkeronline.org> wrote:

Mr. Blidar,

I wanted to write a short note and let you know that I am in receipt of your email. I will be providing a comprehensive response to you next week.

Enjoy your weekend.



Paul Workman, Senior Planner
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From: Ron Blidar [<mailto:rbconga@yahoo.com>]
Sent: Wednesday, December 18, 2019 6:15 PM
To: Workman, Paul
Subject: Parker Pointe Minor Development Case Sub17-058

Thanks for returning my call.

I have some questions.

Have there been any environmental studies on the impact of building on that corner? As you mentioned there is a creek that runs through the property.

Also, this corner has been known to have a herd of pronghorn antelope grazing at the point of construction. I have seen them there on multiple occasions.

Further, there is a prairie dog colony that lives there as well.

Who is responsible for the safety and continued existence of this wildlife on this land? Has Colorado Dept of Wildlife been notified?

Regards,

Ron Blidar, M.Ed., CHES