

05/01/2023

County Commissioner Carrie Geitner,

I am reaching out to you today regarding the Sterling Ranch development behind my 5-acre property. It is a highly dense proposed residential development with a school close by and a trail directly behind me, that will have hundreds of kids walking by as stated by the developer. There will be houses on .5 acre lots behind me rather than 2.5 acre lots.

Due to this I am asking for your support to require the developer to build a solid 8' foot fence to create a buffer between me and this highly dense development. I also ask that they be mindful during development and provide proper mitigation techniques to reduce dirt and noise during this development.

During the public hearing at the PPRBD three of the commissioners rejected the proposed development saying they should not be allowed to develop so densely to these 5-acre properties. Below is what I stated during the public hearing. This will explain how the developments that are currently around me and how it has diminished my rural quality of life.

*I have lived at my property for 13 years and fulfilled my dream of having alpacas, honeybees, chickens, and I hope to add more animals. Many of my neighbors have lived here longer than me and also have animals.*

*My property line is next to the proposed ½ acre sites within the new subdivision in Sterling Ranch.*

*I understand that an elementary school has been relocated to this area. This proximity to my property, the proposed trail directly behind my house and the high residential density concerns my neighbors, myself, my family and the health and well-being of our livestock.*

*The developer has stated that this school will create a lot of noise and hundreds of kids will traverse this trail. Again, this concerns myself and my neighbors.*

*I know that this development is planned, and I am asking that the developer work with the existing property owners with acreage to ensure their rural way of life continues.*

*I am asking that they relocate the proposed trail that is directly behind my property. He has said that it could come as close as 5' to my property line. Again, bringing high traffic and noise. (Also, what is going to be allowed on this trail? ATVs, Motorcycles, maintenance vehicles?...)*

*The previous developer disturbed the land by building a road behind me which caused flooding on my property and in my barn destroying personal property (including expensive alpaca feed) in which I was never compensated. This was due to lack of proper excavation and landscaping to prevent water flooding to adjacent properties.*

*Going forward Dust and Noise mitigation techniques need to be implemented from day 1 of construction and maintained during the entire buildout of the area.*

*I have experienced a diminished quality of life due to the density of surrounding neighborhoods*

*I have observed people frequently approaching my alpaca enclosure attempting to feed/pet my alpacas while leaving trash behind. I have had to add a no trespassing sign on my property. In addition, there have been unleashed dogs breaking into my enclosure and attacking my alpacas which have been reported to the sheriff's department. There have been numerous ATV and dirt bike riders causing a disturbance to my livestock which also has been reported and warnings issued by the sheriff's department to them.*

*These high-density neighborhoods have increased crime, traffic, trespassing, and diminished our quality of life and lessened wildlife habitat. I now have coyotes and pronghorn traversing my property, which poses another risk.*

*Finally, I would ask the developer to incorporate a permanent 8-foot wall/closed fence adjacent to the 5-acre property lines. This would provide a sound barrier and a buffer for the high residential density they are proposing.*

*The developer is maximizing their profit margin by this adjustment to smaller lots putting increased pressure on the area, they should act responsibly and invest funds to mitigate mine and my neighbors' concerns.*

*This would help and continue our rural way of life for this neighborhood.*

*Thank you for your time.*

*Stasia Erickson 04/20/2023*