



Ms. Michele Hoshide, Planner I
Boulder County Land Use
P.O. Box 471
Boulder, CO 80306

Subject: Docket SE-15-0001/SPR-15-0002: Verbeck Subdivision Exemption/Residence

06 February, 2015

Dear Ms. Hoshide:

On 04 February, 2015 the Niwot Community Association Board of Directors conducted a meeting on subject planning document. Comments from neighbors in attendance on Mr. Verbeck's application were heard. There were also twelve voting NCA Board members present. The following information is pertinent on this permit.

- After Mr. Verbeck presented his plan, questions and comments were taken from the Board and some eight neighbors owning property adjacent to or near the planned development. There was one neighbor who spoke in favor of this permit and seven who expressed confusion and objection as to the actual size of the structure. In preparation for submission of his plan, Mr. Verbeck had circulated two petitions in support of his proposal. The first petition described his plan as a 2500 sf residence, and asked that the 1600 sf restriction be lifted. All solicited parties agreed to this language. Once Mr. Verbeck realized that the County would describe this property as a 4972 sf structure, he circulated a second petition accounting for the larger square footage (2500 sf above ground residence, an attached garage and 1438 sf basement). One neighbor refused to sign the second petition and at our meeting another expressed a wish to have her signature removed, even though nothing in the plan had been changed.
- After all comments and questions were addressed, the NCA Board of Directors vote tally was as follows:
 - Four (4) had no conflicts on the proposal.
 - Seven (7) wished to have conflicts expressed in this letter.
 - There was one (1) member who abstained.
- Summary: It is the "size confusion" perceived by local property owners that has precipitated most of the objection to this permit. Is it a 2500 sf residence or is it a 4972 sf structure? The answer, it is both. Most neighbors can comprehend and even support the 2500 sf concept. Apparently, the 4972 figure has "frightened" some, who are now not sure how large this structure will eventually become.
- The Niwot Community Association's position on the issue is that we want the majority of adjacent property owners and local neighbors to agree with Mr. Verbeck's building plan. We are aware that there has been a 1600 sf restriction placed on this lot. At Mr. Verbeck's request, the Board discussed and voted on this issue as well. The results of this process will be provided in separate correspondence.

Sincerely:

Dick Piland
President, Niwot Community Association

Cc: Verbeck, BOCC