

Basher Community Council Meeting May 11, 2006 Delayed until 7:15 pm due to lockout

FORT RICH FENCE PRESENTATION

Presentation by Col. Boltz regarding pipe rail fence along the boundary of Fort Rich. Col. Boltz contact number of 384-2175.

Construction will begin on July 15th to avoid conflicts with the migratory birds. Fence construction will be conducted from 7:00 am to 6:00 pm. There are 3 houses close to the fence. There will be special consideration given to those home owners. The Army and the Contractors will work with those people to resolve conflicts.

There was also instruction from Col. Boltz for those of us who would like to use the Army land to enroll in Usertrack. Col. Boltz provided handouts for those who wish to enroll. The parking area at the end of Basher is actually on Army Land. After discussing this with the Basher Community Council, the Col. will allow the parking area to remain by off setting the pipe rail fence. The rail material is galvanized pipe, not brown pipe as is depicted in the presentation poster. The rail fence is not to be used for plant hangers, etc.

Some questions were then asked regarding gaps, gates for utility trucks, hiking access points off Atelier, etc. It was explained that the fence is low enough that you can step over it and gaps are left at wildlife corridors.

We thanked Col. Boltz and her husband Col. Boltz for the presentation on the pipe fence.

LRSA PRESENTATION

Harry Haywood arrived during the Col.'s presentation and was available to make the LRSA presentation. Budget wise, the LRSA would like to reduce our budget by MOA. LRSA responded to keep our 1.5 mil rate that we had voted on.

\$117,500 Operation budget for this fiscal year. The FY starts on January 1.

There is currently \$90,000.00 in the reserve account less what the MOA requires.

LRSA Board voted to spend \$30,000.00 on improvements, Steep Grades, Drainage improvements, and RAP.

They also requested \$300,000.00 from the legislature for capital improvements. The status is unknown as of the time of this meeting. This was initially opposed by Con Bunde, State Senator. If we do get it, it will be used to improve and upgrade paving in a few areas.

Other LRSAs are requesting RMSA status. Advantage- it doesn't have to repeat every 3 years, so RMSA. Rural area can borrow money, bond, which we cannot do right now.

Should the new condo area, PUD, be included in the LRSA? Harry's opinion is it should be included because they all will use the road to get to the subdivision.

Summer LRSA Activities:

Oiling the Road (AKA dust control): Usually in June (We are at the mercy of our Contractor).

Brush Cutting: They will continue brush cutting and the contractor we currently have has a total of 9 LRSAs. His contract is up for renewal this year, and we would like to keep him so we can't push too hard.

The LRSA is responsible for the maintenance of the road all the way to Tudor in the winter time. The city does from Tudor to the North Fork of Campbell Creek.

Matt Moore requested that it would really help the LRSA to have access to the E-mail list so they can communicate directly and in a more timely fashion with the neighbors. It was moved, seconded, voted on, and passed.

Joe Henri's New Subdivision

Joe Henri- Developer

Paul Palmer- Prudential Real Estate- Realtor

Tony Hoffman- Lantech- Planning Engineer

Joe thanked the community for voting in the Campbell Canyon subdivision in the LRSA. There will be 15 house sites on 46 plus acres. The private road idea concerns itself with the community water system. The NP Knoll water system is to be extended and greater capacity for the other sites. Joe hopes to be out from under the AWWU requirements if there is a private road.. Not sure if it will be allowed or not.

Tony- The application is for 11 houses. There may be a creek that runs through the property. The creek, stream, run off, must be identified and then they may receive permission to go ahead and complete an application for a total of 15 houses. Canyon Villas is not a site condo plan but falls under some site condo

rules. These will be single family homes with about 40,000 square feet of usable area for on site septic. R-10 standard lot size is close to this. There is full public review and hearing. This would not happen with site condos.

The site is on a bench with good soils for septic.

Roads are built to MOA standards, same as Campbell Canyon for emergency vehicles.

Public use access allowed for Emergency Vehicles.

A new well will be drilled and linked to the existing well.
There will be additional water storage at the well site and in each home for fire suppression.

The Wetlands are class C Wetlands and have already probably settled.

The single family home sites will have a building pad already constructed...similar to the ATWOOD PUD. Public hearing will be on June 5TH.

15 owners will co-own the remainder of the surrounding land in common. This is not planned as a gated community.

There is a trail platted up to Near Point Knoll and is 20 ft wide. The state DNR located it. The reason for doing this was to possibly place houses on 300 ft centers. Then Paul Palmer discussed the plan as to be similar to what exists in Whistler.

Suggestions were made to have an easement along the bottom of the canyon for a trail to access the Dome Trail. Joe indicated he would be willing to work with the Platting Board. This would preclude any antenna farms.

Woody Sanders suggested that we accept Joe's proposal as it was depicted on the draft plan.

Other comments that were voted on include:

Pedestrian /bike access for the public along the private road was tied...so no go.

The majority present supported the idea of a trail easement along Campbell Creek.

The majority also supported the idea of including the new development in the Basher LRSA.

The majority also voiced their desire that this not be a "Gated Community".

Assemblyman Paul Bauer was recognized and given a few minutes to speak.

He discussed the reorganization of the Assembly.

He indicated that he is the Public Safety Chair and Finance Co-Chair.

He talked about impoundment of vehicles and making it mandatory.

Comments from the Community:

Increased assessment values on homes are pushing some people out. Proposal of a "Locked" rate for those on fixed incomes.

Title 21 is still ongoing.

Assemblyman Bauer indicated he is going to investigate the Fire Wise program to insure that the money was spent correctly.

Joe Henri asked that some of the money be placed into a reservoir to hold water for fire fighting. He indicated it went nowhere with either the fire chief or the mayor. 2nd route out for fire? The community is still divided.

Adjournment @ 9:00 pm