WOODY MOUNTAIN COURT SUBDIVISION – SUFFICIENCY REVIEW

COMMENTS OF THE FIVE VALLEYS AUDUBON SOCIETY

Thank you for the opportunity to review the proposed Woody Mountain Court subdivision. Five Valleys Audubon Society has had a long-standing interest in land development activity having the potential to impact areas with valued avian habitat. Where a prospective development might lessen the value of such habitat, we have offered mitigating action.

At one time, the land intended for Woody Mountain Court likely had value as conifer-grassland wildlife habitat. However, as adjoining property was developed, the importance of that habitat diminished. In its current state, the site's avian habitat is not the sort that would require mitigating action. Therefore, the Woody Mountain Court development would not conflict with our resource protection objectives.

We are pleased that the prospective rental spaces were located *"… with the intent of preserving as much existing vegetation as possible."* That design element is particularly important as it relates to the property's ponderosa pine trees, a species sought by a variety of birds including Red Crossbills, chickadees and nuthatches.

We again wish to thank you for providing us the opportunity to comment at this stage of plan review. If you should wish any further information or clarification regarding our comments, please feel free to contact Jim Brown or me.

Gerhard Knudsen
Five Valleys Audubon Society