

## Kari Parsons

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**From:** Mary Redetzke <mary.redetzke@gmail.com>  
**Sent:** Thursday, June 21, 2018 7:19 AM  
**To:** Kari Parsons  
**Subject:** Forest Lakes Phase II

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Good Morning,

This change in development of the valley is asking for a revision of the original intent of the area.

Nothing has changed in the valley to allow this over development of this area. I have sent to many letters detailing the issues with this requested change.

It is unclear as to the reasons Classic Homes wants to over develop this dead end valley.

This is a rural residential area on 3 sides and when this development was originally laid out it was clear that the 130 homes would be a departure from the surrounding area, however it would be acceptable.

However, this new request to add more home is not. It comes down to what the valley was laid out to be originally. When the developer bought this property it was clear they knew the original layout was only 130 homes. Many people have bought into this plan and now the developer wants to change the plan. It is unclear as to why this has to change when the original plan has been for only 130 homes.

This area is not suited for overdevelopment. It is clear because of the number of requests for variances. There are rules and policies for how to develop land and when the exceptions are given it is a clear indication that the developer is working not with the land but changing it. This development has already built many homes and has not departed from the original number of lots. However this is a huge departure from the originally plan and is not in any way compatible.

Sincerely,

Mary 7742306643

## Kari Parsons

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**From:** Dan Irely <danielriley@gmail.com>  
**Sent:** Friday, August 10, 2018 10:56 PM  
**To:** Darryl Glenn; Stan VanderWerf  
**Cc:** Kari Parsons; duncan.bremer@gmail.com  
**Subject:** Concerned about wildlife impacted by new Forest Lakes subdivision phase 2  
**Attachments:** 34a26a68-098b-437b-af1b-288e2966df1e (1).pdf; 19fc5bde-3dd3-4456-bd3f-37e7ef0ce7db (1).pdf

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Dear Mr. Glenn and Mr. Vanderwerf,

We appreciate your time and service you have dedicated to the county of El Paso. Since the property I am addressing appears to be right on the border of both districts 1 & 3, I thought I would send this email to both of you.

My name is Daniel Irely. My wife Susan and I have a contract to purchase an estate at 4585 Diamondback Dr. Colorado Springs 80921 for \$1.5M. We plan to retire there after moving to Colorado in 1960 and later moving to the foothills near Evergreen where we live now. To better appreciate our concerns, please see pictures of the home below showing the view to the north from rear patio across the pond:

<https://www.greatcoloradohomes.com/listing/5252975-4585-diamondback-drive-colorado-springs-co-80921/>

This Diamondback property's northern lot line will border the new subdivision; Forest Lakes Phase 2. I believe they have submitted for approval approximately 200 new single family homes.

The 200 high density cluster homes proposed for phase 2 are obviously too many for this area and will have a detrimental effect on all the wildlife that are now attracted to the ponds and streams, trying to survive and reproduce. Let's put money and profits aside for a minute and just admit that what is best for this beautiful natural habitat's future, that is right next door to federally preserved land, is not a 200 high density cluster home subdivision. Anyone who claims otherwise obviously cares more about money than animal's lives and other people's right to quiet enjoyment! Let's not let them scrape our pristine mountain setting near protected land and run off our wildlife, destroying our peace and quiet so they can make a quick easy buck and move on to the next project.

Recently a moose and beaver were spotted at the pond and creek on the Diamondback property. It is rare to see moose and beaver.

200 homes could easily mean:

- 1000 people
- 600 cars
- 400 dogs
- 200 cats

There will be a lot of light pollution coming from all these homes, rear deck lights and street lights. Not to mention dogs barking driving wildlife away.

Of the 200 new phase 2 Forest Lake homes, it appears that most will be on less than a 1/4 acre lots. These small lots back directly up to land that is federally protected under the Weeks Act. The Weeks Act, which is a federal law, was enacted so the federal government can purchase private land if it is deemed necessary to protect rivers and watersheds and to preserve and maintain that land as national forest territory. The federal land immediately to the west of this new 200 home subdivision was so important to our federal government that the land was purchased by the Department of Agriculture from El Paso County 20 years ago to preserve it as national forest.

We would like the planning commission to ask the Forest Lakes developers to reconsider their proposed high density cluster homes that don't fit in this area and consider a more reasonable lot size of at least 2.5 acres for lots in phase 2. The existing phase 2 plan is putting too many homes too close to this federally protected land. This land should not be developed to maximize the developer's profit at the expense of everyone else, wildlife included! The extra money they will make will get spent fast on more development while they leave us with a permanent negative impact on this area forever!

I'm just asking everyone involved to do the right thing for the future. Our lives are short, our generation has a big responsibility to our future generation's quality of life. This needs to be protected without the influence of money.

El Paso county land use report states;

In part, the Twin-Valley Land Use Scenario in the 2000 Update has this to say: ..... "This sub area should remain primarily rural residential with lot sizes averaging five acres exclusive of roads and tracts not devoted to open space areas. Large lot clustering options; utilizing minimum 2-1/2 acre lots should be considered only if there is strict adherence to this overall density approach and if adequate mechanisms for implementation are available" ..... "Regardless of its location, all development within Twin Valley should be designed in a manner that is especially sensitive to preserving the natural visual character of the area."

Other than providing the owner and developer with additional revenues, it is difficult to justify adding 100 lots of the size found and normally appropriate in city centers to this area. True, 100 additional homes would be available for purchase but is this the best place for them? Perhaps not. Benefits to the residents of the County appear minimal at best and benefits to the immediate community of Twin Valley even less so. Infrastructure maintenance will cost residents more than taxes provide, burdening all. The existing internal trails and open space are a benefit to the immediate residents but of less value to the community as a whole and are not materially bettered by this proposal. Access to the National Forest already exists in the form of Mt. Herman Road.

After reading the wildlife study and the Land use report attached below on the project, I am now convinced that this is not just my opinion. We can now show proof from an independent wildlife consultant and Land use that this Forest Lakes subdivision would be detrimental to our wildlife in the area. I am very much against this development the way it is proposed. I, along with the help of my attorney Duncan Bremer, plan to do everything legally possible to try to stop the high density cluster homes from being built as submitted.

Respectfully,

Dan and Susan Irey  
303-748-6048

## Kari Parsons

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**From:** Darryl Glenn  
**Sent:** Saturday, August 11, 2018 10:40 AM  
**To:** Dan Irey  
**Cc:** Stan VanderWerf; Kari Parsons; duncan.bremer@gmail.com  
**Subject:** Re: Concerned about wildlife impacted by new Forest Lakes subdivision phase 2

Mr Irey,

Thank you for your input. I see that you've copied Ms Parsons on the email. Your comments will be included in the official file for consideration.

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.  
President  
El Paso County Commissioner District #1  
(719) 520-6411  
[Darrylglenn@elpasoco.com](mailto:Darrylglenn@elpasoco.com)

On Aug 11, 2018, at 7:56 AM, Dan Irey <[danielrirey@gmail.com](mailto:danielrirey@gmail.com)> wrote:

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