

Miranda Benson2

From: PCD Hearings
Sent: Tuesday, May 7, 2024 3:42 PM
To: PCD Hearings
Subject: FW: Hay Creek Valley Subdivision SF2324
Attachments: attachment1.docx; Attachment2.docx; This is the Hay Creek area.docx

From: Mary Redetzke <mary.redetzke@gmail.com>
Sent: Tuesday, May 7, 2024 11:53 AM
To: Kylie Bagley <KylieBagley@elpasoco.com>
Subject: Hay Creek Valley Subdivision SF2324

EPC Planner: Kylie Bagley
Board of County Commissioners: Cami Bremer , Carrie Geitner, Holly Williams, Stan VanderWerf, Longionos Gonzalez Jr.

Reference: File #: SF2324 Final Plat for Hay Creek Valley Subdivision The 6 Properties in question are designated grazing land or large estate sites and will be subdivided to allow for 20 on a private dead end road.

This is a unique issue for Hay Creek area and I may not be understanding how increasing the number of homesites is good.

There is already a private road (PUD) named Snow Mountain that was developed back in 2006. Was this part of that development?

Were you aware there is no alternative to roads out of this Green Valley Ranch Estates.

Hay Creek is 3 miles long from the intersection at Baptist Road and ending at the corner of Plateau and Diamondback Rd. There are 24 families and 3 lots beyond that intersection.

Did you know on Hay Creek, alone, has 23 family farms/ homesteads the first built around 1920?

Hay Creek intersects with:

2 private roads were added. 2018 and 2006

Oleary Point private road gated a cul-de-sac , 5 homes built 2018

Snow Mountain Heights cul-de-sac has 7 homes (PUD) in 2006.

There is one loop road:

Tapadero/ Green Mountain has 22 homes. from 1976 to 1995

3 miles at the end of Hay Creek: : .

Plateau is a cul-de-sac has 7 homes: 1993 to 2012

Diamondback cul-de-sac has 6 homes : 1968 to 1986.

And off of Diamondback is **Rockview** and **Bonco** Drive.

Rockview and Bronco has 11 homes:1985 to 2024

All these roads are dead ends only exit is Hay Creek.

With all due respect to the owners of this property and to the developers and to the government officials who think this is a smart development plan. It is not viable.

I beg you to take a step back and take a look at area as a whole.

Section 8 D. page 15 . Effective date May 2016. which limits the number of lots to 25 on a dead end road.

Plain and simple : This is a problematic issue unique to Hay Creek. One that should be resolved not aggravated.

Am I to understand that there is no issue with Hay Creek being a dead end road already?

Does having a private road change the dynamics of coming out on to a road that is a dead ends and has 81 families that must come to the intersection of Hay Creek and Baptist?

Take another step back.

Baptist Road and Hay Creek Intersection.

The majority of traffic from Forest Lake PUD and Willow Creek PUD exits onto Baptist Road west of where Hay Creek T's in at the one way stop sign.

Point of reverence. Forest Lakes had to have a 2nd exit. Willow Ranch had to have a 2nd exit. Why is Hay Creek different?

Another point.

Baptist Road's one lane roundabout now serves UPS and three truck stops.

Please follow the standards. Oppose an expansion of this subdivision to 20 homes. There are already 6 homesite parcels.

Best regards,

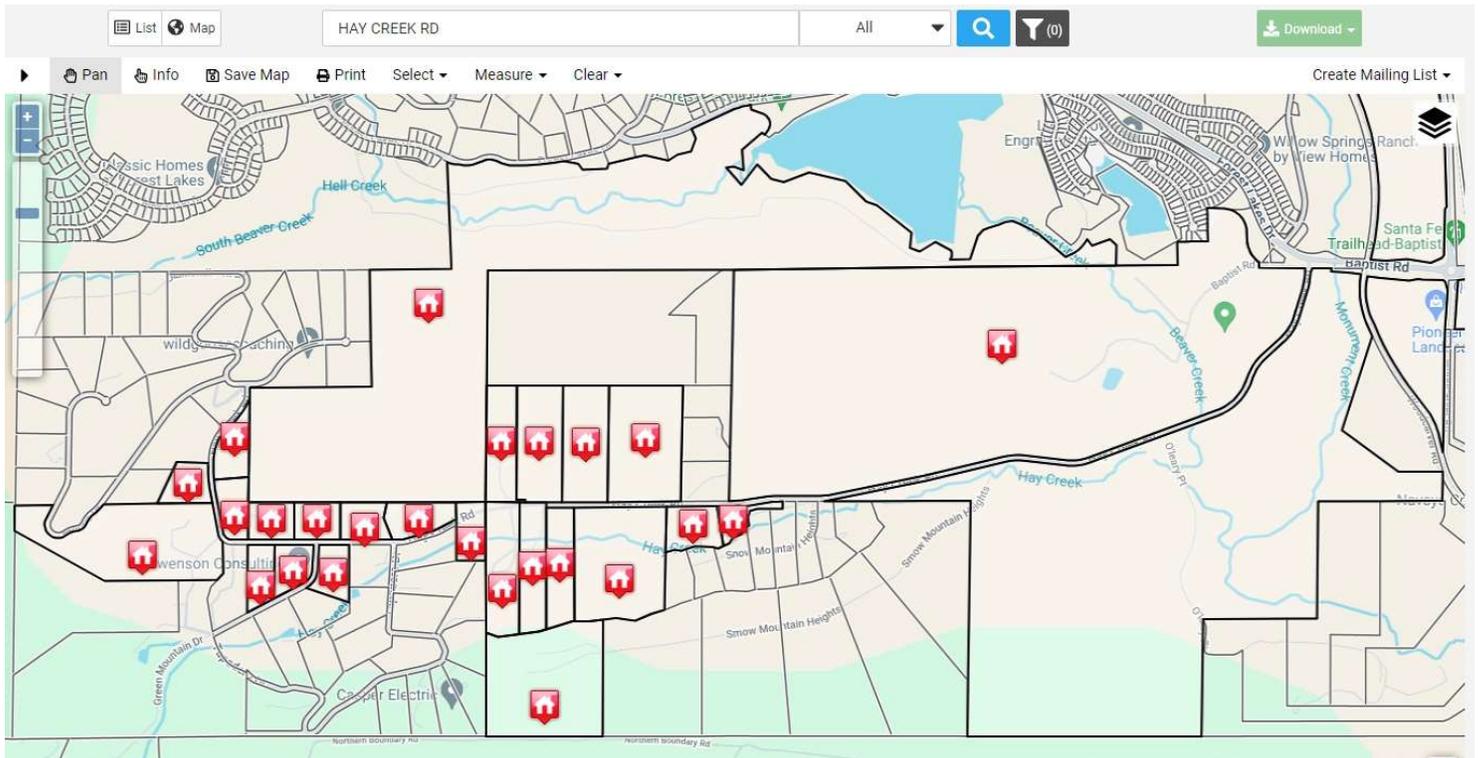
Mary Redetzke

3 Attachments

CC: KylieBagley@elpasoco.com

PCDhearings@elpasoco.com.

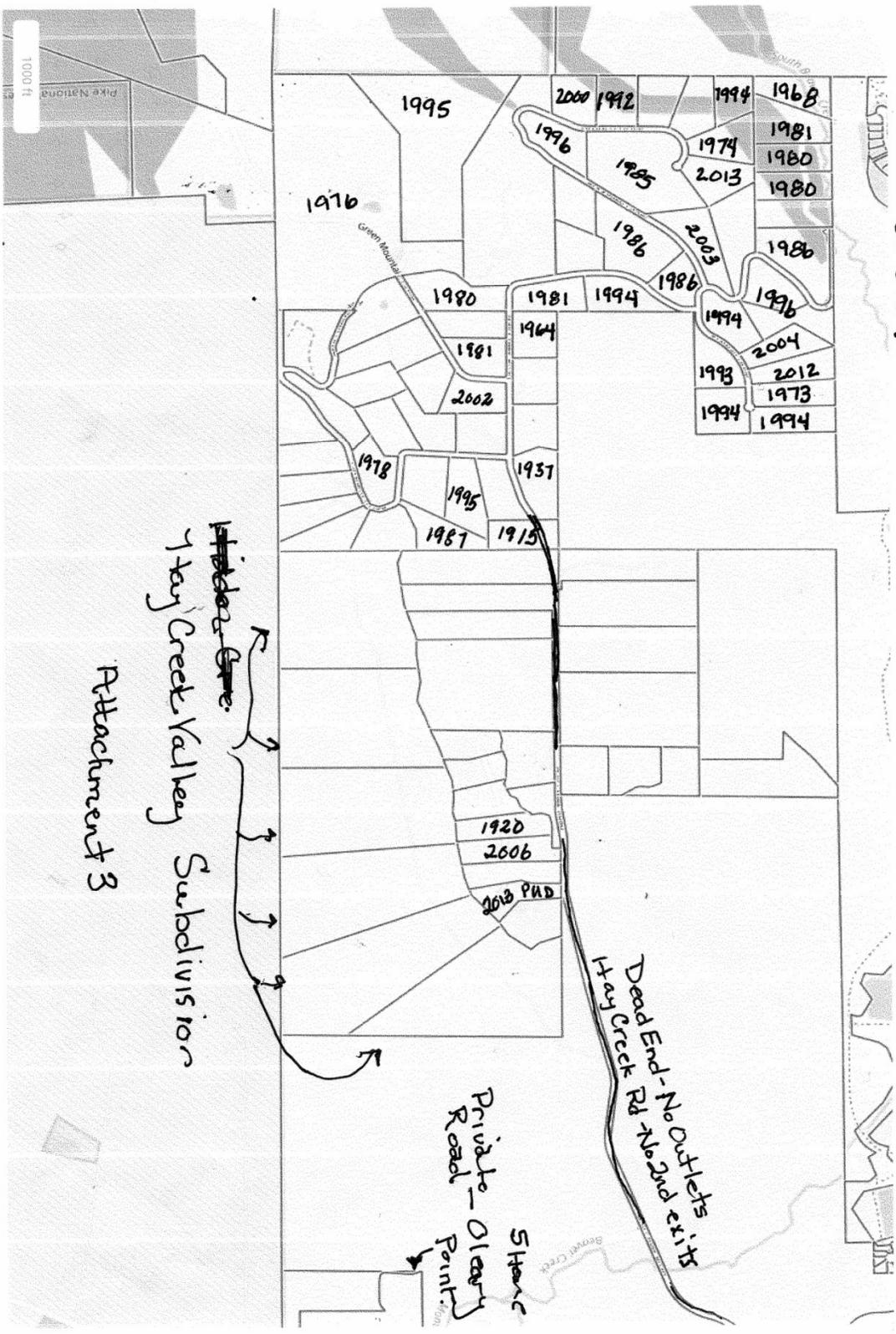
District 3 commissioner stanvanderwerf@elpasoco.com



This is the Hay Creek area it exits is on to Baptist Road It is bounded by Creeks, Railroad Tracks , Forest Lake PUD , US Air Force Academy, and the PP National Forest.

It is a unique area as there is no way to get an alternate route and Hay Creek is the only road to service 81 families.

SF 2324 -



~~Hay Creek~~
Hay Creek Valley Subdivision

Attachment 3

Private Olary Road Point
SHANE

Dead End - No Outlets
Hay Creek Rd - No Outlets

Disclaimer