

Kari Parsons

From: Irene Gardner <jigardner5206@gmail.com>
Sent: Monday, October 22, 2018 1:30 PM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons
Subject: Retreat at TimberRidge

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Dear County Commissioners,

It is my understanding that you will be considering the preliminary plan for the Retreat at TimberRidge tomorrow, October 23rd. **I live in Black Forest and have a private water well. I am very concerned about the small lots in the proposal.** These lots are too small for private wells. In aggregate, these lots will consume many times the amount of water that would be consumed by the same area if the lots were large enough for private wells. Water for these small lots will be coming from several areas in Black Forest and **private wells like mine will be impacted.**

While some say there is plenty of water in the aquifers, several municipalities in the area are already struggling to find enough water for their customers. Approval of proposals such as this will only make the problem worse. The county cannot continue to approve urban densities if groundwater is the water source.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Irene Gardner

Kari Parsons

From: James Gardner <jgardner1949@gmail.com>
Sent: Monday, October 22, 2018 1:36 PM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons
Subject: Retreat at TimberRidge

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While some say there is plenty of water in the aquifers, several municipalities in the area are already struggling to find enough water for their customers. Approval of proposals such as this will only make the problem worse. The county cannot continue to approve urban densities if groundwater is the water source.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

James Gardner



Kari Parsons

From: Heidi Joy Wardell <heidituck@hotmail.com>
Sent: Monday, October 22, 2018 12:08 PM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Craig Dossey; Kari Parsons
Subject: Retreat at TimberRidge

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the that you will be considering on October 23rd. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Thank you,
Heidi Wardell

Heidi J. Wardell

Call/Text: 719.650.6680
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www.buypalazzo.com

Kari Parsons

From: Terry Stokka <tastokka@gmail.com>
Sent: Monday, October 22, 2018 12:11 PM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Craig Dossey; Kari Parsons
Subject: Denial of Preliminary Plan for the Retreat at TimberRidge

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Please do not approve the preliminary plan for the Retreat at TimberRidge.

Thank you,

Terry Stokka

Kari Parsons

From: Terry Stokka <tastokka@gmail.com>
Sent: Monday, October 22, 2018 12:12 PM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Craig Dossey; Kari Parsons
Subject: Denial of Preliminary Plan for the Retreat

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Please do not approve the preliminary plan for the Retreat at TimberRidge.

Thank you,

Artha Stokka

Kari Parsons

From: Brown, Deborah <Debbie.Brown@netscout.com>
Sent: Monday, October 22, 2018 10:01 AM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons
Subject: 10/23 Hering: Retreat at Timber Ridge

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I'm writing to express my opposition to the preliminary plan for the Retreat at Timber Ridge. The Black Forest community has a desire to keep our community rural and these high density development violate this plan. The small lot sizes will consume too much groundwater, the increased traffic will be problematic.

I urge you all to deny the application until it complies with the Black Forest Preservation Plan.

Thank you,
Debbie Brown
18280 Woodhaven Dr.

Kari Parsons

From: Kristine Strauch <kstrauch65@gmail.com>
Sent: Monday, October 22, 2018 10:36 AM
To: Darryl Glenn; pegylittleton@elpasoco.com; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons
Subject: Retreat at TimberRidge

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. This housing development should not have achieved any level of approval whatsoever; however, it has, and so, the fight continues. Our biggest concern with this development is the large amount of groundwater that will be used by the residents and their yards. According to the State Engineer, there is enough water in the aquifers, but that is not a known fact. Other cities within the county are already experiencing water shortages. The issue of the county's water is so important that an open house is taking place this week to introduce the county's Water Master Plan. Obviously water, or the lack thereof, is of prime importance in our area. The preliminary plan for the Retreat at TimberRidge has planned 164 small lots which will directly abut Black Forest. Black Forest is a low-density neighborhood on private wells with little or no property watering. The new development will use 5-6 times more groundwater! As homeowners with a private well, we are quite worried for the future of our water source.

We ask you, as representatives for the county, to please give serious consideration to denying the preliminary plan for the Retreat at TimberRidge. Approval would set a terrifying precedence for our county, as developers would continue to expand high-density neighborhoods into county land and strain our most valuable resource.

Thank you for your consideration,

Mark and Kristine Strauch

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Kari Parsons

From: Donnie BURGESS <d_vburgess@msn.com>
Sent: Monday, October 22, 2018 8:18 AM
To: Darryl Glenn; Peggy Littleton; markwaler@elpasoco.com; Stan VanderWerf; loginosgonzalezjr@elpasoco.com; craigdossey@elpasoco.cm; Kari Parsons
Subject: Retreat At TimerRidge

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Dear County Commissioners,

Once again the County Commission has an opportunity to decide an issue that can severely impact many residents of the County. The approval of the projected builders plan for the TimbeRidge housing development would not be consistent with long standing land use policies that have been in effect for years. Such high density housing proposed for TimberRidge is completely opposite with the long standing Black Forest Preservation Plan. Adequate water for existing home owners in the Black Forest has always been a major concern. Approval of proposed high density housing for TimberRidge would only add considerable depletion of existing ground water at a much higher rate than currently exists.

Please make a stand for the promises made when you were elected to "HAVE OUR BACKS" and protect the home owners of the Black Forest from the constant barrage against the culture and future water usage.

Donnie Burgess
9755 Shoup Road

Kari Parsons

From: Donna Arkowski & Christopher Korch <darkkorch@msn.com>
Sent: Monday, October 22, 2018 8:38 AM
To: Darryl Glenn; Peggy Littleton; Craig Dossey; Kari Parsons; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr
Subject: Retreat at TimberRidge

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Dear County Commissioners,

I am opposed to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd.

I have been to meetings of your group and heard you say that the matter of water will not be discussed for the Retreat at TimberRidge until much later in this approval process. It is incomprehensible to me that the matter of water is not discussed FIRST. A home has no value if it does not have a water source. The water rights purchases underway by developers are not sustainable. A development of this size must not be dependent upon ground water. Your approval will put the Retreat at risk of utter failure, and the rapid drawing down of the Dawson aquifer will also put the majority of home owners in Black Forest at risk. Your group must be judicious with your approval process to avoid ruination for thousands of property owners in the county.

Aside from the water impacts, the planning for the Retreat is totally incompatible with the surrounding land densities, and is an affront to the tenets of the Black Forest Preservation Plan. The Preservation Plan is part of the El Paso County Master Plan and must be considered in this approval process.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Donna Arkowski
darkkorch@msn.com
719-495-2892

Kari Parsons

From: Sarah HAMEL <AarSar@msn.com>
Sent: Monday, October 22, 2018 9:05 AM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons
Subject: Retreat at Timber Ridge

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the Retreat at Timber Ridge that you will be considering on October 23. This proposal has 164 small lots, which when combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in Black Forest and private wells in those areas will be impacted. It is irresponsible to allow building that will impact the wells of existing residents.

Please do not approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

We love living in Black Forest, but are concerned with all the building that is dependent on wells. If building is allowed to continue unrestricted, I worry that the existing wells will be impacted. What will happen then, when residents' wells start running dry? Please don't just think about the near future. Please also consider our future generations that want to be able to enjoy this beautiful land God has given us.

Please do not approve the preliminary plan for the Retreat at Timber Ridge.

Sincerely,

Aaron & Sarah Hamel

Kari Parsons

From: prcconsult@aol.com
Sent: Monday, October 22, 2018 9:12 AM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons

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Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse. Please do not approve the preliminary plan for the Retreat at TimberRidge.

Signed

Paul and Stephanie Clowser

Kari Parsons

From: Dana Kuhlman <danakuhlman529@gmail.com>
Sent: Monday, October 22, 2018 2:43 PM
To: Darryl Glenn; Stan VanderWerf; Peggy Littleton; Mark Waller; Craig Dossey; Kari Parsons; Longinos Gonzalez Jr

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Dear County Commissioners,

I am writing to you today to strongly oppose the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. I live on Silver Ponds Heights (and have for 20 years) and, while I understand growth is healthy if well-managed and inevitable, I can see that the growth in our area is being very poorly managed. The amount of traffic in our area has increased exponentially! But more important than traffic is what is happening to an already limited water supply.

The proposal for TimberRidge has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted. Being a household on a private well, this is a huge concern to me and others in our development.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Signed

Dana Kuhlman

7125 Silver Ponds Heights

(719) 495-7335