

26 January 2021

To: John Green; Nina Ruiz; Commissioners: Holly Williams, Carrie Geitner, Stan VanderWerf, Longinos Gonzales and Cami Bremer

As a resident of Red Rock Ranch and member of the nationally recognized and acclaimed Red Rock Ranch FireWise Committee, I express my opposition to the current zoning of lot 7109014003 and proposed rezoning by LZS Land Development of lot 7109000024, located at Red Rock Ranch Road and Highway 105.

In the first instance, the zoning of the property changed in January 2018 as an arbitrary decision made countywide. All smaller rural lots were zoned RR.5 or RR2.5. Since lot 7109014003 was zoned 1 acre, it automatically became zoned half acre (RR.5). This decision did not take into account the surrounding developed residential lots that range from .88 acre to 5+ acres.

The rezoning request from LZS Land Development for lot 7109000024 further compounds the issue of densely populated lots that do not match the surrounding area.

As mentioned, I serve on the Red Rock Ranch Firewise Committee. This is an all-volunteer group. We are in the fourth year of a ten-year plan to educate and help neighbors fire harden their homes and properties. We provide chipping opportunities, educational information, free wildfire risk assessments and, at times, physical assistance. To date, about 50% of our HOA has participated in some level of mitigation.

There is concern regarding the availability of water in the event of a fire in our area. Underground water aquifers do not equate to readily available water in the event of an emergency. The Forest View Water District has one water tank. Last fall, a leak caused the tank to drain quickly. Neighbors were asked to drastically reduce water consumption until repairs could be made.

I hope you will require a study to better understand the average volume of water in the community water tank compared to the amount of water one fire hydrant uses per minute when firefighting. Please review the evacuation plans by the El Paso County Sheriff's department for the greater Red Rock Ranch area and town of Palmer Lake. A recent evacuation exercise was postponed. There should be concern about adding another development exiting onto Red Rock Ranch Road given the number of residences that already exit the community at that location.

I remain committed to helping our neighbors with FireWise efforts. I ask that you aid in this critical work by not allowing a densely populated community to be built in the Red Rock Ranch area.

Respectfully,

Rosalia McKean
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