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I would like to express our objections to the newly proposed residential development, Red Rock Acres, located at the intersection of Highway 105 and Red Rock Ranch Drive in Monument.

1. Per the Master Plan Policy 6.1.3 new developments must be compatible in density with previously developed areas. Thirty-one single family homes on 1/2 acre lots are not compatible with surrounding developments of 1 acre or more lots. As you know properties west of the development are zoned RR5(5 acres) and to the north zoned RA.

2. There are significant traffic issues with the intersection of Highway 105 and Red Rock Ranch Drive as well as the proposed driveway on Red Rock Ranch Drive. Highway 105 is increasingly becoming a major roadway and will only get more congested with this densely populated project. Westbound traffic currently has difficulty turning left on to Rockbrook and Red Rock Ranch Drive. Therefore I believe this project will adversely affect the surrounding developments contrary to 6.1.8, 6.1.9, and 6.1.16 of the current statutes.

The driveway that intersects with Red Rock Ranch Drive is in a dangerous location at the top of a curve. During winter months the curve is shady and icy with a impeded view. Southbound traffic will create a hazardous situation when turning east.

3. There are serious environmental concerns at Monument Creek. The creek provides drinking water for this area and for the wildlife which use this corridor. Grading for infrastructure before building homes, especially those homes along the north and south perimeter of the creek, and runoff caused by landscaping will cause destruction of wetlands, the streambed, natural character and eco system of the area. Increased human and pet activity in the wildlife habitat will drive away wildlife. The aesthetics of the community will be forever lost.

4. The Letter of Intent dated 12-17-2020 and Revised 4-7-2021 references the water and sanitation issues. Policy 6.1.7 states “the proposed project relies upon and financially supports the existing water and sanitation infrastructure systems of Forest View Acres Water District and Palmer Lake Sanitation District, respectively.”

a. Since 1994 I have lived in the Cloven Hoof Estates area located southeast of the proposed development. The homes are in Forest View Acres Water District and receive only water. Individual septic systems were required to be installed by the homeowner.

The water infrastructure system is OLD and needs replacing but all the original pipes can't be found. Example: in October 2020 there was a waterline break that took 5 days to locate and repair. These are a few reasons to be skeptical the system can withstand additional stress.

b. Water table depletion is also a concern in the entire area. In March 2021 the Palmer Lake Board of Trustees hired Mr. Dave Frisch of GMS Inc. to study “the Town’s residential wells water usage”. It was reported in the local newspaper “Our Community News” Issue #243-Volume 21 Number 5 dated 5-1-2021 Mr. Frisch found the Denver Aquifer was dropping about 16 feet a year in the Palmer Lake area and 20 feet a year in other areas. He also stated “as the number of wells increases the likelihood that

aquifers will be depleted also increases". The website for the newspaper is www.ocn.me for your reference. This raises concerns that Palmer Lake will allow this development to tap into its sanitation district.

I hope each of you will agree Red Rock Acres is too large a development and is not compatible in this area therefore should be denied.

Respectfully,

Ed and Pat Taylor