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**Sent:** Wednesday, March 31, 2021 10:09 AM  
**To:** John Green <[JohnGreen@elpasoco.com](mailto:JohnGreen@elpasoco.com)>  
**Cc:** Sandi Starks <[sandistarks@icloud.com](mailto:sandistarks@icloud.com)>  
**Subject:** Red Rock Acres Rezone - Objection

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Good morning John

I wanted to write to tell you we attended the Red Rock Acres presentation last night. The developer provided a lot of information, but in listening and reviewing the presentation, we learned the developer's foundational business case for this development is the financial gain to the county and regional entities. The developer was adamant that they were providing significant funding to the area with this development. The developer portrayed the area as being in desperate need of cash flow and without it the area will decline.

The developer proposed this development would add funding to Lewis Palmer D38 School District. The projected additional funding to the district would be \$63,710.00. Looking at the Lewis Palmer D38 financial audit for 2020, total revenue for the district was \$74,245,786. The additional funding proposed by the developer represents .08% increase to annual revenue. Quite simply, this is a drop in the bucket and has absolutely no impact whatsoever to the D38 financials.

In fact, the report calls out the increase (13.7%) in average median single family home sales price increases for 2020. This means that even more funding will be received by the school district (and the regional area) through property tax assessments WITHOUT this development.

The biggest financial contribution from this development would be to the Forest View Acres water district. The position is that the developer will pay the water district in excess of \$1M in tap fees. They are positioning this as a way to improve capital projects for the district. However, what they are really proposing is to solve problems that \$1M will not solve. Every water district is going to have financial challenges and need to prioritize capital expenditures. But this proposal is trying to solve a problem that does not exist. If the district was in financial trouble, the board would have taken action (or proposed to take action) including rate increases. This has not been done.

If the development increases annual revenues by 1 - 5%, we have a different conversation because there really is a big financial impact. However, this development simply does not even come close to those numbers so their position that this is a financial benefit to the community is not accurate. It is their way to try and invoke influence rather than being honest about the true financial impact.

We moved to this area from Woodmoor. We no longer wanted to live in an area that we deemed was too dense. Carpet housing is now a thing in Colorado Springs, just roll them out as fast as you can, as cheaply as possible so developers can make as much money as possible.

The reason we moved here is to be in a rural setting. We enjoy the open space. We enjoy not looking at a lot of homes right off the roadway. We enjoy the abundant wildlife. These are the reasons we live in Colorado, but specifically Red Rock Ranch.

We fear this development opens the gates to develop land along HWY 105 with this same approach. Today, **there are NO properties or homes that directly backup to HWY 105.** This property does not conform to the current conditions of the surrounding area, and in fact will be a negative change to the look and feel of the area. If this is approved, we fear HWY 105 will become a housing corridor and completely destroy the rural setting the community enjoys while creating a traffic / population nightmare at the same time.

We were open minded to this project. After hearing and seeing the presentation by the developer, **we adamantly oppose this development as planned.**

We are asking to have this message added to the project details as well.

Respectfully,

- Sean and Sandi Starks