

Dear Commissioner Williams,

I listened online to almost all of Tuesday's county commissioners meeting because I was particularly interested in the Red Rocks Ranch rezoning issue which, candidly, I was disappointed in the decision of our county commissioners. While our home (and most homes) in Red Rocks Ranch is not adjacent to the property at Hwy 105 and Red Rocks Drive, all residents are directly impacted because the primary entrance/exit point into this area is via Red Rocks Ranch Dr. Everyone who lives in this community drives past that piece of land virtually every day. If you were truly concerned about "hearing" those in your districts, you might have considered setting aside an immediate decision and taken the time to drive up to our area to view with your own eyes the rural aspect of where we live—which cannot be conveyed through documents or truth-manipulation by Mr Stiltner and his representative. Compatibility was referenced throughout the presentation, but I can say with assurance there are no 1/2 acre lots in this area, with the possible exception of two random lots on the northeast corner adjacent to Mr Stiltner's property. The proposed development of 1/2 acre lots will not "fit" aesthetically in a community of predominantly 2.5 acre lots and will only add traffic to an already dangerous intersection at Red Rocks Ranch Dr and Hwy 105. A rezone to higher density would violate the objectives of both the EPC Land Development Code and the Tri-Lakes Comprehensive Plan. In fact, in order to follow EPC guidelines, the entire 20-acre parcel owned by JZs should more appropriately be zoned for 2.5 acres to fit between the 1 and 5 acre lot sections.

Mr Stiltner and his representative continually referred to the wrong Master Plan and the commissioners either chose not to correct them or were unaware of the difference. Additionally, Mr Stiltner never did directly answer the question presented by Ms Williams regarding the number of 1/2 acre lots. Will it ONLY be seven or will the rezoning allow him—once approval has been granted-- to plat as many as he can fit in? Also, is it Mr Stiltner's future plan to develop an adjacent plot of land with 1/2 acres lots as well? Will he use this week's rezoning approval to justify his request for an even greater number of 1/2 acre lots?

The site is currently part of a watershed, a deer and waterfowl migration corridor, and a buffer between two towns. It contains numerous mature and healthy trees, which would have to be removed to build on the 1/2- acre lots. Based on the 1998 EPC Policy Plan, this would not be in compliance with your policy to protect "the natural resources or unique land forms." While we understand that development may be inevitable, this development should not have a higher density than currently mandated. Nor should the lots be smaller than all those surrounding it.

I found it amusing that Mr Stiltner "fondly" referenced his childhood neighborhood of Rustic Hills, but chose to buy a piece of ranch property in Douglas county rather than stay in that area which has been overbuilt with high-density homesites and commercialized of Palmer Park and Powers. He seems more than happy to disrupt the rural aspect of others when there is profit to be made. I can only imagine to what lengths Mr. Stiltner would go to protect his piece of "heaven" if a developer wanted to build small-tract homes adjacent to his ranch.

Frankly, the decision by the El Paso County commissioners is yet another incidence of local government trampling on the input/rights of its citizens to please a tax/revenue-generating developer. Is it any

wonder why citizens increasingly are unhappy with and distrusting of all levels of government when the message seems to be if you have power, influence and money the rights of the average citizen are tossed aside?

Sincerely,

Mary York