

Edith Anderson

Subject: RE: PUD rezone/preliminary plan for Timber Ridge

From: barbara atwood [batwood8833@gmail.com]
Sent: Saturday, March 24, 2018 5:07 PM
To: Stan VanderWerf
Subject: PUD rezone/preliminary plan for Timber Ridge

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Dear Mr. Vanderwerf:

On Tuesday, March 27, at the regular commission meeting you will be hearing the application for the PUD rezone and preliminary plan for Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of The Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD rezone and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

1. The Retreat would have approximately 160 lots that average 1/3 acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but NOT in the Retreat itself.
2. Transitioning from 2.5 acre lots to 1/3 acre lots is NOT a gradual transition.
3. The 160 urban lots would use groundwater from wells in the Denver basin and, by being urban, they will have more watered lawns and landscaping. Instead of one well on a 2.5 acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use 8 - 10 times as much water. Urban densities cannot be sustained by groundwater wells.
4. The proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise, and density. Their expectations of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal by a vote of 7 - 0.

I urge you to DENY this PUD rezone and preliminary plan.

Barbara J. Atwood

Edith Anderson

Subject:

RE: Denial of PUD for the Retreat at Timber Ridge

From: Jane Wurtz [wurtzenator@gmail.com]

Sent: Saturday, March 24, 2018 3:26 PM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Denial of PUD for the Retreat at Timber Ridge

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As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval because the plan requires far too many small lots in the space allotted. The 1/3 acre lots do not represent a gradual transition of density from urban to rural and the extreme draw on the water from the Denver Basin is not sustainable. The current residents who have been enjoying the slight distance from the creeping development would be faced with a sudden and dramatic increase in traffic, noise and impairment of open views and their expectations of living standards should be respected.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

As a twenty seven year resident of the Black Forest I have seen the El Paso County Commissioners give in to the developers and ignore the desires of the Black Forest Residents and the tenets of the Black Forest Preservation Plan over and over again. PLEASE stand with your constituents in denying the current iteration of the Retreat at Timber Ridge.

Sincerely,
Jane Wurtz

Edith Anderson

Subject:

RE: Denial of PUD for the Retreat at Timber Ridge

From: Mark Forbes [forbesmw@earthlink.net]

Sent: Saturday, March 24, 2018 9:07 AM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Denial of PUD for the Retreat at Timber Ridge

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On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

Thank you,

Mark Forbes

Edith Anderson

Subject:

RE: Denial of PUD for the Retreat at Timber Ridge

From: Bryan Reece [gr8reece@gmail.com]

Sent: Saturday, March 24, 2018 8:59 AM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Denial of PUD for the Retreat at Timber Ridge

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On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. Transitioning from 2.5-acre lots to lots 1/3 of an acre will bring more people to the area of Colorado Springs which has already grown to more than 700 thousand people. We know, as well as you, that the Colorado Springs infrastructure cannot handle the current growth that has occurred and this will just add to the growth. Dividing these lots will create the ability for more population to inhabit the area and consume more natural resources. Our current aquifers will not be able to supply the required water for the influx of residence if these lots are subdivided. Our aquifers are already drying up in the Kings Dear subdivision and in parts of Falcon Colorado, just East of Colorado Springs. The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. This will increase traffic seven times the normal rate, per 2.5-acre lot if it were divided into 1/3 acre lot. That is assuming 1 vehicle per 1/3 acre lot. That is ridiculous. Would you want to deal with that traffic every morning during your commute to and from work? Just thinking of the traffic factor alone would deter a possible buyer from purchasing one of these 1/3 acre lots.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

The over abundance of building in the Colorado Springs, and surrounding area, needs to slow down, if not stop all together. Our local infrastructure cannot handle the population growth and our roads, for example, have become torn up and the Colorado Springs road crews are unable to keep up with the demand for repairs. Colorado Springs already has one of the highest tax rates in the country, (taxes were raised to repair the roads) and our roads are still in shambles.

Please keep the Black Forest area a "country" area to live in and not make it a "suburban" area.

I urge you to deny this PUD rezone and preliminary plan.

Thank you for your time and consideration in this matter.
Bryan Reece
13220 Frank Road
Black Forest, CO

Edith Anderson

Subject:

RE: Commission Meeting

From: Janet Bohley [janetbohley@ymail.com]

Sent: Friday, March 23, 2018 7:09 PM

To: Stan VanderWerf

Subject: Commission Meeting

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On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane. As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:
The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.
The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0. I urge you to deny this PUD rezone and preliminary plan.

Janet Bohley
15924 Pole Pine Pt
Black Forest Reserve

Edith Anderson

Subject:

RE: Denial of PUD for the Retreat at Timber Ridge

From: SALLY JENSEN [Noahsbuddy@msn.com]

Sent: Friday, March 23, 2018 1:16 PM

To: Stan VanderWerf

Subject: Denial of PUD for the Retreat at Timber Ridge

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Good Afternoon,

I am a long time residence of Black Forest, on March 27, 2018, this coming Tuesday there is a commission meeting that you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge. As a member of the Friends of the Black Forest Preservation Plan, I strongly urge you to **DENY** the PUD and preliminary plan for the Retreat at Timber Ridge. I urge your disapproval for these reasons:

- 1) The Retreat would have about 160 lots that average 1/3 of an acre. These size lots are **too** small and dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself. Progression from 2.5-acre lots to lots sized 1/3 acre **IS NOT** a gradual transition.
- 2) The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells. Water is of great significance in our area and future!
- 3) This proposal violates the expectations of residents who purchased property nearby in the country to avoid traffic, noise and density. Their belief of larger lots and open spaces definitely must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0. I urge you to deny this PUD rezone and preliminary plan based on these points.

I would like to thank you in advance for your time and consideration of these issues in preparation for the Commission meeting.

Sally Jensen

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: Byron Walter [byronawalter@gmail.com]
Sent: Friday, March 23, 2018 1:53 PM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf
Subject: Denial of PUD for the Retreat at Timber Ridge

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On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

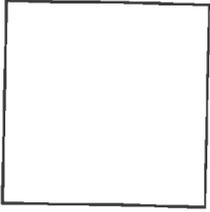
Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.



--
Byron Walter

10620 S Forest Drive
Colorado Springs, CO 80908
314-413-3094 (cell)

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: Joy Walter [joyfwalter@gmail.com]
Sent: Friday, March 23, 2018 2:03 PM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf
Subject: Denial of PUD for the Retreat at Timber Ridge

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On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

--

Joy Fritz Walter
10620 South Forest Drive

Colorado Springs, CO 80908
1-314-413-3911

Edith Anderson

Subject: RE: Please DENY the PUD for the Retreat at Timber Ridge

From: Pete McCollum [saipan59@q.com]

Sent: Friday, March 23, 2018 1:42 PM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Please DENY the PUD for the Retreat at Timber Ridge

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Regarding the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane (Tuesday the 27th meeting).

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to **DENY the PUD and preliminary plan** for the Retreat at Timber Ridge.

I ask you to **DENY** for the following reasons:

Water resources is a primary concern for me! The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

[Also, as a side-note: developers, homeowners, HOAs, and elected officials like yourself need to discourage properties from being landscaped with "lawns" using inappropriate grass such as the common Kentucky Bluegrass. What an incredible waste of precious water resources! This is a SEMI-ARID climate - the traditional lawn grasses don't grow here naturally, and should not be forced by using huge amounts of water and fertilizer!]

The Timber Ridge proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The Planning Commission has correctly denied this proposal in a unanimous vote. **Please follow their lead!**

Please deny this PUD rezone and preliminary plan!

Feel free to contact me if you would like to discuss.

Thank you,
Peter McCollum
Black Forest resident, about 1/2 mile west of Vollmer
719-963-3168 (voice or text)

Edith Anderson

Subject: RE: Retreat at Timber Ridge

From: Jim Moyers [jmoyers51@gmail.com]
Sent: Friday, March 23, 2018 1:45 PM
To: Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr
Subject: Retreat at Timber Ridge

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This too high density plan is no good and will create traffic and water problems for future generations long after the applicant has his money and is long gone!

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: Nancy Beers [sylviasage80908@gmail.com]

Sent: Thursday, March 22, 2018 8:26 PM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Denial of PUD for the Retreat at Timber Ridge

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

I am writing regarding the PUD on a proposed development in our community, called The Retreat at Timber Ridge. It is scheduled for your regular commission meeting, on Tuesday the 27th. You will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

The proposal has already been unanimously denied by the Planning Commission, and I urge you to take that very seriously.

As a resident of Black Forest, a business owner and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

WATER: The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

INAPPROPRIATE DENSITY: The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

ACCOUNTABILITY TO EXISTING RESIDENTS: This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application. This will affect not only immediately adjoining neighbors but all of us who live in and travel through the area.

The Planning Commission denied this proposal in a unanimous vote of 7-0. I urge you to deny this PUD rezone and preliminary plan.

Respectfully,
Nancy Beers

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: Joan Kaler [joantrvl@gmail.com]
Sent: Friday, March 23, 2018 12:38 PM
To: Stan VanderWerf
Subject: Denial of PUD for the Retreat at Timber Ridge

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Dear Commissioner VanDerwerf,

On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application. At the time that we purchased our property, 21+ years ago in Indian Wells, we raised the question regarding future development of the land between the Indian Wells development and Vollmer Road. The response from the County to both our Realtor, and our Builder, was that if that property were to be developed, it would be a minimum of 35 acre parcels. This was a huge factor in our decision to purchase property and build a home on the West side of Tomahawk Trail. We, as well as the other residents here, love the openness and quality of country life that exists, and are aware of just how detrimental a development as proposed would be.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

Kind regards,

Joan F. Kaler
9720 Tomahawk Trail
Colorado Springs, CO 80908

719 650 0442

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: Chuck Forry [ppppp0@yahoo.com]
Sent: Thursday, March 22, 2018 5:28 PM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr
Cc: EXTERNAL Terry Stokka
Subject: Denial of PUD for the Retreat at Timber Ridge

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On Tuesday March 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the 'Retreat at Timber Ridge' , a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

This is not California, this is not CaliDenver, this is not CaliBoulder, this is Black Forest, Colorado. The 1/3 acre lots are ridiculously small for the Black Forest area which will cause an insurge of traffic, a HUGE WATER ISSUE, loss of current property values as you sell-off the very reason people who have bought in the Black Forest area came here; which is space away from the urban sprawl by protected lot sizes of the area thus keeping the property, the lifestyle, the current residents and their value safe.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is simply a greedy move by the builder to create a 'California style' suburb in the middle of the Black Forest. This greed is obvious by them wanting to build as many houses as dense as possible. Good for the builder but they eventually leave with their money and don't look back. Bad for the current home owners of Black Forest and its future as it causes more traffic, need of more and wider roads and traffic lights, more water usage, more police and security as more people move into a densely populated 'suburb'; less forest pathways for the resident deer and wild animal population to move through the forest and did I mention the water usage? The additional houses as proposed create an obscene 400% increase in the water being pulled from the aquafer. It's simply not fair to the current residents to let a builder come in and ruin the community/forest by placing 'California' where it does not belong.

This proposal violates the expectations of Black Forest residents who purchased property per the lot sizes originally set to avoid density, traffic, noise and crime. Our expectation of larger lots and open spaces is a major factor in denying this application. The BF Planning Commission denied this proposal in a unanimous vote of 7-0 for good reason.

I urge you to deny this PUD rezone and preliminary plan and require less 'Californication' of the Black Forest (and Colorado in general). The housing density proposed by the builder is not acceptable. The builder needs to promise at the minimum, increasing lot sizes to at least 2.0 acre lots and fewer homes with SPACE between them - not another Chula Vista California suburb. The Black Forest is not the place for this style or type of home density.

Thanks,
Chuck Forry
719 433 6905
ppppp0@yahoo.com

Edith Anderson

Subject:

RE: Denial of PUD for the Retreat at Timber Ridge

From: J W and Joan Kaler [jjkaler@fastmail.fm]
Sent: Friday, March 23, 2018 12:22 PM
To: Stan VanderWerf
Subject: Denial of PUD for the Retreat at Timber Ridge

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Dear Commissioner VanDerwerf,

On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application. At the time that we purchased our property, 21+ years ago in Indian Wells, we raised the question regarding future development of the land between the Indian Wells development and Vollmer Road. The response from the County to both our Realtor, and our Builder, was that if that property were to be developed, it would be a minimum of 35 acre parcels. This was a huge factor in our decision to purchase property and build a home on the West side of Tomahawk Trail. We, as well as the other residents here, love the openness and quality of country life that exists, and are aware of just how detrimental a development as proposed would be.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

Kind regards,

Joseph W. Kaler
9720 Tomahawk Trail
Colorado Springs, CO 80908

719 339 1363

Edith Anderson

Subject:

RE: Denial of PUD for the Retreat at Timber Ridge

From: r e tillman [RETILLMAN@msn.com]

Sent: Thursday, March 22, 2018 5:47 PM

To: Stan VanderWerf

Subject: Denial of PUD for the Retreat at Timber Ridge

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As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small to blend in with the other developed areas. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells. Groundwater is an extremely valuable asset and needs to be conserved which this plan does not do.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

Sincerely,

Robert Tillman

Edith Anderson

Subject:

RE: Denial of PUD for the Retreat at Timber Ridge

From: Dawn Griebelbauer [bigblackshaggy@yahoo.com]

Sent: Thursday, March 22, 2018 5:59 PM

To: Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Darryl Glenn; Peggy Littleton

Subject: Denial of PUD for the Retreat at Timber Ridge

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I am a native of Colorado Springs and a resident of Black Forest for 26 years. We choose to live in this part of El Paso County because we enjoy the beauty of the Forest, the friendliness of the people, and the seclusion the larger lots provide. This development is VERY close to our home and we are concerned that the proposed smaller lots will affect this country lifestyle.

On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

Thank you for listening,
Dawn Griebelbauer

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: David Griebelbauer [tollerg@gmail.com]

Sent: Thursday, March 22, 2018 6:18 PM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Denial of PUD for the Retreat at Timber Ridge

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I have lived in Black Forest since 1992, 26 years, and one of the best features of this community is that a plan exists to control growth in such a way as to retain the essential characteristics of the community; the Black Forest Preservation Plan. Please respect the opinions and values of Black Forest residents as you consider the subject 'Retreat'.

On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

Be seeing you...
David Griebelbauer

Edith Anderson

Subject:

RE: Denial of PUD for the Retreat at Timber Ridge

From: Jim Woudstra [jjowoudstra@gmail.com]

Sent: Thursday, March 22, 2018 7:28 PM

To: Stan VanderWerf

Subject: Denial of PUD for the Retreat at Timber Ridge

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On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

Our primary concerns are the extreme density of homes at the south end of the development and the strain on water supply and traffic this would create. This plan violates the expectations of current Black Forest residents. If you compare the developments on the west side of Vollmer at the same level, they are all 2.5 or 5 min. acre lots. Hopefully the same pattern can be true on the entire east side of Vollmer.

Thank you for your work on the commission! We trust that you will give this matter your serious consideration.

In His Grip,
Jim & Jo Ann Woudstra
8050 Poco Road
Colorado Springs, CO 80908

Edith Anderson

Subject:

RE: Denial of PUD for the Retreat at Timber Ridge

From: Victoria Johnson [gardendreamer@q.com]

Sent: Thursday, March 22, 2018 7:39 PM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Denial of PUD for the Retreat at Timber Ridge

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On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

Victoria Johnson

9675 Arroya Ln

Black Forest

This email has been checked for viruses by Avast antivirus software.

<https://www.avast.com/antivirus>

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: cheryl everitt [cheryl.everitt@hotmail.com]

Sent: Friday, March 23, 2018 6:34 AM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr

Subject: Denial of PUD for the Retreat at Timber Ridge

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On Tuesday the 27th at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

cae

Cheryl A. Everitt

Edith Anderson

Subject: RE: Denial of PUD for the Retreat at Timber Ridge

From: Dale Pedersen [dpt6356b@aol.com]
Sent: Friday, March 23, 2018 8:38 AM
To: Stan VanderWerf
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

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-----Original Message-----

From: Dale Pedersen <dpt6356b@aol.com>
To: DarrylGlenn <DarrylGlenn@elpasoco.com>; peggylittleton <peggylittleton@elpasoco.com>; MarkWaller <MarkWaller@elpasoco.com>; stanvanderwerf <stanvanderwerf@elpasoco.com>; LonginosGonzalezJr <LonginosGonzalezJr@elpasoco.com>
Sent: Thu, Mar 22, 2018 11:25 am
Subject: Denial of PUD for the Retreat at Timber Ridge

Dear Commissioners:

We have owned 9535 Hardin Road since 1978 and lived there since 1979. It is five treed acres. We raised our family and are now retired. Our well has never yet failed.

On 27 March you will hear the Retreat at Timber Ridge's application for a PUD rezone of a development at Vollmer Road and Arroya Lane, about 1.1 miles South of my house.

I urge you to deny the PUD and preliminary plan for the Retreat at Timber Ridge for the following reasons:

Timber Ridge proposes about 160 1/3 acre lots. The Black Forest Preservation Plan envisions lots of 2.5 acres. These 160 lots are just South of the tree line and within the Black Forest Planning Area. Lots of 1/3 acre are about eight times more dense and will use dramatically more water than lots of 2.5 acres. Life depends on water and this development will use ground water to supply its 160 lots. I believe this use will deplete available water supplies for my house and others. Predictions of ground water availability are like predictions of the future: educated guesses. It is more prudent to plan for the worst than expect the best because even experts do not guarantee underground water availability. If they did their opinions would be insurable. If I am wrong about the insurability of ground water predictions then let the developer provide insurance. Now is the time for prudent planning, not after water runs out.

Additionally, another 160 households will strain Vollmer Road's, or any other road's ability to handle expected traffic to the point of gridlock.

Since living here we have enjoyed the privacy, quiet and open space of Black Forest and expect it to be continued. I do not expect no development to occur in the Timber Ridge area but this proposal unacceptable endangers the quality of life and availability of water we have come to rely on.

I urge you to deny this PUD rezone and preliminary plan and to cast a jaundiced eye on developer's attempts to accommodate concerns of residents like my wife and myself for economic gain.

Very truly yours,

Dale W. Pedersen
Catherine A. Pedersen

9535 Hardin Road
Colorado Springs, CO 80908
719-495-3355
dpt6356b@aol.com