

**Edith Anderson**

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**Subject:**

RE: Denial of PUD for the Retreat at Timber Ridge

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**From:** Joanne Nelson [joanne21nelson@gmail.com]

**Sent:** Sunday, March 25, 2018 8:47 PM

**To:** Stan VanderWerf

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

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Dear Mr. Vanderwerf,

I am writing to you, because in your regular commission meeting on Tuesday, the 27<sup>th</sup> 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 homeowner in the subdivision directly East of this proposed development, 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 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. The lots in our subdivision (Indian Wells) are all five acres or more, with our lot being 5.8 acres. We bought here because of the quiet, peaceful, country setting. We always thought we had a large buffer between us and any urban densities. We were well aware of the Black Forest Preservation Plan and thought that was a protection for us. One third acres lots that close to our subdivision is certainly not acceptable! Going from 2.5 acre lots to lots 1/3 of an acre is not a gradual transition. I could even argue that most of the lots on the North and Northwest side of the property are full of pine trees. According to the Black Forest Preservation Plan, they should technically be 5 acre lots. Subdividing them into 2 ½ acre lots will require a lot of those trees to be bulldozed. That saddens me a great deal because I realize how long it takes for those trees to grow, and how hard it is to get them established in the first five years.

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. We have already had the problem of silt being pumped up with the water in our well. When you flush a toilet and see black water filling it back up, believe me it is not appealing. We now have to filter our water because no one likes to drink grey water! We have already been effected by all the additional big wells installed around here. We simply cannot handle that much additional use of our limited water resources. We are already well aware that when our well fails, we will have to drill a new, much deeper well, which will be very expensive. When those wells fail, our properties will be useless, and worthless, like the properties in the South East side of our county.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density, as I already mentioned. Our expectation of larger lots and open spaces must be a factor in denying this application. Falcon is already encroaching on us from the East, but we always thought we were protected on our North, West and even somewhat to the South (with 2 ½ acre lots) by the Black Forest Preservation Plan.

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,

*Joanne Nelson*



**Edith Anderson**

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

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**From:** Erin Harms [deharms22@yahoo.com]  
**Sent:** Sunday, March 25, 2018 6:27 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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To Whom it May Concern:

At the regular commission meeting this week, 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.

I am a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan. I ask that you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge 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, myself included, 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 so much for your time!

From a concerned Black Forest resident,  
Erin Harms

**Edith Anderson**

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

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**From:** Teresa Sicinski [teresa.sicinski8@gmail.com]  
**Sent:** Sunday, March 25, 2018 6:34 PM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr  
**Cc:** [terry.stokka@fobfpp.org](mailto:terry.stokka@fobfpp.org)  
**Subject:** Denial of PUD for the Retreat at Timber Ridge

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El Paso County Commissioners,

On Tuesday the 27<sup>th</sup> 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 \(7055 Wildridge Rd\)](#) 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.

The county has a Black Forest Preservation Plan (BFPP) covenant with the citizens of Black Forest that must not be compromised.

I urge disapproval for the following reasons:

The Retreat would include approximately 160 lots that average 1/3 of an acre. These lots are entirely too small and too dense this far north into the Black Forest Planning Area (BFPA) and in direct violation of the BFPP.

According to the BFPP, the smallest lot size in the BFPA should be 2.5 acres (established due to water use considerations). The only exceptions are the pre-existing "camp site" lots in the middle of the BFPA ( primarily Brentwood and Holiday Hills).

Additionally, the 160 urban lots would use groundwater from wells in the Denver basin and by being urban style lots will have more watered lawns and landscaping than the typical Black Forest home site which is largely xeriscaped. 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. After all, we have a covenant with the county.

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

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

Thank you for your consideration.

Teresa A. Sicinski  
CW3, USA (Ret)

**Edith Anderson**

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**Subject:**

RE: Please deny PUD rezone and Timber Ridge on Vollmer Rd in Black Forest

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**From:** Laura Lollar [laura@lauralollar.com]

**Sent:** Sunday, March 25, 2018 6:41 PM

**To:** Stan VanderWerf

**Subject:** Please deny PUD rezone and Timber Ridge on Vollmer Rd in Black Forest

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Dear County Commissioner Vanderwerf,

On Tuesday of this week, you will hear an application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge on Vollmer Rd. and Arroya Lane in Black Forest.

I have been a resident of Black Forest since 2009 when I purchased one of the Edith Wolford cabins on Shoup Road near Black Forest Road. While we lost our home in the Black Forest Wildfire, there was never any doubt in my mind that I would rebuild on the same spot and continue to live in Black Forest. We are committed to this community!

I am also a member of the Friends of the Black Forest Preservation Plan. I was *astounded* to hear the Retreat at Timber Ridge development is being considered. It must not be allowed! I urge you to DENY the PUD and preliminary plan because:

**HIGH DENSITY HOUSING:** The Retreat would have 160 lots averaging 1/3 acre each. This is a far cry from the 2.5 acre lots envisioned in the Black Forest Preservation Plan. Transitioning from 2.5 acre lots to 1/3 an acre is a significant change.

**GROUNDWATER:** We are ALL concerned about the draw on groundwater in the Denver basin from wells on urban lots. Instead of one well on a 2.5 acre lot, the 1/3 acre lots will equate to seven wells that will use significantly more water. This kind of housing density should not be supported by groundwater wells.

**ENVIRONMENT:** We chose the Black Forest for our home to escape urban sprawl, the traffic, and the noise. We love this community, the peace and quiet, freedom from light pollution, seeing wildlife roam freely, etc. We do not want our community to start looking like a mini version of California. Yet, little by little this environment is losing its unique character and appeal as one crowded development after another nibbles at the boundaries of Black Forest.

After the wildfire, every one of us fought to reclaim our lives, our homes and reconnect with our neighbors who chose to return. Some of my friends, family and neighbors were further traumatized by unscrupulous builders. Now it seems we must continue fighting to preserve what we love about our community. But, it's well worth it! We are a community of survivors!

With respect, I urge you to deny this PUD rezone and preliminary plan for the Retreat at Timber Ridge. The Planning Commission denied this proposal unanimously in a vote of 7-0. We pray you will do the same. Thank you for your time and consideration of this matter.

Sincerely,  
Laura (Benjamin) Lollar  
6670 Shoup Road  
Black Forest CO 80908  
719-651-0955

**Edith Anderson**

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**Subject:**

RE: Denial of PUD for the Retreat at Timber Ridge

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**From:** Jean Forbes [jdtorrent@earthlink.net]

**Sent:** Sunday, March 25, 2018 6:46 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 27<sup>th</sup> 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.

I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I have lived in Black Forest for over 20 years. I moved here for the beauty and quiet of the forest. In the past 20 years, so much has changed that it is frightening and sad. Now, there is a proposal to have 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest 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.

These 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. Those of us who have built our lives here are at a very real risk of losing our wells.

The traffic on Black Forest Road and Vollmer Road is already horrible. The county has not planned for any infrastructure. The roads are falling apart and travel times are increasing almost daily. These rural roads cannot safely handle the thousands of increased cars that the Retreat will bring to 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.

Please consider the quality of life for long-term Black Forest residents,

Sincerely,

Jean Forbes



**Edith Anderson**

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**Subject:** RE: PUD Retreat at Timber Ridge

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**From:** B CJ [bcribarijohnson@gmail.com]  
**Sent:** Sunday, March 25, 2018 7:17 PM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr  
**Cc:** Terry Stokka  
**Subject:** PUD Retreat at Timber Ridge

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On Tuesday the 27<sup>th</sup> 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.

I AM INCREDIBLY worried about the water usage that will occur with all these homes. These developers will build the houses and leave. Where will they be when we turn on the taps and there is no water. If they want to build this, they should be on water from Colorado Springs - not using well water.

Barbara Cribari



**Edith Anderson**

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

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**From:** Donald Sims [donald@simsclan.us]  
**Sent:** Sunday, March 25, 2018 7:34 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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To whom it may concern,

On Tuesday the 27<sup>th</sup> 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:

1. 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.
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.
3. The increase in population will make the infrastructure unsupportable. Safety will greatly be affect with traffic and congestion being too great for the current roads/traffic flow.
4. 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,

Donald Sims  
9425 Millard Way  
Colorado Springs, CO 80908

## Edith Anderson

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

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**From:** Tom Cook [william.cook2@att.net]  
**Sent:** Sunday, March 25, 2018 8:42 PM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr  
**Cc:** Barbara Cook  
**Subject:** RE: Denial of PUD for the Retreat at Timber Ridge

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**From:** [Tom Cook](#)  
**Sent:** Sunday, March 25, 2018 10:10 PM  
**To:** [darrylglenn@elpasoco.com](mailto:darrylglenn@elpasoco.com)  
**Subject:** Denial of PUD for the Retreat at Timber Ridge

Commissioner -

On Tuesday the 27<sup>th</sup> 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.

I recently purchased a lot in the Black Forest because of the solitude and the surroundings and plan to build a home and do reclamation on the property due to the forest fire in 2013. However, when I received notification of a housing development that was considering high density construction, I questioned why did I decide to buy this lot. This was an important purchase for my family and now is put in jeopardy because of this development. As with any lot in the Black Forest, it needs to have well water in order to basically survive. 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.

I appreciate your consideration

Tom and Barbara Cook

**Edith Anderson**

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

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**From:** Heather Sims [heather@simsclan.us]  
**Sent:** Sunday, March 25, 2018 7:37 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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To whom it may concern,

On Tuesday the 27<sup>th</sup> 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:

1. 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.
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.
3. The increase in population will make the infrastructure unsupportable. Safety will greatly be affect with traffic and congestion being too great for the current roads/traffic flow.
4. 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,

Heather Sims  
9425 Millard Way  
Colorado Springs, CO 80908

**Edith Anderson**

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**Subject:** RE: PUD rezone and preliminary plan for Retreat at Timber Ridge

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**From:** Michelle Chambliss [michcham@gmail.com]  
**Sent:** Sunday, March 25, 2018 7:38 PM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr  
**Subject:** PUD rezone and preliminary plan for Retreat at Timber Ridge

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Dear El Paso County Commissioners,

On Tuesday the 27<sup>th</sup> 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 long time resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I want to ask 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 is not a gradual transition.

The 160 urban lots 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. Our expectations 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 your consideration.

Sincerely,  
Michelle Chambliss

## Edith Anderson

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**Subject:** RE: Retreat at Timber Ridge - Please DENY

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**From:** Bob [Bob@BobMcCall.net]  
**Sent:** Sunday, March 25, 2018 7:44 PM  
**To:** Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr  
**Subject:** Retreat at Timber Ridge - Please DENY

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Commissioners:

At a soon-to-meet commission meeting you will all be hearing the application for the PUD Rezone and Preliminary Plan for The Retreat at Timber Ridge, on Vollmer Rd and Arroya Ln.

I am a Black Forest resident (Juniper Drive) and a member of the Friends of the Black Forest Preservation Plan. I request your DENIAL of the PUD and preliminary plan for the Retreat at Timber Ridge.

Here's why I'm asking you to deny this PUD Rezone:

- a) 1/3 acre lots are too small and create too much residential volume so far north into Black Forest. (South of the Retreat at Timber Ridge? Okay. But not into the Retreat, please.)
- b) We, of the Black Forest Preservation Plan, like the idea of gradual lot size shifts. Suddenly shifting to 1/3 acre lots from 2.5 acre lots is not "gradual" at all.
- c) The present plan for the Retreat would be a big blow to the current residents. The increased traffic, noise and density would, frankly, be stunning. (Most of us who move to Black Forest are not so focused on resale value, but "life happens." This proposed density would clobber our friends' and neighbors' resale value.)
- d) I understand the 160 "urban" lots would use water from the Denver aquifer. Surely you know what a precious resource water is for not just Coloradans, but especially for those of us dependent on wells. The Retreat's present plan would be enormously detrimental to those dependent on the Denver aquifer.

e) The Planning Commission denied the Retreat's proposal by a 7-0 vote.

Please DENY this PUD Rezone and Preliminary Plan. Thank you!

Bob McCall  
Problem Solver  
Flagship Business Advisors  
719-648-0910 Cell

Find me on LinkedIn: <[www.linkedin.com/in/bob3mccall](http://www.linkedin.com/in/bob3mccall)>

**Edith Anderson**

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

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**From:** Don Harms [dwharms@gmail.com]

**Sent:** Sunday, March 25, 2018 7:52 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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To Whom it May Concern:

I am a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan. I ask that you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge a development on Vollmer Road and Arroya Lane

I was very happy to know that the Planning Commission denied this proposal in a unanimous vote of 7-0. And I will continue to support them because of this.

I urge you to deny this PUD rezone and preliminary plan as well. Here are a few of the reasons I believe you should deny this request:

~ This proposal violates the expectations of nearby residents, myself included, who purchased property in the country to avoid traffic, noise and density. Our expectation and previous agreed upon commitments 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.

~ 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.

Thank you so much for your time!

Don Harms



**Edith Anderson**

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**Subject:** RE: DENY the PUD and preliminary plan for the Retreat at Timber Ridge

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**From:** Susan McLean [susanmclean@earthlink.net]  
**Sent:** Sunday, March 25, 2018 8:16 PM  
**To:** Stan VanderWerf  
**Subject:** DENY the PUD and preliminary plan for the Retreat at Timber Ridge

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On Tuesday the 27<sup>th</sup> 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.

**Edith Anderson**

---

**Subject:** RE: Deny pud retreat at timber ridge

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**From:** Linda Langlais [llang0821@hotmail.com]  
**Sent:** Sunday, March 25, 2018 8:17 PM  
**To:** Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr  
**Subject:** Deny pud retreat at timber ridge

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I have lived in Black forest for a long time I am a member of the Friends of the Black Forest Preservation Plan. I am strongly Requesting that you DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The retreat only allows 1/3 acre which is too small and too dense this far north into the Black Forest Planning Area. The Black Forest Is a beautiful area and should be preserved as the preservation plan states

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, it will be as if 7 wells are there . In addition there will be lawns etc. colo is a semi arid state if we don't start protecting our ground water we will have no ground water. We will be in a water crisis!

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise etc

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

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

Linda Langlais  
719 6504677

Sent from my iPhone

**Edith Anderson**

---

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

---

**From:** christopher whitney [chris.whitney7090@gmail.com]

**Sent:** Sunday, March 25, 2018 8:26 PM

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

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

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Dear Commissioners,

I understand that at your meeting on March 27 you will consider the application of the Retreat at Timber Ridge for a PUD rezone and preliminary plan in connection with a contemplated development at Vollmer Road and Arroya Lane in the Black Forest.

I am writing as a resident of the Black Forest to ask that you deny the application for several reasons, including:

- o The size (1/3 acre) and number (160) of the lots and the development's proposed density are inconsistent with the pattern and history of development this far north in the Black Forest and contravene the spirit and letter of the Black Forest Preservation Plan. As you know, the Plan and development history in the area contemplate a minimum lot size of 2.5 acres this far north in the Black Forest. While smaller lot sizes and greater density may be appropriate farther south, they are not appropriate for the Retreat at Timber Ridge development.
- o The Planning Commission recognized the inappropriateness of the proposed Retreat at Timber Ridge development in its current form and unanimously rejected the application. I understand that the commissioners' comments are part of the official record. They are worth reviewing.
- o The proposed 160 lots represent an unacceptable drain on the aquifers on which residents of the Black Forest depend. Instead of 2.5 acre lots each with a single well, the 160 1/3 acre lots would draw 8-10 times as much water per year. This proposal, coupled with the needs of Flying Horse North and the Cherokee Metropolitan Water District's plan to export water from aquifers underlying the Black Forest to locations outside the Forest represents an unacceptable risk to residents of the Black Forest.
- o A PUD is intended to give flexibility to address topographic and similar anomalies in a zone, not to fundamentally change the character of the zone. Put another way, it is not

intended as a tool to enable what amounts to spot zoning. That would be the affect of the Retreat at Timber Ridge.

I ask that this letter be entered in the official record of the County Commissioners meeting concerning the application of the Retreat at Timber Ridge, and I appreciate your consideration.

I respectfully request that you reject the application of the Retreat at Timber Ridge in its present form.

Sincerely,

Christopher Whitney  
16485 Black Forest Road  
Colorado Springs, CO 80908  
(719) 641-0610  
[chris.whitney7090@gmail.com](mailto:chris.whitney7090@gmail.com)

**Edith Anderson**

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**Subject:** RE: Retreat at Timber Ridge

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**From:** EXTERNAL kennethAsp  
**Sent:** Saturday, March 24, 2018 8:35 PM  
**To:** Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr  
**Subject:** Retreat at Timber Ridge

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**From:** Kenneth Asp <[kasp747@aol.com](mailto:kasp747@aol.com)>  
**Date:** March 24, 2018 at 8:16:42 PM MDT  
**To:** Ken Asp <[kasp747@aol.com](mailto:kasp747@aol.com)>

Dear El Paso County Commissioners,

As a resident of Black Forest on and off for over thirty years 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.

My concerns are that the developers are looking for profit and have no concern for water usage that would deplete our current water supply. The five acre present zoning was designed to maintain our water supply and storm water control. The water companies have been deceiving the County re : where the water is distributed and how much water they are pumping. I appreciate your attention to this concern.

Ken Asp 13180 Ward Lane

Sent from my iPad

**Edith Anderson**

---

**Subject:** RE: Denial Of PUD at the Retreat at Timber Ridge

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**From:** Stan VanderWerf <[StanVanderWerf@elpasoco.com](mailto:StanVanderWerf@elpasoco.com)>  
**Date:** Sunday, March 25, 2018 at 12:43 PM  
**To:** Diana May <[DianaMay@elpasoco.com](mailto:DianaMay@elpasoco.com)>  
**Subject:** FW: Denial Of PUD at the Retreat at Timber Ridge

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**From:** EXTERNAL Jekky Abernathy  
**Sent:** Saturday, March 24, 2018 8:00 PM  
**To:** Stan VanderWerf  
**Subject:** Denial Of PUD at the Retreat at Timber Ridge

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On Tuesday the 27<sup>th</sup> 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.

Sincerely,  
Jennifer Abernathy  
13380 Frank Rd  
Colorado Springs Co



**Edith Anderson**

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**Subject:** RE: Please do NOT approve the Retreat PUD

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**From:** Elizabeth Miller [eamiller1@gmail.com]  
**Sent:** Saturday, March 24, 2018 9:22 PM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr  
**Cc:** EXTERNAL Terry Stokka  
**Subject:** Please do NOT approve the Retreat PUD

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Commissioners,

I've been a resident of Black Forest for over a decade. My home narrowly escaped the 2013 fire, but now it is threatened again by something **you can actually prevent**.

On Tuesday March 27, 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. That PUD must **NOT** be approved. *The Planning Commission denied this proposal in a unanimous vote of 7-0*, and now it is your turn to do the right thing to **protect our homes**. My family depends on a groundwater well, as do all the families in the Forest.

The Retreat at Timber Ridge threatens the regular supply of water to our wells by establishing 160 small 1/3 acre lots -- **urban density** that cannot be sustained in this part of the Black Forest Planning Area. My 6.5-acre lot has 1 well and sustains 1 home; 6.5 acres in the Retreat at Timber Ridge will hold 19 homes, each with those green, thirsty lawns urban residential homes are surrounded by. It's **just too much**.

There are natural disasters (fire, flood, drought) that threaten us here in the Forest that you as our commissioners have no control over. The Retreat at Timber Ridge is a *man-made disaster* in the making that **you can stop**. Please, deny this PUD rezone and preliminary plan.

Thank you for your attention.  
Elizabeth Miller

**Edith Anderson**

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

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**From:** EXTERNAL Marcia and JackHannig  
**Sent:** Sunday, March 25, 2018 11:06 AM  
**To:** Stan VanderWerf  
**Subject:** Denial of PUD for the Retreat at Timber Ridge

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Dear Commissioner Vanderwerf,

As residents of Black Forest and members of the Friends of the Black Forest Preservation Plan, we urge you to disapprove the PUD and preliminary plan for the Retreat at Timber Ridge. The Planning Commission very clearly denied this proposal by a unanimous vote.

Please consider the following as it applies to the Black Forest Preservation Plan:

1. The lots of 1/3 acres in the Retreat are too small and too dense.
2. 160 small urban sized lots should not be drawing from groundwater wells.
3. Nearby residents deserve to be respected by not being subjected to noise, traffic, and urban densities.

Respectfully,

Jack and Marcia Hannig  
13090 Holmes Rd.  
Black Forest, CO 80908

**Edith Anderson**

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

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**From:** EXTERNAL Sandy Bolen  
**Sent:** Sunday, March 25, 2018 11:32 AM  
**To:** Stan VanderWerf  
**Subject:** Denial of PUD for the Retreat at Timber Ridge

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Dear Mr. Vanderwerf

On Tuesday the 27<sup>th</sup> 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.

I am a registered voter and stand with the Land Use Committee of Black Forest.

Thank You,



**Edith Anderson**

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**Subject:** RE: Retreat at Timber Ridge

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**From:** EXTERNAL Richard & Mary Kay & Erica Fellion  
**Sent:** Saturday, March 24, 2018 12:39 PM  
**To:** Stan VanderWerf  
**Subject:** Retreat at Timber Ridge

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I am a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan. Having survived the Black Forest wildfire 4 1/2 years ago, I am very concerned about the changes occurring in Black Forest. I have lived here for 30 years and raised my family here. After the fire, I have noticed drastic changes in the Black Forest. This is a **rural residential area** - not an urban area. Therefore I need to speak up. I urge you to **DENY** the PUD and preliminary plan for the Retreat at Timber Ridge 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! If you lived here, you would know that!

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 greatly concerns me.

This proposal violates the expectations of nearby residents, such as myself, **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,  
Mary K Fellion

**Edith Anderson**

---

**Subject:** RE: Black Forest

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**From:** jeffrey lafleur [jjlafleur2@yahoo.com]  
**Sent:** Saturday, March 24, 2018 3:21 PM  
**To:** Stan VanderWerf  
**Subject:** Black Forest

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On Tuesday the 27<sup>th</sup> 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.

**Edith Anderson**

---

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

---

**From:** CenturyLink Customer [richardss@q.com]  
**Sent:** Sunday, March 25, 2018 12:41 PM  
**To:** Stan VanderWerf  
**Subject:** RE: Denial of PUD for the Retreat at Timber Ridge

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On Tuesday the 27<sup>th</sup> 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 for over 43 years 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.

The water and density issues concern me the most.

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

Sandra Richards



**Edith Anderson**

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

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**From:** EXTERNAL Donna Duncan  
**Sent:** Saturday, March 24, 2018 5:35 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 27<sup>th</sup> 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. 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.

Do you have a plan for replenishing El Paso county wells that go dry due to over pumping? Black Forest residents expect you to understand the water issue and not let us be like some of the communities in New Mexico where wells in the Oglala aquifer have been depleted. Residents who couldn't leave now rely on trucked in water.

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.

- Donna Duncan

**Edith Anderson**

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

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**From:** JOHN D [WESTI16@msn.com]  
**Sent:** Saturday, March 24, 2018 10:53 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr  
**Cc:** westjanet58; JOHN D  
**Subject:** Denial of PUD for the Retreat at Timber Ridge

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March 24, 2018

Dear El Paso County Commissioners:

As a longtime resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I disapprove of and request you please deny the PUD and preliminary plan for the Retreat at Timber Ridge for the following reasons listed below.

Additionally, the Planning Commission denied this proposal in a unanimous vote of 7-0 previously.

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.

Water is a valuable resource and as a well owner who fought and paid dearly for my well I believe wise and strict regulation of groundwater from the existing aquifers requires careful consideration and regimented regulations in these large suburban plans no matter the cost or pressure from builders.

I urge you to deny this PUD rezone and preliminary plan to protect our unique area of the Black Forest and our original wildlife in the area. The Prong Horns aka antelope exist and breed in these areas and will disappear or starve to death without their natural habitat. It is a privilege as a Colorado/ Black Forest resident to view these magnificent animals in our area.

Please be our voice!

Thank you,

John D. West

9355 Morgan Rd, Black Forest, Colorado 80908

## Edith Anderson

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**Subject:**

RE: Oppose the rezone PUB of the Retreat of Timber Ridge

---

**From:** CenturyLink Customer [chickpea@q.com]

**Sent:** Saturday, March 24, 2018 4:05 PM

**To:** Stan VanderWerf

**Subject:** Fwd: Oppose the rezone PUB of the Retreat of Timber Ridge

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**From:** "Susan Baron" <[chickpea@q.com](mailto:chickpea@q.com)>

Dear Mr. Vanderwerf,

As a long time resident of Black Forest, I am sickened to see the encroaching of more and more houses being built so close together along Vollmer Road. As I travel into town on Vollmer the beauty of the rolling prairie and dotted pine trees is both a relaxing feeling and a beautiful sight to behold. My heart sinks to think that those beautiful views will be turned into high density housing only to close us in as we travel to town. Vollmer at Black Forest Rd. has become a traffic jam and accident spot because of all the houses and apartments the the County Commissioners have approved. It is no longer an enjoyable ride into town going west on Vollmer. I urge you to vote no and deny the whole building of the Retreat at Timber Ridge. It will not be a retreat at all but a slightly subdivision with more cars on the roads, more water used, and more headaches for local residents. I believe there should exist a 5 mile buffer zone going into Black Forest to preserve the wildlife and the serenity of the forest with no land use except cows, deer and antelope. Dense housing needs to stay in the city where it belongs.

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 considering our plea to keep Black Forest and neighboring lands rural.

Sincerely,  
Susan Baron

**Edith Anderson**

---

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

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**From:** EXTERNAL Michael & JaneWurtz  
**Sent:** Saturday, March 24, 2018 3:40 PM  
**To:** Stan VanderWerf; Longinos Gonzalez Jr; Mark Waller; Peggy Littleton; Darryl Glenn  
**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 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.

I will be out of town on Tuesday March 27, 2018, so I will not be able to attend the application hearing and speak out against to proposed PUD for the Retreat at Timber Ridge. I know development is inevitable but it needs to be done in a responsible manner. This proposal is not responsible and does not follow the Black Forest Preservation Plan

Mike Wurtz.