

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 8:42 AM
To: Karen
Cc: Craig Dossey
Subject: Re: Retreat at Timber Ridge

Thank you for your input

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

On Mar 23, 2018, at 8:39 AM, Karen <bucksquarters@aol.com> wrote:

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Dear Mr. Glenn,

I live very close to this proposed development and am pleading with you to help us preserve our Black Forest and vote NO on the density of the number of homes proposed.

Thank you, Karen Buck Black Forest resident over 37 years

Sent from AOL Mobile Mail

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 8:41 AM
To: Craig Dossey
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Jace Turner <jace.turner@ymail.com>
Date: March 23, 2018 at 6:49:20 AM MDT
To: "darrylglenn@elpasoco.com" <darrylglenn@elpasoco.com>, "peggylittleton@elpasoco.com" <peggylittleton@elpasoco.com>, "markwaller@elpasoco.com" <markwaller@elpasoco.com>, "stanvanderwerf@elpasoco.com" <stanvanderwerf@elpasoco.com>, "longinosgonzalezjr@elpasoco.com" <longinosgonzalezjr@elpasoco.com>
Subject: Denial of PUD for the Retreat at Timber Ridge
Reply-To: Jace Turner <jace.turner@ymail.com>

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Dear El Paso County Commissioners,

On Tuesday, 3/27/18, at the regular commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge. This is a proposed development on Vollmer Road and Arroya Lane in Black Forest. The Planning Commission carefully studied this application. Then, the Planning Commission unanimously denied this proposal with a vote of 7-0. Their unanimous denial is very significant and compelling.

I am a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan. Consistent with the Planning Commission, I also am in **opposition**

to the PUD rezone and the Retreat at Timber Ridge's application. I urge you to **deny** the PUD and preliminary plan for the Retreat at Timber Ridge.

The Retreat's application proposes **urban** densities and an excessively high groundwater usage. However, these are inconsistent with the Black Forest Preservation Plan. This also threaten our private wells!

The Retreat's application is incompatible with long-established, Black Forest land uses. The residents of Black Forest could have chosen to buy and live in an urban environment. Instead, we chose to buy in an area where there are many hobby farms, gardens, greenhouses, numerous farm animals, and many dirt roads. It is quite common to see people (including children) riding their horses in Black Forest. We and our neighbors raise: chickens, horses, cows, goats, pigs, as well as llamas, alpacas, bison, yaks, peafowl, emus, etc. When we bought, we were convinced that we would be protected by our zoning and by the Black Forest Preservation Plan.

The Black Forest is an area of wildlife and natural beauty. If this PUD area is ruined by high-density lots, it can never be restored.

Thank you for your consideration in this matter.

Respectfully,
Jace Turner

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 8:41 AM
To: Craig Dossey
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: cheryl everitt <cheryl.everitt@hotmail.com>
Date: March 23, 2018 at 6:34:51 AM MDT
To: Darryl Glenn <darrylglenn@elpasoco.com>, Peggy Littleton <PeggyLittleton@elpasoco.com>, Mark Waller <MarkWaller@elpasoco.com>, "Stan VanderWerf" <StanVanderWerf@elpasoco.com>, Longinos Gonzalez Jr <LonginosGonzalezJr@elpasoco.com>
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

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 8:41 AM
To: Susan Beiner; Craig Dossey
Subject: Re: Retreat at Timber Ridge

Thank you for your input.

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

On Mar 23, 2018, at 5:52 AM, Susan Beiner <mrsbeiner@hotmail.com> wrote:

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Dear Mr. Glenn,

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!

Susan Beiner

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 8:39 AM
To: Craig Dossey
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Victoria Johnson <gardendreamer@q.com>
Date: March 22, 2018 at 7:39:24 PM MDT
To: <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <markwaller@elpasoco.com>, <stanvanderwerf@elpasoco.com>, <longinosgonzalezjr@elpasoco.com>
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>

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 8:39 AM
To: Jim Woudstra
Cc: Peggy Littleton; Craig Dossey
Subject: Re: Denial of PUD for the Retreat at Timber Ridge

Thank you for your input.

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

On Mar 22, 2018, at 7:24 PM, Jim Woudstra <jjowoudstra@gmail.com> wrote:

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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

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 8:38 AM
To: Craig Dossey
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: David Griebelbauer <tollerq@gmail.com>
Date: March 22, 2018 at 6:18:24 PM MDT
To: <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <markwaller@elpasoco.com>, <stanvanderwerf@elpasoco.com>, <longinosgonzalezjr@elpasoco.com>
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.

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 8:38 AM
To: Craig Dossey
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Dawn Griebelbauer <bigblackshaggy@yahoo.com>
Date: March 22, 2018 at 5:59:51 PM MDT
To: "markwaller@elpasoco.com" <markwaller@elpasoco.com>, "stanvanderwerf@elpasoco.com" <stanvanderwerf@elpasoco.com>, "longinosgonzalezjr@elpasoco.com" <longinosgonzalezjr@elpasoco.com>, "darrylglenn@elpasoco.com" <darrylglenn@elpasoco.com>, "peggylittleton@elpasoco.com" <peggylittleton@elpasoco.com>
Subject: Denial of PUD for the Retreat at Timber Ridge
Reply-To: Dawn Griebelbauer <bigblackshaggy@yahoo.com>

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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

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

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 8:40 AM
To: Craig Dossey
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Nancy Beers <sylviasage80908@gmail.com>
Date: March 22, 2018 at 8:26:00 PM MDT
To: <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <markwaller@elpasoco.com>, <stanvanderwerf@elpasoco.com>, <longinosgonzalezjr@elpasoco.com>
Subject: Denial of PUD for the Retreat at Timber Ridge

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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

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 8:40 AM
To: Robert Dunn
Cc: Peggy Littleton; Craig Dossey
Subject: Re: PUD

Thank you for your input.

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

On Mar 22, 2018, at 8:23 PM, Robert Dunn <rjdunn46@gmail.com> wrote:

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Mr. Glenn and County Commissioners,

I am opposed to any changes in PUD allowing for the building of single dwelling and multi-dwelling units on small parcels. Our water table is already over taxed, there are too many people in northern El Paso County and the urban sprawl is positively obscene. Where is your sense of balance? So many people from California are moving here because of the over-crowding on the west coast. Help us maintain some standard of living along the Front Range.

Robert J. Dunn
42 year resident of Black Forest
4495 Terrell Lane
Colorado springs, CO

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 8:37 AM
To: r e tillman; Craig Dossey
Subject: Re: Denial of PUD for the Retreat at Timber Ridge

Thank you for your input.

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

On Mar 22, 2018, at 5:41 PM, r e tillman <RETILLMAN@msn.com> wrote:

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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.

Sincerely,

Robert Tillman

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 3:08 PM
To: Dawn Healy
Cc: Craig Dossey
Subject: Re: Denial of PUD for the Retreat at Timber Ridge

Thank you for the input

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

> On Mar 23, 2018, at 2:18 PM, Dawn Healy <dawneshealy@hotmail.com> wrote:

>

>

> _____

>

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>

>

> As a long-time 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 strongly urge disapproval for the following reasons:

>

>

> The Retreat would have about 160 lots that average 1/3 of an acre. These lots are way 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 reasonable, gradual transition.

>

> 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 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.

>

> The Planning Commission saw it for what it was and denied this proposal in a unanimous vote of 7-0.

>

> Again, I strongly urge you to deny this PUD rezone and preliminary plan.

>

>

>

> Dawn Healy

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 3:06 PM
To: Jim Moyers
Cc: Peggy Littleton; Craig Dossey
Subject: Re: The Retreat at Timber Ridge

Thank you for your input.

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

On Mar 23, 2018, at 1:42 PM, Jim Moyers <jmoyers51@gmail.com> wrote:

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Please consider the traffic and water problems that this proposed high density development will create long after the developer is gone with his money and our kids will be holding the bag!

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 3:03 PM
To: Craig Dossey
Subject: Fwd: Please Deny - PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Doug Lollar <lollarbd33@gmail.com>
Date: March 23, 2018 at 11:54:06 AM MDT
To: <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <markwaller@elpasoco.com>, <stanvanderwerf@elpasoco.com>, <longinosgonzalezjr@elpasoco.com>
Subject: Please Deny - PUD for the Retreat at Timber Ridge

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Dear Commissioners,

At the regular El Paso BOCC meeting on March 27, you will hear and consider the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

My wife and I reside at 6670 Shoup Road. We also own 5 acres of vacant property two miles to the northeast, at 14115 Wyandott Drive, on which we plan to build a new home during the next few years.

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

Having reviewed The Retreat's preliminary plan, I think the proposed number of lots and the house density is far too great and is inconsistent with the Black Forest Preservation Plan. I am

also concerned about the impact to groundwater due to the high number of urban lots. Finally, such development will produce higher-than-expected traffic impacts to the local road system.

I think reasonable and managed development is fine and do not have a complete "NIMBY" outlook toward growth and change. I do, however, disagree with the proposed Retreat plan and request you deny this PUD rezone and preliminary plan. Larger and fewer lots is a reasonable and fair expectation for those of us who live in The Forest now, as well as those who will in the future. Please have the developer go back, sharpen their pencil, and resubmit a plan that is consistent with the Preservation Plan.

Thank you for your consideration and support in this matter.

Sincerely,
Doug Lollar
6670 Shoup Road
Colorado Springs, CO 80908

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 2:58 PM
To: Craig Dossey
Subject: Fwd: Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Ray Chamberland <raychamberland@yahoo.com>
Date: March 23, 2018 at 9:32:35 AM MDT
To: "DarrylGlenn@elpasoco.com" <DarrylGlenn@elpasoco.com>, "MarkWaller@elpasoco.com" <MarkWaller@elpasoco.com>, "stanvanderwerf@elpasoco.com" <stanvanderwerf@elpasoco.com>, "LonginasGonzales@elpasoco.com" <LonginasGonzales@elpasoco.com>, "peggylittleton@elpasoco.com" <peggylittleton@elpasoco.com>
Subject: 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.

Ray and Mary Chamberland

10050 Tomahawk Trail

Colorado Springs, Co 80908

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 3:07 PM
To: Craig Dossey
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Joy Walter <joyfwalter@gmail.com>
Date: March 23, 2018 at 2:03:07 PM MDT
To: <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <markwaller@elpasoco.com>, <stanvanderwerf@elpasoco.com>
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

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 3:05 PM
To: SALLY JENSEN
Cc: Craig Dossey
Subject: Re: Denial of PUD for the Retreat at Timber Ridge

Thank you for your input

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

On Mar 23, 2018, at 1:12 PM, SALLY JENSEN <Noahsbuddy@msn.com> wrote:

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.

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

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 3:03 PM
To: Craig Dossey
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Shirley <brookssab@gmail.com>
Date: March 23, 2018 at 10:57:22 AM MDT
To: <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <markwaller@elpasoco.com>, <stanvanderwerf@elpasoco.com>, <longinosgonzalezjr@elpasoco.com>
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.

On Tuesday the 27th at the regular commission meeting, you will hear 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 strongly oppose this plan for the following reasons:

The Black Forest Preservation Plan does not support the density proposed.

Providing water for high density developments is a concern for everyone in the Forest. 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.** If nothing else persuades you to disapprove this plan, then the long-term supportability of providing well water to city-like developments should give you serious pause and sway your vote against the plan.

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 also 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. Allowing high density development this far north into Black Forest changes the Black Forest from the rural-zoned environment that is Black Forest and jeopardizes our future.

Sincerely,

Shirley Brooks
9945 Burgess Road
Black Forest, CO

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 2:58 PM
To: Craig Dossey
Subject: Fwd: Opposed to Retreat at Timber Ridge PUD

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Lee <lee@iqed.net>
Date: March 23, 2018 at 9:26:05 AM MDT
To: <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <markwaller@elpasoco.com>, <stanvanderwerf@elpasoco.com>, <longinosgonzalezjr@elpasoco.com>
Subject: Opposed to Retreat at Timber Ridge PUD

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 strongly oppose the PUD rezone and preliminary Retreat at Timber Ridge plan near Vollmer Road and Arroya Lane.

The current plan proposes a density much greater than that described in the Black Forest Preservation Plan and the transition to larger lots is not 'gradual' -- jumping from 2.5 acre lots directly to 1/3 acre lots. This violates my expectations and those of other residents who purchased property in the country to avoid traffic, noise and density.

Well water availability in this area is a major concern. Adding 160 urban lots will place considerable load on an already scarce resource -- potentially impacting everyone in Black Forest and surrounding areas.

As a resident of Black Forest for over 20 years I urge your to deny the PUD and preliminary plan for the Retreat at Timber Ridge.

Regards,

Leroy Inman
9945 Burgess Rd

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 3:07 PM
To: Craig Dossey
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Byron Walter <byronawalter@gmail.com>
Date: March 23, 2018 at 1:53:50 PM MDT
To: <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <markwaller@elpasoco.com>, <stanvanderwerf@elpasoco.com>
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.

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)

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 3:05 PM
To: Joan Kaler
Cc: Craig Dossey
Subject: Re: Denial of PUD for the Retreat at Timber Ridge

Thank you for your input.

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

On Mar 23, 2018, at 12:46 PM, Joan Kaler <joantrvl@gmail.com> wrote:

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.

Dear Commissioner Glenn,

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

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 3:03 PM
To: Craig Dossey
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Suzanne Caron <suzcaron@gmail.com>
Date: March 23, 2018 at 10:41:32 AM MDT
To: markwaller <markwaller@elpasoco.com>, Darryl Glenn <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <longinosgonzalezjr@elpasoco.com>, <stanvanderwerf@elpasoco.com>
Subject: Denial of PUD for the Retreat at Timber Ridge

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Commissioners,

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. This proposal does not adhere to the proposed Black Forest Preservation Plan. These lots are too small and too dense this far north into the Black Forest Planning Area to maintain and sustain the current quality of life we enjoy. 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. The 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 and support the original land use proposal of 2.5 acre lots with a limit of one well per 2.5 acre lot.

Black Forest Preservation Plan Supporter and Black Forest Resident
Suzanne Caron

Suzanne Caron

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 2:58 PM
To: Craig Dossey
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Samuel Beers Marshall <Samuel.Marshall@colorado.edu>
Date: March 23, 2018 at 9:24:08 AM MDT
To: <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <markwaller@elpasoco.com>, <stanvanderwerf@elpasoco.com>, <longinosgonzalezjr@elpasoco.com>
Subject: Denial of PUD for the Retreat at Timber Ridge
Reply-To: <Samuel.Marshall@colorado.edu>

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.

Hello,
My name is Samuel Marshall, I am a resident of Black Forest and I work for Academy School District 20.

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.

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.

Thanks for your service to our community,

Samuel Marshall

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 3:06 PM
To: Craig Dossey
Subject: Fwd: Please DENY the PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Pete McCollum <saipan59@q.com>
Date: March 23, 2018 at 1:42:30 PM MDT
To: <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <markwaller@elpasoco.com>, <stanvanderwerf@elpasoco.com>, <longinosgonzalezjr@elpasoco.com>
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)

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 3:04 PM
To: Craig Dossey
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: B <earinn@gmail.com>
Date: March 23, 2018 at 12:21:18 PM MDT
To: <markwaller@elpasoco.com>, <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <stanvanderwerf@elpasoco.com>, <longinosgonzalezjr@elpasoco.com>
Subject: Denial of PUD for the Retreat at Timber Ridge

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Honorable commissioners,

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

As a 20 year 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, as well as ours, of low density, larger lots and open space 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,

Beth Rinn

Sent from my iPad

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 2:59 PM
To: Craig Dossey
Subject: Fwd: Email to Commissioners About the Retreat - VERY IMPORTANT - PLEASE READ!

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Eugene Caron <caron.g.s@q.com>
Date: March 23, 2018 at 10:20:55 AM MDT
To: <markwaller@elpasoco.com>, darrylglenn <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <stanvanderwerf@elpasoco.com>, <loginosgonzalezjr@elpasoco.com>
Subject: Email to Commissioners About the Retreat - VERY IMPORTANT - PLEASE READ!

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.

Commissioners,

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. This proposal does not adhere to the proposed Black Forest Preservation Plan. 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 and support the original land use proposal to one well per 2.5 acre lot.

Black Forest Preservation Plan Supporter and Black Forest Resident

Eugene Caron

Kari Parsons

From: Darryl Glenn
Sent: Friday, March 23, 2018 2:58 PM
To: Craig Dossey
Subject: Fwd: Denying the Retreat at Timber Ridge re-zoning request

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Sheryl Lambert <newlou77@yahoo.com>
Date: March 23, 2018 at 9:17:25 AM MDT
To: "darrylglenn@elpasoco.com" <darrylglenn@elpasoco.com>, "markwaller@elpasoco.com" <markwaller@elpasoco.com>, "LonginasGonzales@elpasoco.com" <LonginasGonzales@elpasoco.com>, "peggylittleton@elpasoco.com" <peggylittleton@elpasoco.com>
Subject: Denying the Retreat at Timber Ridge re-zoning request

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Dear County Commissioners,

Please read and take into consideration:

I am a resident of Black Forest, Colorado. I have lived here almost twenty years straight and off and on years prior since 1969 intermittently watching the area grow and develop. I urge you to carefully consider supporting the decision of the El Paso County Planning Commission and vote to reject this proposal as it stands immediately. And these are my reasons why:

Developers are blindly moving forward with the presumed assumption that water will miraculously appear. They keep dangling the carrots of "incoming tax money" for the city and the benefits of massive development for the area with no regard to the downsides. People can't exist where water doesn't. The initial reasons that have drawn people to the area will disappear. Developers will eventually destroy this "desired draw" with all of this rapidly high density development if boundaries aren't made and supported. This proposal far exceeds the normal for groundwater wells and usages. They are not sustainable over time.

County officials must face the reality that groundwater is not and will not be available in the long term for urban-sized developments. Steps need to be taken to restrict developments like this to conserve water resources. Colorado strong winds, long dry spells, fires, rampant strong winds have been increasing with time. Why create and add to our existing problems? We need to be vigilant caretakers to preserve what natural gifts we have been given and encourage conscientious usage especially during lean times. Massive densities in this area would tax the terrain, drainages, infrastructures, first responders, police protection, traffic control problems, road accidents will naturally increase, road repair will increase, crime rates will increase, expensive infrastructural costs for central water and sewer facilities will follow, natural vegetation and grassland will be destroyed, traffic noise will grow in leaps and bounds. Because of these reasons and so many more, I do not think there are enough increased benefits existing to allow this proposal to go forward. Not only that, but approval of this application would set a precedent for additional urban incursion into the Black Forest area. Eventually the Black Forest we have grown to care about will no longer exist. I strongly urge DISAPPROVAL of this PUD rezoning and preliminary plan. Thank you for your consideration.

Sheryl Lambert, Black Forest Resident

Kari Parsons

From: Darryl Glenn
Sent: Thursday, March 22, 2018 3:56 PM
To: Craig Dossey
Subject: Fwd: Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: "Brown, Debbie" <Debbie.Brown@netscout.com>
Date: March 22, 2018 at 2:58:14 PM MDT
To: "darrylglenn@elpasoco.com" <darrylglenn@elpasoco.com>, "peggylittleton@elpasoco.com" <peggylittleton@elpasoco.com>, "markwaller@elpasoco.com" <markwaller@elpasoco.com>, "stanvanderwerf@elpasoco.com" <stanvanderwerf@elpasoco.com>, "longinosgonzalezjr@elpasoco.com" <longinosgonzalezjr@elpasoco.com>
Subject: Retreat at Timber Ridge

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Next week (4/27) the PUD is scheduled to hear the rezone and preliminary plan for the Retreat at Timber Ridge.

I urge the planning commission to vote NO on this development.

This large scale development will have 160 lots that average 1/3 of an acre. The density of lots would cause significant water usage from the Denver basin aquafer.

This type of density will create substantial traffic and noise on roads that are narrow and without adequate turn lanes.

When I bought my home in Black Forest it was with the understanding that the area would remain rural. I have been disappointed many times by the continual approval of subdivisions that violate the Black Forest Preservation Plan.

The developers were aware of the Black Forest Preservation Plan at the time they purchased the property – so they should be required to comply with it.

I sincerely hope the planning commission will protect the residents instead of the developers. I urge you to deny this PUD rezone and preliminary plan and observe the Black Forest Preservation Plan.

Thank you,

Debbie Brown

Kari Parsons

From: Darryl Glenn
Sent: Thursday, March 22, 2018 3:56 PM
To: Craig Dossey
Subject: Fwd: Oppose Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: "D. Taylor" <DITAY@msn.com>
Date: March 22, 2018 at 2:55:10 PM MDT
To: "darrylglenn@elpasoco.com" <darrylglenn@elpasoco.com>, "peggylittleton@elpasoco.com" <peggylittleton@elpasoco.com>, "markwaller@elpasoco.com" <markwaller@elpasoco.com>, "stanvanderwerf@elpasoco.com" <stanvanderwerf@elpasoco.com>, "longinosgonzalezjr@elpasoco.com" <longinosgonzalezjr@elpasoco.com>
Subject: Oppose Timber Ridge

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Hi All,

Please deny this PUD. It impacts our way of life in Black Forest. Time to stop the crazy development in our area with high 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.

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.

Diana Taylor