

## Kari Parsons

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**From:** Darryl Glenn  
**Sent:** Thursday, March 22, 2018 9:13 AM  
**To:** Craig Dossey  
**Subject:** Fwd: Opposition to PUD Rezone

Regards,

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

Begin forwarded message:

**From:** Gary Hokkanen <[glhokkanen@gmail.com](mailto:glhokkanen@gmail.com)>  
**Date:** March 22, 2018 at 6:30:31 AM MDT  
**To:** <[darrylglenn@elpasoco.com](mailto:darrylglenn@elpasoco.com)>, <[peggylittleton@elpasoco.com](mailto:peggylittleton@elpasoco.com)>, <[markwaller@elpasoco.com](mailto:markwaller@elpasoco.com)>, <[stanvanderwerf@elpasoco.com](mailto:stanvanderwerf@elpasoco.com)>  
**Subject: Opposition to PUD Rezone**

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Dear 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 residents of Black Forest and as members of the Friends of the Black Forest Preservation Plan we urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

Further, we 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.

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

Respectfully,

Gary & Patricia Hokkanen

## Kari Parsons

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**From:** Darryl Glenn  
**Sent:** Thursday, March 22, 2018 9:11 AM  
**To:** Michael Barth  
**Cc:** Craig Dossey  
**Subject:** Re: The Retreat

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](mailto:Darrylglenn@elpasoco.com)

On Mar 22, 2018, at 6:04 AM, Michael Barth <[barthmichaelj@gmail.com](mailto:barthmichaelj@gmail.com)> wrote:

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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.

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Mike Barth.  
I & E Inspector

**Kari Parsons**

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**Subject:** FW: Denial of PUD

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**From:** Darryl Glenn  
**Sent:** Thursday, March 22, 2018 9:15 AM  
**To:** EXTERNAL Annlane; Craig Dossey  
**Subject:** Re: Denial of 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](mailto:Darrylglenn@elpasoco.com)

On Mar 22, 2018, at 8:03 AM, EXTERNAL Annlane <[Annlane@aol.com](mailto:Annlane@aol.com)> wrote:

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**Dear Commissioner Glenn....**

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.

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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 urge you to DENY the PUD.

Thanks for listening....

Ann Lane who lives just up Vollmer & would be unhappily impacted by this

**Kari Parsons**

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**Subject:** FW: Please do not support the PUD for the Retreat at Timber Ridge

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**From:** Darryl Glenn  
**Sent:** Thursday, March 22, 2018 9:11 AM  
**To:** Craig Dossey  
**Subject:** Fwd: Please do not support 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](mailto:Darrylglenn@elpasoco.com)

Begin forwarded message:

**From:** Craig McDermott <[craigmcderm@hotmail.com](mailto:craigmcderm@hotmail.com)>  
**Date:** March 22, 2018 at 6:00:04 AM MDT  
**To:** "[darrylglenn@elpasoco.com](mailto:darrylglenn@elpasoco.com)" <[darrylglenn@elpasoco.com](mailto:darrylglenn@elpasoco.com)>, "[peggylittleton@elpasoco.com](mailto:peggylittleton@elpasoco.com)" <[peggylittleton@elpasoco.com](mailto:peggylittleton@elpasoco.com)>, "[markwaller@elpasoco.com](mailto:markwaller@elpasoco.com)" <[markwaller@elpasoco.com](mailto:markwaller@elpasoco.com)>, "[stanvanderwerf@elpasoco.com](mailto:stanvanderwerf@elpasoco.com)" <[stanvanderwerf@elpasoco.com](mailto:stanvanderwerf@elpasoco.com)>, "[longinosgonzalezjr@elpasoco.com](mailto:longinosgonzalezjr@elpasoco.com)" <[longinosgonzalezjr@elpasoco.com](mailto:longinosgonzalezjr@elpasoco.com)>  
**Subject:** Please do not support the PUD for the Retreat at Timber Ridge

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To Mr. Glenn, Ms. Littleton, Mr. Waller, Mr. Vanderwerf, and Mr. Gonzalez;

I acknowledge that it is not reasonable for those of us who live in Black Forest to expect that our community would never be subject to change as the world changes around us. Nonetheless, when I moved there 20 years ago, there existed a social contract between society and me. And that social contract wasn't just *implied*. It was outlined in writing by the Black Forest Preservation Plan and formally agreed to by society's representatives – the County government.

The population density and water resources needed to support that density violates that social contract that the County made with me when I moved there. Please honor that contract by

rejecting the PUD and preliminary plan for the “Retreat at Timber Ridge” development. I'm not asking for "no change", I'm asking for thoughtful, reasonable, and honorable change.

It's easy to do the right thing when the right thing is the easiest thing to do. But the right thing to do is still the right thing to do even when it is not the easiest thing to do. Please do the right thing and reject this proposal.

Sincerely and respectfully,  
Craig McDermott  
128930 Herring Rd  
Black Forest, CO.

## Kari Parsons

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**From:** Darryl Glenn  
**Sent:** Thursday, March 22, 2018 9:06 AM  
**To:** Jim Colton; 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](mailto:Darrylglenn@elpasoco.com)

On Mar 21, 2018, at 10:40 PM, Jim Colton <[jimcolt@gmail.com](mailto:jimcolt@gmail.com)> wrote:

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I urge disapproval for the following reasons:

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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.

## Kari Parsons

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**From:** Darryl Glenn  
**Sent:** Thursday, March 22, 2018 8:45 AM  
**To:** brenda\_diane@yahoo.com; Craig Dossey  
**Cc:** Peggy Littleton  
**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](mailto:Darrylglenn@elpasoco.com)

On Mar 21, 2018, at 10:37 PM, "[brenda\\_diane@yahoo.com](mailto:brenda_diane@yahoo.com)" <[brenda\\_diane@yahoo.com](mailto:brenda_diane@yahoo.com)> wrote:

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

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

Brenda Kovach  
Black Forest