

Edith Anderson

Subject:

RE: Retreat at Timber Ridge

From: EXTERNAL pamela205

Sent: Monday, March 26, 2018 7:56 AM

To: Stan VanderWerf

Subject: Retreat at Timber Ridge

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Good morning,

Tomorrow 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 the 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.

The Retreat would 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 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 water concerns for me are the greatest. 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 denied this PUD in a unanimous vote of 7-0.

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

Tom and Pam Devereux

Edith Anderson

Subject: RE: Retreat at Timber Ridge

From: Michael Schuette [ms@lostcircuits.com]
Sent: Sunday, March 25, 2018 9:05 PM
To: Stan VanderWerf
Subject: Retreat at Timber Ridge

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On Tuesday the 27th of March 2018 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.

Best Regards

Michael Schuette, Ph.D.

--

Michael Schuette, ms@lostcircuits.com on 3/25/2018

Edith Anderson

Subject:

RE: PUD rezone for the Retreat at Timber Ridge

From: EXTERNAL MichaelFerrell

Sent: Sunday, March 25, 2018 9:06 PM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf

Subject: PUD rezone for the Retreat at Timber Ridge

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This Tuesday 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.

Respectfully,

Mike Ferrell

Edith Anderson

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

From: Serio, Kathrine [kathrine.serio@dx.com]

Sent: Sunday, March 25, 2018 9:18 PM

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

Subject: Denial of PUD for the Retreat at Timber Ridge

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Dear Commissioners,

My husband and myself will not be able to make it to Tuesday's meeting. Please let this email represent us and our feelings towards item #12 of the meeting... the rezoning of property of the Retreat at Timber Ridge.

We would like you to **deny** the PUB and preliminary plan. We would like to keep Black Forest the way it is. 5 acres lots are preferred. Already too much land has been developed into small lots. More small lots are detrimental to the wildlife, the water, and the traffic. The builder can make plenty of money off of 2.5 or 5 acre lots.

Thank you for representing us.

Regards,

Kathrine Serio

Edith Anderson

Subject:

RE: Denial of PUD for the Retreat at Timber Ridge

From: Kathy Serio [kserio4@gmail.com]

Sent: Sunday, March 25, 2018 9:22 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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Hello.

We have 3 registered voters at our house and we would like to see the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane DENIED.

The Retreat too small of lots 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.

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.

Just say NO :)

Thank you,
Sebastian, Kathy and Jonathan

Edith Anderson

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

From: James Nagy [njames63@q.com]
Sent: Sunday, March 25, 2018 9:29 PM
To: Stan VanderWerf
Subject: Denial of PUD for the Retreat at Timber Ridge

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Honorable Stan VanderWerf,

As a resident of Black Forest, I urge you to reject the proposed plan for the Timber Ridge development on Vollmer and Arroya Lane.

The lot sizes are well below the size recommended by the Black Forest Preservation Plan. Also, the high density housing will result in a far greater water usage per acre than would be necessary on larger lot sizes.

These kinds of developments are inconsistent with the current density, development, and way of life for Black Forest. We residents moved to Black Forest because we value lower volumes of traffic, less noise, and lower density communities.

Regards,

James Nagy
6205 Coolwell Drive
Colorado Springs, CO 80908

Edith Anderson

Subject:

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

From: Daniel Sherman [shermds@gmail.com]

Sent: Sunday, March 25, 2018 10:08 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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El Paso County Commissioners,

During your commission meeting this Tuesday March 27th, 2018 you will be hearing request for application for the PUD rezone and preliminary plan for The Retreat at Timber Ridge, a housing development at Vollmer road and Arroya lane.

As a 3rd generation Colorado Springs and Black Forest resident and a member of the Black Forest Preservation Plan, **I strongly urge you to "DENY" the PUD and preliminary plan for the Retreat at Timber Ridge.**

There are numerous reasons to "DENY" approval that are based on a lack of logic and genuine concerns for safety and the future quality of life.

The Retreat proposes having about 160 lots that average 1/3 of an acre. These lots are far to small and would put stress on our water table as well as the infrastructure currently in place or planned for the future. Based on the current issues caused from the housing and apartments at Vollmer and Black Forest roads this would increase the problems and safety issues ten fold. Currently, because of the traffic, you have cars turning and speeding through the residential area in order to beat the traffic, clearly a safety problem.

The proposed transition from 2.5 acre lots down to 1/3 of an acre is not a gradual transition. The 160 lots, based on using groundwater from wells in the Denver Basin, would be equivalent to 7 wells and 8 to 10 times the water consumed by one 2.5 acre lot. This type of Urban densities cannot be sustained by groundwater wells.

This proposal violates every form of logic based on water consumption, major traffic problems, noise, and the quality of life many of us expect by living in Black Forest and Colorado Springs.

I also want to bring to your attention that the Planning Commission denied this proposal by a vote of 7-0.

With all respect, I urge you to this PUD rezone and preliminary plan!

Daniel Sherman

Edith Anderson

Subject:

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

From: Linda Hinton [lindahin@live.com]

Sent: Sunday, March 25, 2018 10:24 PM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf

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

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I am writing in regard to the to the upcoming commission meeting and the application for the PUD rezone for the Retreat at Timber Ridge. As a resident of Black Forest I am writing you to urge DENIAL of the PUD and the plan for the Retreat at Timber Ridge.

I urge the El Paso County Commissioner disapproval for the following reasons:

1. The Retreat is planning 160 lots of about .33 a

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: DEBBIE SHERMAN [dsherman@kw.com]

Sent: Sunday, March 25, 2018 10:43 PM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; longinosgonalejr@elpaso.com

Subject: Denial of PUD for the Retreat at Timber Ridge

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

I have lived in Black Forest for almost 30 years and a member of the Friends of the Black Forest Preservation Plan. I plead you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I have watched so many deaths and crosses added along Vollmer Road, we already are seeing people driving to fast with the congestion we have now.

This road is not wide and we also have the large trucks from Pioneer sand. The intersection at Black Forest and Vollmer road is so congested, people are driving through residential area (at great speeds) to try and beat the traffic.

Water has always been an issue, larger lots, 2.5 to 40 acre tracts have always been the development for Black Forest. Small tracts will encourage more water usage and water being used for yards. Urban densities cannot be used for groundwater wells.

We ask you to preserve Black Forest as it is meant to be, country.

The planning commission denied the proposal by a vote of 7-0.

--

Debbie Sherman

Edith Anderson

Subject: RE: Assistance Needed, Please

From: Eliza Henderson [sothankful@centurylink.net]
Sent: Monday, March 26, 2018 11:06 AM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr
Subject: Assistance Needed, Please

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To Whom it May Concern:

We have known for some time that there will be a new housing development near our home. We were told that the new development (Retreat at Timber Ridge) would be like ours - with lots of acreage. We moved from the city out to the countryside in the Black Forest area a few years ago and we have loved the open spaces, the quiet and the beauty. Many times antelope walk about and graze in our yard. It has been an delightful experience.

We have a water well and we have recently discovered the Timber Ridge will be placing several houses per acre. The neighborhood will be dense with housing and will use an overwhelming amount of well water. Our concern is that our aquifer will not be able to sustain all of those manicured and well-watered lawns or all of the people who will be packed in like sardines. We left the city to avoid noisy sardine-like housing. We are writing to appeal the current plans that are being submitted by the developers and we are asking that the plans so near to Black Forest be amended to no less than one house for every 2.5 acres. Several houses per acre would severely deplete water supplies - threatening the wells of the houses already in existence.

Additionally, our property values would decrease with such dense housing right next to us. Most houses in this area have one house for every 5 to 10 acres - not 3 or more houses per acre. It's an extreme plan that Timber Ridge is proposing and we are vehemently opposed to this. We are asking for your help to insure that our well water will not be threatened by such huge population increases in the area. We need your help so that the wonderful peace and quiet will be sustained and that the beauty and wildlife will remain. Timber Ridge's proposed plans endanger our water, our property values and the natural, peaceful beauty. Please stand with us against these serious threats.

Thank you for your consideration,
Eliza Henderson
9675 Tomahawk Trail
Colorado Springs, CO
80908

Edith Anderson

Subject:

RE: Denial of PUD for the Retreat at Timber Ridge

From: Sue Ader [sueader@earthlink.net]

Sent: Monday, March 26, 2018 9:35 AM

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

Subject: Denial of PUD for the Retreat at Timber Ridge

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As an eighteen year resident of Black Forest & a member of the Friends of the Black Forest Preservation Plan I am asking you to deny the PUD & preliminary plan for the Retreat at Timber Ridge.

My concerns include the density of the lots & the amount of groundwater that would be used. "Urban" lots are not part of our preservation plan, & go against all the reasons people live in Black Forest.

The Planning Commission denied this proposal in a unanimous vote of 7-0 & I urge you to do the same.

Thank you.

Susan Ader

Edith Anderson

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

From: Sue Ader [sueader@earthlink.net]
Sent: Monday, March 26, 2018 9:52 AM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr
Subject: Denial of PUD for the Retreat at Timber Ridge

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As an eighteen year resident of Black Forest, & a member of the Friends of the Black Forest Preservation Plan, I am urging you to DENY the PUD & preliminary plan for the Retreat at Timber Ridge.

The density of the lots will require an amount of groundwater that is not sustainable. Urban density is not why people live here!

The Planning Commission denied this proposal in a unanimous vote of 7-0 & I urge you to do the same.

Thank you.
Jeffrey Ader

Edith Anderson

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

From: Frank H. Simonds, Jr. [franksimonds@gmail.com]
Sent: Monday, March 26, 2018 10:10 AM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr
Cc: Simonds, Frank H Jr CIV USAF (US); juliesimonds@gmail.com
Subject: Denial of PUD for the Retreat at Timber Ridge

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Dear El Paso County Commissioners,

First and foremost, thank you for all that you do to protect El Paso County and its citizens - we fully recognize that it's a tough job.

Unfortunately, my work at NORAD & USNORTHCOM prevents me from attending your meeting tomorrow, but want to go on the record that I support the Planning Commission's opposition to the PUD rezone and preliminary plan. I am sincerely concerned with the proposed density change and its significantly detrimental impact on water usage, not to mention the noise and traffic impacts. The Retreat at Timber Ridge's requested density changes this far north into the Black Forest Planning Area will have a profound, negative impact the Back Forest and its residents.

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. Thank you in advance for your consideration.

Semper Fidelis and,
Warm regards,
Frank & Julie Simonds

Edith Anderson

Subject: RE: Deny PUD for the Retreat at Timber Ridge

From: Amy Phillips [amy_p@mac.com]
Sent: Monday, March 26, 2018 10:40 AM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr
Cc: Amy Phillips
Subject: Deny PUD for the Retreat at Timber Ridge

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Dear Commissioners,

I am writing to urge you to deny the request for the PUD plan for the Retreat at Timber Ridge. Although I would prefer to see 5 acre lots throughout this area, I can also understand that a transition to 2.5 acre lots may be viable. But in no case should any of the lots be less than 2.5 acres, and preferably, the overall density would be 1 house per 5 acres.

We've seen many of the "overall density" designs become very valuable, and they cost less to develop than urban densities. They also leave much more of the land intact, thereby preserving wildlife habitat and permeable soil for drainage and potential aquifer recharge.

I agree with the Black Forest Land Use Committee's recommendation, and urge you to deny the PUD for the Retreat at Timber Ridge.

Respectfully yours,

Amy Phillips
80908
Past Chair, Black Forest Land Use Committee

Edith Anderson

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

From: Edward Nelson [ed18nelson@gmail.com]
Sent: Sunday, March 25, 2018 9:00 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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Dear Commissioners,

I am writing to you, because in 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.

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,

Mr. Ed Nelson

Edith Anderson

Subject: RE: DENIAL OF PUD AND PRELIMINARY PLAN – RETREAT AT TIMBER RIDGE

From: EXTERNAL Donna Arkowski
Sent: Sunday, March 25, 2018 1:22 PM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr
Subject: DENIAL OF PUD AND PRELIMINARY PLAN – RETREAT AT TIMBER RIDGE

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TO: Darryl Glenn, Peggy Littleton, Mark Waller, Stan Vanderwerf, Longino Gonzalez

DENIAL OF PUD AND PRELIMINARY PLAN – RETREAT AT TIMBER RIDGE

This week the commissioners will consider an application for a PUD rezone and a preliminary plan for the Retreat at Timber Ridge. This development is in the Black Forest Preservation Plan transition zone, at 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 plans to develop about 160 lots averaging 1/3 of an acre. That lot size and that density is completely unacceptable that 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 Plan also calls for a **GRADUAL** transition in lot size. Transitioning from 2.5-acre lots to lots 1/3 of an acre is **NOT** a gradual transition.

The 160 urban-size lots would use groundwater from wells in the Denver basin. Because they would be urban in nature, 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 as they considered the Preservation Plan's precepts. The Preservation Plan is still active, and considered a viable small-area comprehensive development plan. It has been respected by the county commissioners for several decades and that respect must continue.

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

Donna Arkowski
darkkorch@msn.com
719-495-2892

Edith Anderson

Subject: RE: Retreat at Timber Ridge

From: EXTERNAL Freddy Stone
Sent: Sunday, March 25, 2018 1:30 PM
To: Darryl Glenn; peggylittleton@el Paso.com; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr
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 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.
2. Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.
3. The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.
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. We moved to the Black Forest to enjoy our larger lots and not be on top of our neighbors.

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,

Freddie Stone
A Concerned Resident of the Black Forest

Edith Anderson

Subject:

RE: Denial of PUD for the Retreat at Timber Ridge

From: donnis@q.com [dennis@q.com]

Sent: Sunday, March 25, 2018 2:39 PM

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

Subject: Denial of PUD for the Retreat at Timber Ridge

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

As residents of Black Forest and 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.

Here is why we make this request:

1. We live on a 5 acre piece of land, which is the smallest plot up to many more acres in our area. That's why we bought our home in Black Forest!
 - A. The plan for the Retreat has 160 lots that average 1/3 of an acre. These lots are too small and dense this far North into the Black Forest planning area!
 - B. Water is an issue in our community... At the density planned on 1/3 acre lots, the water used will be the equivalent of seven wells and will use 8-10 times as much water. Urban densities cannot be sustained but groundwater Wells!

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

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

Sincerely,

Donnis Martin and Robert Montoya
719964-2029

Edith Anderson

Subject:

RE: Recommend Denial of the Retreat PUD

From: Terry Stokka [terry.stokka@fobfpp.org]

Sent: Sunday, March 25, 2018 2:52 PM

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

Subject: Recommend Denial of the Retreat PUD

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Commissioners,

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.

Terry Stokka

Edith Anderson

Subject:

RE: Recommendation for Denial of the Retreat PUD

From: Terry Stokka [terry.stokka@fobfpp.org]

Sent: Sunday, March 25, 2018 2:54 PM

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

Subject: Recommendation for Denial of the Retreat PUD

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Commissioners,

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.

Artha Stokka

Edith Anderson

Subject:

RE: DENIAL of PUD for Retreat at Timber Ridge

From: Julie Foster [claracapool@gmail.com]

Sent: Sunday, March 25, 2018 5:09 PM

To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf

Subject: DENIAL of PUD for Retreat at Timber Ridge

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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 in Black Forest.

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 -- 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 proposed 160 urban lots would use GROUNDWATER FROM WELLS IN THE DENVER BASIN and by being urban will have more watered lawns and landscaping. Instead of one well per 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells using 8-10 times more water. URBAN DENSITIES CANNOT BE SUSTAINED BY GROUNDWATER WELLS.

This proposal also 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 unanimously denied this proposal by a vote of 7-0.

I urge you to likewise deny this PUD rezone and preliminary plan and will watch with interest from the audience on Tuesday.

Julie Foster

14535 Timberedge Lane 80921

member Friends of Black Forest Preservation Plan

Edith Anderson

Subject:

RE: Denial of Retreat at Timber Ridge PUD rezone and preliminary plan

From: Trish Grihalva [tgrihalva@outlook.com]

Sent: Sunday, March 25, 2018 5:22 PM

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

Subject: Denial of Retreat at Timber Ridge PUD rezone and preliminary plan

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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. This plan for development will put an enormous drain on the water system for the overall Black Forest area. The Planning Commission denied this proposal in a unanimous vote of 7-0. The transition of lots only 1/3 acre from 2.5-5.0 acres will destroy the overall environment of the forest for which many residents were willing to pay in order to have less traffic, noise and peace afforded by country surroundings. 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.

Please vote to deny this application and preserve the natural tranquility of the area.

Patricia Grihalva, resident at 12185 Casey lane

Edith Anderson

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

From: Sarah HAMEL [aarsar@msn.com]
Sent: Sunday, March 25, 2018 5:37 PM
To: Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Darryl Glenn; Peggy Littleton
Cc: Sarah HAMEL
Subject: Denial of PUD for the Retreat at Timber Ridge

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At the regular commission meeting on 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.

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 is not a smart use of a limited resource and potentially will affect the availability of water to existing Black Forest residents in the future.

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 your time.

Edith Anderson

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

From: Cheryl Graydon [cheryl@graydons.com]
Sent: Sunday, March 25, 2018 6:12 PM
To: Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Peggy Littleton
Cc: Cheryl
Subject: Denial of PUD for the Retreat at Timber Ridge Requested

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Dear elected representatives,

I understand that on [Tuesday the 27th](#) at the regular commission meeting, you will be hearing the application for the PUD rezone & the 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 both the PUD and preliminary plan for this development.

I urge you to disapprove this!

The Retreat would have about 160 lots that average 1/3 of an acre. As currently planned, the 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 and not in the spirit of what the Black Forest Preservation Plan.

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 increase in traffic in roads leading into and out of the development, particularly on Vollmer and Black Forest roads, would be significant and potentially dangerous. There is currently no plan for additional schools in

an already over crowded district. There currently are insufficient numbers deputies to enforce traffic laws today and the prospect of the number of drivers this development would bring even more stretched resources.

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

I plead with you to deny this PUD rezone and preliminary plan.

Cheryl Graydon
Registered Unaffiliated Voter

Edith Anderson

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

From: Stephen Sicinski [stephen.sicinski@gmail.com]
Sent: Sunday, March 25, 2018 6:12 PM
To: Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr
Cc: Terry Stokka
Subject: Denial of PUD for the Retreat at Timber Ridge

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El Paso County Commissioners,

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 (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.

Stephen J Sicinski
COL, USA (Ret.)