

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

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: March 22, 2018 at 9:38:26 AM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
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 Brukiewa <dbrukiewa@gmail.com>
Date: March 22, 2018 at 9:37:50 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

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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:

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. Which is what the Preservation Plan calls for.

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.

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

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

--

Dave Brukiewa

Kari Parsons

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

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: March 22, 2018 at 9:44:49 AM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
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: Dale Pedersen <dpt6356b@aol.com>
Date: March 22, 2018 at 9:42:12 AM MDT
To: <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <markwaller@elpasoco.com>, <stanvenderwerf@elpasoco.com>, <longinosgonzalezjr@elpasoco.com>
Subject: Denial of PUD for the Retreat at Timber Ridge

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Dear Commissioners:

We have owned 9535 Hardin Road, Colorado Springs, since 1978 and lived there since 1979. It is 5 treed acres. We have raised our family here and are now retired. We live on well water which has never yet failed.

On 27 March you will be hearing an application to rezone the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane, about 1.1 miles South of my house.

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

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

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

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

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

Very truly yours,

Dale W. Pedersen
Catherine A. Pedersen

9535 Hardin Road
Colorado Springs, CO 80908
719-495-3355

Kari Parsons

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

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: March 22, 2018 at 1:56:58 PM MDT
To: GARY naleski <garymimi@msn.com>, Craig Dossey <craigdossey@elpasoco.com>
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 9:58 AM, GARY naleski <garymimi@msn.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. The Retreat would have about 160 lots that average 1/3 of an acre. groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of **SEVEN WELLS** and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

Thank you for your time and concern of one BF resident. gary

Kari Parsons

Subject: FW: Deny the PUD for 'Retreat at Timber Ridge'

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: March 22, 2018 at 1:58:09 PM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
Subject: Fwd: Deny the PUD for '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: Brenda Baldry <brenda.baldry@asd20.org>
Date: March 22, 2018 at 10:08:02 AM MDT
To: "darrylglenn@elpasoco.com" <darrylglenn@elpasoco.com>
Subject: FW: Deny the PUD for 'Retreat at Timber Ridge'

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From: Brenda Baldry
Sent: Thursday, March 22, 2018 10:05 AM
To: 'darrylglen@elpasoco.com' <darrylglen@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: Deny the PUD for 'Retreat at Timber Ridge'

Commissioners:

As a 25 year resident of the Black Forest and one of the founding members of Friends of the Black Forest Preservation Plan, I strongly recommend denying the PUD for the 'Retreat at Timber Ridge'.

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

--Urban densities such as this cannot be sustained by groundwater wells in the Denver basin.

--These lots are too small and too dense on the far north and encroach into the Black Forest Planning area. The transition is not gradual.

Make the right decision by supporting your Black Forest constituents and vote for responsible growth by voting no for this PUD proposal.

Brenda Baldry

Confidentiality Statement: This email message contains information from Academy School District Information Technology Department. The information contained in this email may be confidential and is intended only for the use of the recipient named above. If you are not the intended recipient and received this communication in error, please notify us immediately by responding to this email or by phone at 719-314-9391 Please delete the original message without disclosing, distributing or copying. Thank you.

Kari Parsons

Subject: FW: Zoning of the Retreat at Timber Ridge

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: March 22, 2018 at 1:58:38 PM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
Subject: Fwd: Zoning of 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: P&P Burleson <p.pburleson@gmail.com>
Date: March 22, 2018 at 10:53:57 AM MDT
To: <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <markwaller@elpasoco.com>, <stanvanderwerf@elpasoco.com>, <longinosgonzalezjr@elpasoco.com>
Subject: Zoning of the Retreat at Timber Ridge

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

As an owner of Black Forest property 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.

It should be disapproved 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.

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,

Peter B. Burleson

Kari Parsons

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

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: March 22, 2018 at 1:56:58 PM MDT
To: GARY naleski <garymimi@msn.com>, Craig Dossey <craigdossey@elpasoco.com>
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 9:58 AM, GARY naleski <garymimi@msn.com> wrote:

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Thank you for your time and concern of one BF resident. gary

Kari Parsons

Subject: FW: Retreat at Timber Ridge

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: March 22, 2018 at 1:58:48 PM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
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: Freddie Stone <blackforestfreddie@gmail.com>
Date: March 22, 2018 at 11:09:07 AM MDT
To: <markwaller@elpasoco.com>, <stanvanderwerf@elpasoco.com>, <longinosgonzalezjr@elpasoco.com>, Darryl Glenn <darrylglenn@elpasoco.com>, <peggylittleton@elpaso.com>
Subject: Retreat at Timber Ridge

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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 and is not acceptable. We moved to Black Forest to enjoy 5-acre lots and not be on top of our neighbors. This will defeat the whole purpose of living in the Black 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.

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.

Freddie Stone
A Very Concerned Resident of the Black Forest