

## Kelly Hills

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**From:** Lori Yoder <crafty1462@aim.com>  
**Sent:** Wednesday, September 7, 2022 2:50 PM  
**To:** Kari Parsons; Justin Kilgore; PLNWEB  
**Subject:** Yoder Opposition letter RE: Jaynes property

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I am writing this letter to express my VERY strong opposition to allowing rezoning of RR 5 land in the Black Forest area along Vollmer and Poco Road – The Jaynes property.

As residents/rural property owners along Poco Road, it came as quite a shock to my family, extended family and neighbors to recently learn that 450 residential units is now proposed, with supporting commercial and a neighborhood park. The proposal includes an extension of Briargate parkway-through this piece of land, and the proposed structures would be across the street from our rural property line. This change will strongly affect not only our quiet rural lifestyle, but our property values as well. With the increase of that much housing, and the addition of commercial buildings, the crime rate for our quiet area is going to skyrocket, and that is also a big concern with our quiet lifestyle. **Increased crime is a fact of overcrowding areas.**

There is a significant impact with the homes already being built on the east side of Vollmer trying to drive to and from Woodman Road, and Black Forest Road is no different. The plan to continue Briargate Parkway through Meridian will NOT accommodate the huge amount of housing that already exists, let alone what is in the process of being built and what is now being proposed. **Another very large concern** is the fire hazard which will increase with more and more homes being built. We have had very dry seasons the past several years a fire would mean literal devastation. Loss of life due to **inadequate egress/evacuation routes** is a **MAJOR** concern. Let alone the loss of homes and structures. **On a good day it takes a min. of 12 cycles at the light on Black Forest Road and Vollmer to get through during high traffic times, then have to wait again at Black Forest and Woodman. I can't even imagine how bad it would be in an emergency evacuation situation. We would literally be toast!** Our infrastructure cannot accommodate all this increased building. These are only one lane each direction roads.

It's my understanding that the S/E corner of Vollmer and Poco Road is in the process of getting rezoned from RR5 to R6000. **WHEN DOES IT STOP?? WHEN THEY START CUTTING DOWN THE TREES IN THE BLACKFOREST? WHEN A LARGE DEVELOPMENT IS PROPOSED NEXT TO YOUR HOUSE COMMISSIONERS?** You were elected to represent the people, not

the campaign contributor companies like Classic Homes, their Owner and Sr Staff. (Public records support this statement.) Is this why Classic Homes keeps getting approvals? It sure appears that way to the public who voted for you who do NOT want this. Classic Homes did not vote you into office WE THE PEOPLE did.

We realize that Classic homes is going to develop the land, and that the Briargate Parkway will go through it. What is FAIR is to be consistent with the land along Poco Road as RR5+ acre lots, Just as we were required to have when purchasing. Then transition out after that to the 2.5 and so on. The current sketch plan looks like a bad cartoon stuck in the middle of a Rural development!

It's not only disgusting, but discouraging to see so many subdivisions that have already started in this area. We live in a rural area FOR A REASON! We like being able to see the stars at night, the rolling hills of the neighborhood, and listen to the crickets and coyote's. This is why we chose to live AWAY from the crowded city! Every open space does NOT need to be filled with housing developments. No matter how much money Classic Homes wants to make! Our Children and Grandchildren play on our dirt roads. **The increase in speeding traffic is not acceptable and dangerous for our families and our lifestyle. POCO ROAD NOT POCO RACETRACK!** This rural area is land used by animals, but is also used for hunting via archery and firearms. This proposal will cause a loss of habitat for our Pronghorn, Jackrabbits, etc. and the natural enjoyment nature for hikers, walkers, and Equestrians. A tremendous loss for our beloved Black Forest area, let alone for our county.

Finally, what is the environmental impact of such developments in the proposed areas? Traffic, noise, pollution, water run off, WATER USE? FAWWA says they can support all that is proposed. Where is the proof because I know for a FACT that we have water issues already. We are on well and septic systems. Our area's well water has been decreasing and will be severely affected by additional mass building. YOU MUST Vote Against this rezoning and keep the land zoned as RR5!

We have yet to see an Environmental Impact Study for the proposed sites. If any information is available, our community has a right to review the results of such studies. All of these things should be be fully vetted BEFORE making a proposal. In addition, **this proposal seems in direct conflict with "Black Forest Preservation Plan" for Preserving the natural history of the Black Forest.** As an entity, who is entrusted with preserving forests, water, and habitat? It seems ironic that this proposal has gotten this far in this location.

Please vote against this massive continuation of encroachment in our forests and grasslands NOW!

Lori Yoder  
8190 Poco Road  
Black Forest, CO 80908

# POCO NO!!

# Pictures below



Pronghorn on our property. Herd of 60, we counted them as they passed through.



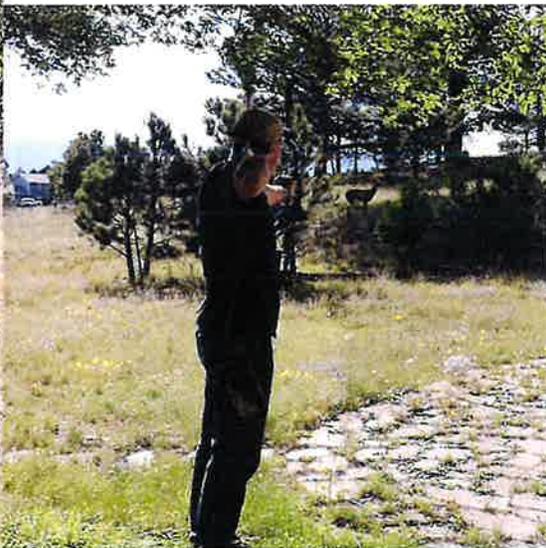
Pronghorn directly across the street from our house on Poco Road in proposed building area between Wayne & Rachone Smith's property and the Rokes property.



Jackrabbit area also.



Residential RURAL with livestock



Archery is done frequently on a 3D course





Poco Road will turn into a raceway with the additional traffic associated with the proposed development. Mowing next to the road helps to mitigate for fire concerns. Taking the tractor out will be more dangerous with the increased traffic.



Recreational vehicles



Small golf course, you can see Poco Road out past the flags.

These are all things that will be affected by the mass development proposed. Severely impacting our Rural lifestyle.

# Stop Mass Development