

Rad Dickson

From: Brian 114 <bwlittle8@msn.com>
Sent: Monday, December 14, 2020 7:38 AM
To: Rad Dickson
Subject: thoughts about rezoning request.

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Rad Dickson

I understand a decision will soon be made regarding a 12740 Black Forest Road rezoning request. My wife and I are opposed to this and wanted to share our reasons. We realize this may be a difficult decision; we are grateful for you hearing our views. We are neighbors to the property being discussed so hoped our thoughts may have value since we will be directly impacted.

1. At a zoom call several months ago hosted by Rob Haddock, he told us that he “knowing lied on his application (said he was raising goats), fully expecting the county to grant him his request in spite of his blatant deception.” To us this is wrong. As a business owner, if I knowingly lied on a form, I’d be looking at punishment... maybe even jail. We firmly believe it is wrong for the county to reward someone who knowingly submits a deceptive application.
2. To grant an exception to the current code opens up the possibility of future requests from businesses to expect equivalent consideration for commercial enterprises. That would be in opposition to the lifestyle in this unique area of the Front Range.
3. My wife and I moved to the Forest 14 years ago. We looked at the different areas and chose where we live now based in part on what was around us. We lost everything in the forest fire of 2013. Again, we looked at the area and decided to rebuild in the same location. To have such a dramatic change in the use of a neighboring property is very disturbing. The way the property was zoned, Community sales and service, is fine; to run a manufacturing business to sell around the world is quite different —not what was expected when we rebuilt.
4. Another concern my wife and I have is what happens in the future.

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4 hour operation to get more product made...with associated lights, traffic, noise, and disruption to families bordering the business?

- property

sold in 3 years and “who knows what” comes in causing even more disruption?

5. On the zoom call, Rob said he was convinced that his manufacturing business would “greatly increase our property values.” I am not convinced. A large barn filling the view from my front door; unknown traffic, noise, lights....these are features that normally don't raise property values and degrade the life style of the current occupant.
6. Does this rezoning, if approved, encourage people to deceive the county and request other rezoning requests “because this one was successful.”

The rezoning decision will not be easy. Lots of considerations for sure. Hopefully our thoughts will give you a different perspective from a neighboring property owner.

Wish you a safe year and a merry Christmas.

Brian & Sherri Little
6308 Trappers Pass Trail