

Miranda Benson2

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**From:** PCD Hearings  
**Sent:** Tuesday, April 16, 2024 11:55 AM  
**To:** PCD Hearings  
**Subject:** FW: Comments for El Paso County Planning Hearing on April 18, 2024, 9am MDT

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**From:** William Pickle <[bp@wpickle.com](mailto:bp@wpickle.com)>  
**Sent:** Tuesday, April 16, 2024 11:31 AM  
**To:** Kylie Bagley <[KylieBagley@elpasoco.com](mailto:KylieBagley@elpasoco.com)>  
**Subject:** Comments for El Paso County Planning Hearing on April 18, 2024, 9am MDT **SP238**

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Hi Kylie, this is Bill Pickle; we spoke almost a year ago when the developers for Homestead Overlook applied for rezoning of the almost 350 acres west of Homestead Park. You may recall that I own the 160 acres on the east side of this parcel of which 80 acres of it is on the the east side of our dividing boundary. We are separated by 1/2 mile of barbed wire cattle fence.

Kylie, I am not against development. I am simply against ANY poor, ill thought out, or intentionally misleading discussions used in determining the approval of developments of any kind. I am neither supportive of Overlook nor against it. However, as a part time resident of the area, and 45 year long owner of the property, I have had significant experience in dealing with developers and the often times poor results of their work, i.e. Reata Land Development and the Reata Community, as well as Homestead Park, itself.

My immediate concerns for the planning commission are insufficient water, possible erosion/stormwater issues that may arise, and the preservation of wildlife to include the "jumping mouse" (preble mouse) which used to be very common around this area.

First, the water issue is real. I know developers are actively involved in showing there is sufficient water for lots and that they have engineering studies, data, alternative plans, etc that they will provide the County. All well and good, but unless you want to change the water usage guidelines and the aquifers available for this development, I fear we will have further water shortages. Please insure the water studies are thorough and ACCURATE and that there is an alternative plan for the developer to provide water to the future lot owners. There are lots to the immediate south of the Homestead Overlook property that have empty holes drilled down to 1100 feet...There are many homeowners in the Reata Subdivision along the southern boundary line that will tell you about their wells running dry and requiring a lengthy time to refill. Personally, when Homestead Park drilled the well to feed the man-made pond 10-15 years ago, both of my ponds (one on the east of park and one on the southwest of park went dry. The latter one is 1/4 mile from the Overlook Parcel. These 2 ponds dried up in less than a week after the county's drilling. Only this year, after a lot of precipitation, have they recovered partially, and that is because of runoff, not the normal underground springs....Our house well which is also on the immediate east boundary of Homestead Park, goes dry after as little as 15 minutes of water use....This is our 3rd well in past 30 years and is 600 feet deep...My point is be very careful in saying water is available to provide for 60 lots or so, especially given that the planned homes will very likely require a LOT of water for lawns, gardening etc...(I can tell you there are few if any real lawns out in this area....It is pretty much weeds and dirt in almost every lot.

Finally, honesty is critical to me and most of the people in El Paso County...We have a wonderful county and a very efficient government. However, I want to bring to your attention the meeting of the BOCC several months ago...I was in D.C. where I have a business and happened to listen in to the hearing. You may recall that I called in...(William Pickle) after hearing the developers statement and certain inaccuracies. The developer stated that my 160 acres was "landlocked" and they were putting a gate in my cattle fence to provide access to my property. The fact is I am not landlocked...Reata Road dead ends at my gate/property and that is how I access my land/cattle. The developer further said their proposed gate that would be cut into my fence and provide me access out and it would further benefit the community because my land will be developed, I was surprised enough to call in and address the BOCC hearing and correct the developer's inaccuracies. After I hung up, the developer in a very confident manner assured the BOCC that while she may have made a mistake, she knew my land would be developed. Unless she has a crystal ball, this land is not being developed, has never been offered for sale, and will in all likelihood be donated to a conservancy or even the county....All is premature but please hold the developer accountable especially as it relates to the welfare of all the surrounding residents of this future development. As aside, I must say the dealings and two conversations I have had with Mr. Biggs, one of the developers, have been frank and cordial.

Mrs. Bagley, again, I am not against this development but I want, and indeed the whole community wants, ironclad assurances that the statements, promises, etc made at these hearings by the developers as well as your technical staffs/departments is accurate, well thought out and protects the current and future citizens of this community as the Board of Commissioners and Planning Commission are charged to do.

Mrs. Bagley, if you need further, please let me know. I apologize for doing this in an email but just realized the hearing was imminent.

Best regards,  
Honorable William H. Pickle  
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