

# **Attachment G**

**From:** [Dan Dertz](#)  
**To:** [JayJacobson@sprintmail.com](mailto:JayJacobson@sprintmail.com)  
**Cc:** [Citizen Connect](#); [Matt Jakubowski](#); [Curt Weitkunat](#)  
**Subject:** RE: Douglas County Citizen Connect  
**Date:** Tuesday, May 12, 2020 8:04:40 AM

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Thank you for using Douglas County Citizen Connect. Your correspondence was added to the project file ZR2020-010. This project can be followed through the land use review process online by doing a project search for this project file number at [www.douglas.co.us/pro](http://www.douglas.co.us/pro). For additional questions regarding this project please contact the project planner Matt Jakubowski (copied on email).

**Dan Dertz** | Public Outreach and Assistance Manager  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Direct** | 303.814.4399 **Main** | 303.660.7460  
**Email** | [ddertz@douglas.co.us](mailto:ddertz@douglas.co.us)

**I want to...**

Ask a Question

**Please provide your name:**

Jay Jacobson

**Email Address**

[JayJacobson@sprintmail.com](mailto:JayJacobson@sprintmail.com)

**Phone Number**

(303) 887-3600

**Address**

1918 Foxfield Dr  
Castle Rock, Colorado 80104  
United States  
[Map It](#)

**Is your question related to....**

General Question or Concern

**Please describe the issue, concern, or question**

Please notify me of hearings on the application of Pine Canyon Annexation and PD Zoning

**Attach a photo or document**

- [Pine-Canyon-Vicinity-Map.pdf](#)

**From:** [Dan Dertz](#)  
**To:** [Birchleaf70@gmail.com](mailto: Birchleaf70@gmail.com)  
**Cc:** [Curt Weitkumat](#); [Citizen Connect](#); [Matt Jakubowski](#)  
**Subject:** RE: Douglas County Citizen Connect  
**Date:** Tuesday, May 12, 2020 8:02:58 AM

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Thank you for using Douglas County Citizen Connect. Your correspondence was added to the project file ZR2020-010. This project can be followed through the land use review process online by doing a project search for this project file number at [www.douglas.co.us/pro](http://www.douglas.co.us/pro). For additional questions regarding this project please contact the project planner Matt Jakubowski (copied on email).

**Dan Dertz** | Public Outreach and Assistance Manager  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Direct** | 303.814.4399 **Main** | 303.660.7460  
**Email** | [ddertz@douglas.co.us](mailto: ddertz@douglas.co.us)

**I want to...**

Ask a Question

**Please provide your name:**

Sidney Brooks

**Email Address**

[Birchleaf70@gmail.com](mailto: Birchleaf70@gmail.com)

**Phone Number**

(720) 320-3138

**Address**

1709 Birchleaf Court  
Castle Rock, Colorado 80104  
United States  
[Map It](#)

**Is your question related to....**

General Question or Concern

**Please describe the issue, concern, or question**

I'm interested in being kept informed about the Pine Canyon development; evidently an application for approval of that project has been submitted to the county for approval.

**From:** [Sid Brooks](#)  
**To:** [Dan Dertz](#)  
**Cc:** [Curt Weitkunat](#); [Citizen Connect](#); [Matt Jakubowski](#); [Randy Chambers](#); [Amy Fielen](#); [Brian Fielen](#); [wynbarrett@hotmail.com](mailto:wynbarrett@hotmail.com)  
**Subject:** Re: Douglas County Citizen Connect  
**Date:** Tuesday, May 12, 2020 9:28:44 AM

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Thank you Mr. Dertz. I appreciate your accommodation and information.

I am a neighbor that lives immediately adjacent to the Pine Canyon project, but I am not expert or even knowledgeable about the process by which the approval application must proceed. I hope to learn a bit more about that as the process goes forward. May I inquire, please, whether there will be public hearings on this application and will the county give advance notice of those hearings to me, my neighbors and to the HOA's that are impacted by the development?

Again, thank you. Sid

Sid Brooks  
[Birchleaf70@gmail.com](mailto:Birchleaf70@gmail.com)  
Cell: 720-320-3138

On Tue, May 12, 2020 at 8:02 AM Dan Dertz <[DDertz@douglas.co.us](mailto:DDertz@douglas.co.us)> wrote:

Thank you for using Douglas County Citizen Connect. Your correspondence was added to the project file ZR2020-010. This project can be followed through the land use review process online by doing a project search for this project file number at [www.douglas.co.us/pro](http://www.douglas.co.us/pro). For additional questions regarding this project please contact the project planner Matt Jakubowski (copied on email).

**Dan Dertz** | Public Outreach and Assistance Manager

**Douglas County Department of Community Development**

**Planning Services Division**

**Address** | 100 Third St., Castle Rock, CO 80104

**Direct** | 303.814.4399 **Main** | 303.660.7460

**Email** | [ddertz@douglas.co.us](mailto:ddertz@douglas.co.us)

**I want to...**

Ask a Question

**Please provide your name:**

Sidney Brooks

**Email Address**

[Birchleaf70@gmail.com](mailto: Birchleaf70@gmail.com)

**Phone Number**

(720) 320-3138

**Address**

1709 Birchleaf Court  
Castle Rock, Colorado 80104  
United States  
[Map It](#)

**Is your question related to....**

General Question or Concern

**Please describe the issue, concern, or question**

I'm interested in being kept informed about the Pine Canyon development; evidently an application for approval of that project has been submitted to the county for approval.

**From:** [Planning](#)  
**To:** [hihatr@aol.com](mailto:hihatr@aol.com)  
**Cc:** [Matt Jakubowski](#); [Michael Pesicka](#); [Citizen Connect](#)  
**Subject:** RE: Douglas County Citizen Connect  
**Date:** Thursday, May 14, 2020 11:47:03 AM

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Mr. Reed,

Thank you for using Douglas County Citizen Connect. Your correspondence was added to the project file ZR2020-010. This project can be followed through the land use review process online by doing a project search for this project file number at [www.douglas.co.us/pro](http://www.douglas.co.us/pro). For additional questions regarding this project please contact the project planners, Matt Jakubowski or Mike Pesicka (copied on email).

**From:** 'citizenconnect-Randy Reed' <[wp\\_admin@douglas.co.us](mailto:wp_admin@douglas.co.us)>  
**Sent:** Tuesday, May 12, 2020 11:59 AM  
**To:** Citizen Connect <[CitizenConnect@douglas.co.us](mailto:CitizenConnect@douglas.co.us)>; Citizen Connect <[CitizenConnect@douglas.co.us](mailto:CitizenConnect@douglas.co.us)>  
**Subject:** New submission from Citizen Connect form.

**I want to...**

Ask a Question

**Please provide your name:**

Randy Reed

**Email Address**

[hihatr@aol.com](mailto:hihatr@aol.com)

**Phone Number**

(303) 525-9005

**Address**

1843 Woodbourne Terrace  
Castle Rock, Colorado 80104  
United States  
[Map It](#)

**Is your question related to....**

General Question or Concern

**Please describe the issue, concern, or question**

I would like to be informed on application, hearings, planning commission meetings and any other regarding Pine Canyon Development in Castle Rock

**From:** [Dan Dertz](#)  
**To:** [aabblair@yahoo.com](mailto:aabblair@yahoo.com)  
**Cc:** [Michael Pesicka](#); [Curt Weitkunat](#); [Matt Jakubowski](#); [Sabrina Bach](#)  
**Subject:** RE: Pine Canyon  
**Date:** Thursday, May 28, 2020 4:58:02 PM

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Adell,

Thank you for your email regarding Pine Canyon. The Pine Canyon Planned Development is currently under review by County staff. This project can be followed through the land use review process online by doing a project search for project file number ZR2020-010 at [www.douglas.co.us/pro](http://www.douglas.co.us/pro). For additional questions regarding this project please contact the project planner, Mike Pesicka (copied on email). To receive information from Douglas County regarding upcoming meetings and agendas, please visit: <https://douglas.us6.list-manage.com/subscribe?u=99fd80abbf55f36530f06022e&id=4eb7e5e3bd>. If you are interested in requesting that the Peakview HOA become a referral agency, please contact Sabrina Bach (also copied on email). If you have any additional questions, I would be happy to help.

Respectfully,

**Dan Dertz** | Public Outreach and Assistance Manager  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Direct** | 303.814.4399 **Main** | 303.660.7460  
**Email** | [ddertz@douglas.co.us](mailto:ddertz@douglas.co.us)

**From:** Adell Blair <[aabblair@yahoo.com](mailto:aabblair@yahoo.com)>  
**Sent:** Saturday, May 23, 2020 12:03 PM  
**To:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Subject:** Pine Canyon

My name is Adell Blair and I am the President of the Peakview HOA. I would appreciate updates on the Pine Canyon development which I understand is now under the control of Douglas County. As our community will be severely and negatively impacted, I would ask for your help in understanding the progression of this development. Thank you for your time.

*If you believe you can or believe you cannot, you are probably right*

**From:** [Matt Jakubowski](#)  
**To:** [tyler.gatlin@hotmail.com](mailto:tyler.gatlin@hotmail.com)  
**Cc:** [Curt Weitkunat](#); [Michael Pesicka](#); [Citizen Connect](#)  
**Subject:** RE: New submission from Citizen Connect form.  
**Date:** Tuesday, June 30, 2020 5:33:00 PM

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Mr. Gatlin,

Thank you for your email regarding Pine Canyon. This project can be followed through the land use review process online by doing a project search for file number ZR2020-010 at [www.douglas.co.us/pro](http://www.douglas.co.us/pro). To date, staff has completed an initial review of the proposal (which is located in the project file) and we are awaiting the applicant's response. For additional questions regarding this project please contact myself, Matt Jakubowski, or Mike Pesicka (copied on this email, who is also processing the project).

To receive information from Douglas County regarding upcoming meetings and agendas, please visit: <https://douglas.us6.list-manage.com/subscribe?u=99fd80abbf55f36530f06022e&id=4eb7e5e3bd>.

I am available if you have any additional questions, but beginning tomorrow I will be out of the office until Monday, July 6<sup>th</sup>.

Regards,

Matt Jakubowski

**Matthew Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

---

**From:** Dan Dertz <[DDertz@douglas.co.us](mailto:DDertz@douglas.co.us)>  
**Sent:** Tuesday, June 30, 2020 9:10 AM  
**To:** Michael Pesicka <[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)>; Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Cc:** Curt Weitkunat <[CWeitkun@douglas.co.us](mailto:CWeitkun@douglas.co.us)>  
**Subject:** Fwd: New submission from Citizen Connect form.

---

**From:** Citizen Connect <[CitizenConnect@douglas.co.us](mailto:CitizenConnect@douglas.co.us)>  
**Sent:** Tuesday, June 30, 2020 8:53:43 AM  
**To:** Dan Dertz <[DDertz@douglas.co.us](mailto:DDertz@douglas.co.us)>  
**Subject:** FW: New submission from Citizen Connect form.

---

**From:** 'citizenconnect-Tyler Gatlin' <[wp\\_admin@douglas.co.us](mailto:wp_admin@douglas.co.us)>



**Sent:** Friday, June 26, 2020 11:35 AM

**To:** Citizen Connect <[CitizenConnect@douglas.co.us](mailto:CitizenConnect@douglas.co.us)>; Citizen Connect <[CitizenConnect@douglas.co.us](mailto:CitizenConnect@douglas.co.us)>

**Subject:** New submission from Citizen Connect form.

**I want to...**

Ask a Question

**Please provide your name:**

Tyler Gatlin

**Email Address**

[tyler.gatlin@hotmail.com](mailto:tyler.gatlin@hotmail.com)

**Phone Number**

(720) 220-8867

**Address**

1673 Birchleaf Ct  
Castle Rock, Colorado 80104  
United States  
[Map It](#)

**Is your question related to....**

General Question or Concern

**Please describe the issue, concern, or question**

Would like more information and be notified of hearings, notices and progress with the Pine Canyon development. Backing to this development, i have concerns with overall layout, execution and impact on resources, wildlife, etc.

06/26/2020

Citizen Connect - Report issues, concerns or comments

104.129.199.4

**From:** [Tyler Gatlin](#)  
**To:** [Matt Jakubowski](#)  
**Cc:** [Curt Weitkunat](#); [Michael Pesicka](#); [Citizen Connect](#)  
**Subject:** Re: New submission from Citizen Connect form.  
**Date:** Wednesday, July 1, 2020 11:41:10 AM

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Matt,

Thank you so much for the quick and thorough response. I will be sure to check out the status on the site provided and keep an eye out for upcoming meetings and agendas within Douglas County. Have a Happy 4th!

---

**From:** Matt Jakubowski <mjakubow@douglas.co.us>  
**Sent:** Tuesday, June 30, 2020 5:33 PM  
**To:** tyler.gatlin@hotmail.com <tyler.gatlin@hotmail.com>  
**Cc:** Curt Weitkunat <CWeitkun@douglas.co.us>; Michael Pesicka <mpesicka@douglas.co.us>; Citizen Connect <CitizenConnect@douglas.co.us>  
**Subject:** RE: New submission from Citizen Connect form.

Mr. Gatlin,

Thank you for your email regarding Pine Canyon. This project can be followed through the land use review process online by doing a project search for file number ZR2020-010 at [www.douglas.co.us/pro](http://www.douglas.co.us/pro). To date, staff has completed an initial review of the proposal (which is located in the project file) and we are awaiting the applicant's response. For additional questions regarding this project please contact myself, Matt Jakubowski, or Mike Pesicka (copied on this email, who is also processing the project).

To receive information from Douglas County regarding upcoming meetings and agendas, please visit: <https://douglas.us6.list-manage.com/subscribe?u=99fd80abbf55f36530f06022e&id=4eb7e5e3bd>.

I am available if you have any additional questions, but beginning tomorrow I will be out of the office until Monday, July 6<sup>th</sup>.

Regards,

Matt Jakubowski

**Matthew Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

---

**From:** Dan Dertz <DDertz@douglas.co.us>

**Sent:** Tuesday, June 30, 2020 9:10 AM  
**To:** Michael Pesicka <mpesicka@douglas.co.us>; Matt Jakubowski <mjakubow@douglas.co.us>  
**Cc:** Curt Weitkunat <CWeitkun@douglas.co.us>  
**Subject:** Fwd: New submission from Citizen Connect form.

---

**From:** Citizen Connect <[CitizenConnect@douglas.co.us](mailto:CitizenConnect@douglas.co.us)>  
**Sent:** Tuesday, June 30, 2020 8:53:43 AM  
**To:** Dan Dertz <[DDertz@douglas.co.us](mailto:DDertz@douglas.co.us)>  
**Subject:** FW: New submission from Citizen Connect form.

---

**From:** 'citizenconnect-Tyler Gatlin' <[wp\\_admin@douglas.co.us](mailto:wp_admin@douglas.co.us)>  
**Sent:** Friday, June 26, 2020 11:35 AM  
**To:** Citizen Connect <[CitizenConnect@douglas.co.us](mailto:CitizenConnect@douglas.co.us)>; Citizen Connect <[CitizenConnect@douglas.co.us](mailto:CitizenConnect@douglas.co.us)>  
**Subject:** New submission from Citizen Connect form.

**I want to...**

Ask a Question

**Please provide your name:**

Tyler Gatlin

**Email Address**

[tyler.gatlin@hotmail.com](mailto:tyler.gatlin@hotmail.com)

**Phone Number**

(720) 220-8867

**Address**

1673 Birchleaf Ct  
Castle Rock, Colorado 80104  
United States  
[Map It](#)

**Is your question related to....**

General Question or Concern

**Please describe the issue, concern, or question**

Would like more information and be notified of hearings, notices and progress with the Pine Canyon development. Backing to this development, i have concerns with overall layout, execution and impact on resources, wildlife, etc.

06/26/2020

Citizen Connect - Report issues, concerns or comments

**From:** [Matt Jakubowski](#)  
**To:** [tom@kahncc.com](mailto:tom@kahncc.com)  
**Cc:** [Curt Weitkumat](#); [Michael Pesicka](#); [Sabrina Bach](#); [Citizen Connect](#)  
**Subject:** Pine Canyon PD - Douglas County  
**Date:** Tuesday, July 14, 2020 8:18:00 AM

---

Hi Tom,

Thank you for your email regarding Pine Canyon. This project can be followed through the land use review process online by doing a project search for file number ZR2020-010 at [www.douglas.co.us/pro](http://www.douglas.co.us/pro). To date, staff has completed an initial review of the proposal (which is located in the project file) and we are awaiting the applicant's response. For additional questions regarding this project please contact myself, Matt Jakubowski, or Mike Pesicka (copied on this email, who is also processing the project).

To receive information from Douglas County regarding upcoming meetings and agendas, please visit: <https://douglas.us6.list-manage.com/subscribe?u=99fd80abbf55f36530f06022e&id=4eb7e5e3bd>. Further, if you are interested in requesting that the Escavera HOA become a referral agency, please contact Sabrina Bach (also copied on this email).

If you have any additional questions, I would be happy to help.

Best,

Matt Jakubowski

**Matthew Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

---

**From:** Citizen Connect <[CitizenConnect@douglas.co.us](mailto:CitizenConnect@douglas.co.us)>  
**Sent:** Monday, July 13, 2020 3:54 PM  
**To:** Dan Dertz <[DDertz@douglas.co.us](mailto:DDertz@douglas.co.us)>  
**Subject:** FW: New submission from Citizen Connect form.  
**Importance:** High

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**From:** 'citizenconnect-Tom Kahn' <[wp\\_admin@douglas.co.us](mailto:wp_admin@douglas.co.us)>  
**Sent:** Monday, July 13, 2020 3:36 PM  
**To:** Citizen Connect <[CitizenConnect@douglas.co.us](mailto:CitizenConnect@douglas.co.us)>; Citizen Connect <[CitizenConnect@douglas.co.us](mailto:CitizenConnect@douglas.co.us)>  
**Subject:** New submission from Citizen Connect form.

**I want to...**

Ask a Question

**Please provide your name:**

Tom Kahn

**Email Address**

[tom@kahncc.com](mailto:tom@kahncc.com)

**Phone Number**

(720) 218-3382

**Address**

2671 Hawk Point Ct  
Castle Rock, Colorado 80104  
United States  
[Map It](#)

**Is your question related to....**

General Question or Concern

**Please describe the issue, concern, or question**

I would like to be connected to the Pine Canyon PUD. I represent the neighboring Escavera Community

07/13/2020

Citizen Connect - Report issues, concerns or comments

73.169.44.30

**From:** [Matt Jakubowski](#)  
**To:** [hihatr@aol.com](mailto:hihatr@aol.com)  
**Cc:** [Curt Weitkunat](#); [Michael Pesicka](#); [Dan Dertz](#); [Citizen Connect](#)  
**Subject:** RE: New submission from Citizen Connect form.  
**Date:** Monday, August 3, 2020 3:47:00 PM

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Good Afternoon Mr. Reed,

Thank you for your email request. I will add this correspondence to the ZR2020-010 project file. This project can be followed through the land use review process online by doing a project search for this project file number at [www.douglas.co.us/pro](http://www.douglas.co.us/pro). To date, staff has completed an initial review of the proposal. On July 31st the applicant provided a resubmission in response to staff's initial review. Staff is currently in the process of reviewing the resubmittal to determine if additional plan revisions are necessary prior to the "referral period." Thus, at this time, no hearing dates are determined. For additional questions regarding this project please contact myself, Matt Jakubowski, or Mike Pesicka (copied on this email, who is also processing the project).

Going forward you can follow the schedule of upcoming Douglas County meetings and agendas via: <https://douglas.us6.list-manage.com/subscribe?u=99fd80abbf55f36530f06022e&id=4eb7e5e3bd>.

Regards,

Matt Jakubowski

**Matthew Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

---

**From:** Citizen Connect <[CitizenConnect@douglas.co.us](mailto:CitizenConnect@douglas.co.us)>  
**Sent:** Monday, August 3, 2020 7:17 AM  
**To:** Dan Dertz <[DDertz@douglas.co.us](mailto:DDertz@douglas.co.us)>  
**Subject:** FW: New submission from Citizen Connect form.  
**Importance:** High

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**From:** 'citizenconnect-Randy Reed' <[wp\\_admin@douglas.co.us](mailto:wp_admin@douglas.co.us)>  
**Sent:** Saturday, August 1, 2020 11:30 AM  
**To:** Citizen Connect <[CitizenConnect@douglas.co.us](mailto:CitizenConnect@douglas.co.us)>; Citizen Connect <[CitizenConnect@douglas.co.us](mailto:CitizenConnect@douglas.co.us)>  
**Subject:** New submission from Citizen Connect form.

#### I want to...

Ask a Question

**Please provide your name:**

Randy Reed

**Email Address**

[hihatr@aol.com](mailto:hihatr@aol.com)

**Phone Number**

(303) 525-9005

**Address**

1843 Woodbourne Terrace  
Castle Rock, Colorado 80104  
United States

[Map It](#)

**Is your question related to....**

General Question or Concern

**Please describe the issue, concern, or question**

Please notify me of hearings on the application of Pine Canyon Annexation and PD Zoning

08/01/2020

Citizen Connect - Report issues, concerns or comments

2601:285:c000:6a40:dd39:e2d:be1:f8b

**From:** [Matt Jakubowski](#)  
**To:** [Monica Doing](#)  
**Subject:** RE: Pine Canyon Planned Development ZR2020-010  
**Date:** Monday, October 12, 2020 12:16:00 PM

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Hi Monica,

Thank you for reaching out regarding the Pine Canyon Planned Development. I will include your letter in the project file, and will pass this on to the applicant for their response. Your comments will also be provided for review at future public hearings on the proposal.

In short, the applicant is proposing to rezone the property from its current Agricultural One (A-1) zoning to a custom "Planned Development" zoning to include single-family, multi-family, non-residential and mixed-use development, a hotel/spa, parks, trails, a school, and a transit mobility hub adjacent to I-25. As a start, I recommend reviewing the project file on the County website. As you review documents, I am available anytime to discuss further. All documents are available via the link below:

<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LandingPage&PosseObjectId=25146422>

Click the "Project Search" button on the bottom left side of the screen. In the "Project Number" box, type ZR2020-010 for access to the PD file. Click "Search." Click the "View Project" button to access the file, and the project page will come up. Click on the "Documents" tab in the middle of the page. At the bottom of the page you will be able to review all project documents. The title of the most current zoning exhibit is "Pine Canyon Development Plan - Revised 9-22-20." Since you mentioned wildlife in your comments, the applicant did complete a "Natural Resources Assessment - 1-25-12," which is in the file. Colorado Parks and Wildlife will also be commenting on the application. For review of the applicant's proposed plan for water to the development, please review the MI2020-009 water appeal file. Some, but not all of the water-related documents are in the ZR2020-010 file.

In terms of timeline, the proposal is in the middle of the "information gathering" referral period. The referral period includes collection of comments from the public and various agencies (e.g. the Town of Castle Rock, Douglas County Engineering, CDOT, Colorado Parks and Wildlife). Following the referral period the applicant will be required to respond to comments received and revise their proposal based on comments provided. The proposal will eventually be scheduled for public hearings before the Douglas County Planning Commission and the Douglas County Board of County Commissioners. However, no hearings are scheduled at this time since the applicant will have quite a bit of work to address comments following the referral period. Since ZR2020-010 is related to proposed zoning for the site, please be aware that if the zoning were approved, the applicant would require separate and additional subdivision and/or site plan processes to develop the site. Subdivisions require notice and public hearings.

I am available anytime to discuss the project as you might have additional questions.

Regards,



Matt Jakubowski

**Matthew Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

**From:** Monica Doing <monickajo@gmail.com>  
**Sent:** Saturday, October 10, 2020 8:11 AM  
**To:** Matt Jakubowski <mjakubow@douglas.co.us>  
**Subject:** Pine Canyon Planned Development ZR2020-010

Good day.

I am writing to learn more about the project Pine Canyon. I have interest in this project because of my residence nearby. I have much enjoyed seeing the cattle graze in this area in the recent years that we have lived in this area. Founder's Parkway is a beautiful car ride because of the rural feel to it, and the wildlife present. I am honored to see owls, hawks, coyote, deer and other species along this route. Yesterday, there were several turkeys present. If you are familiar to the area, you know that 5th Street runs west to east and also borders parts of this Pine Canyon area. The mammals have difficulty not getting run over on that road, aka Highway 86, as well as on Founder's Parkway.

I hope to continue our dialogue. What do you know about the timeline? I do not completely understand the process in play. What impact would any development of this area have on the water supplied mostly by the Denver aquifer? (Thank you for including the websites re. water supply for our inquiries as well.)

I hope to not ask you too many questions; this is a learning experience for me. Thank you so much for being part of the project and for the courtesy notification we received.

Monica Doing

**From:** [Kirk Doing](#)  
**To:** [Matt Jakubowski](#)  
**Subject:** Pine Canyon Development  
**Date:** Tuesday, October 20, 2020 10:35:07 AM  
**Attachments:** [Pine Canyon Development letter.docx](#)

---

October 19, 2020

Matt Jakubowski  
Chief Planner

Mike Pesicka  
Principal Planner

RE: Pine Canyon Planned Development  
ZR2020-010

Dear Sirs:

As a resident of Castle Rock with property abutting the planned Pine Canyon Development project, I am writing to voice my strong concern and objections to this re-zoning moving forward.

For several reasons; safety most of all:

Traffic congestion and volume are a major safety concern now. Castle Rock has continued to expand to the east, north and south, yet the highway and road infrastructure has not been upgraded or expanded. All residents living east of I-25 leaving the town and wishing to go north or south (which is most of us) must proceed down Founders Pkwy to either I-25 or Hwy 85 as these remain the only north-south options. Presently there is also a new apartment complex being constructed on Founders Pkwy bringing yet more cars that will be using these roads. With the continued expansion towards Elizabeth and the number of homes projected this will cause an unacceptable traffic and safety burden – with all of these families also having to use the same roads; there are no other options. We need to stop!

There are no public transportation options for Castle Rock. While I have heard “there are plans” this infrastructure should be in place prior to any consideration of making the traffic problem worse and less safe by developing more property.

There are no bike lanes presently on the roadways and I’ve personally had a family member injured by a car just trying to cross with her bike at a traffic signal!

This re-zoning will only exacerbate these truly real and significant problems.

There are also major power lines as well as a gas line that runs through this property, yet another safety concern.

As Castle Rock continues to expand, I fail to see the need to develop a property that will likely become, in reality, the center of the town. I fail to see why this must be developed so drastically and quickly. What is wrong with maintaining this as open-space, adding some bike, hiking trails or at some point possibly even a recreation center. All of these opportunities now remain on the west side of I-25 for Castle rock residents and with current expansion this would be a well-deserved opportunity for the tax payers in this area to also have some space for recreation in close proximity to our homes. This is so important to one’s overall being and health,

I do not understand the need or desire to develop every parcel of land one can find, other than to make large sums of money. Why is it wrong in this time to hold back, take a deep breath and really plan for the future. Let’s work to maintain some rural space in our communities. Let us feel and enjoy the expanse of the west. Why destroy the wild-life habitat and natural beauty and replace with yet more “cracker-box” like homes and yet another “generic” development simply for dollars?

With concerns,

Kirk Doing, PhD  
2469 Summerhill Dr.  
Castle Rock, CO

**From:** [Michael Pesicka](#)  
**To:** [Kirk Doing](#)  
**Cc:** [Matt Jakubowski](#)  
**Subject:** RE: Pine Canyon Development  
**Date:** Tuesday, October 20, 2020 10:57:03 AM

---

Mr. Doing,

Thank you for reaching out regarding the Pine Canyon Planned Development. I will include your letter in the project file, and will pass this on to the applicant for their response. Your comments will also be provided for review at future public hearings on the proposal. Please contact us if you have any questions.

Sincerely,

**Mike Pesicka** | Principal Planner  
**Douglas County Department of Community Development**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Direct** | 303-814-4367 **Main** | 303-660-7460  
**Email** | [mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)

**From:** Kirk Doing <kdoing79@gmail.com>  
**Sent:** Tuesday, October 20, 2020 10:35 AM  
**To:** Michael Pesicka <mpesicka@douglas.co.us>  
**Subject:** Pine Canyon Development

**From:** [Michael Pesicka](#)  
**To:** [Christine Manning](#)  
**Cc:** [Matt Jakubowski](#)  
**Subject:** RE: Pine Canyon Development Comment  
**Date:** Thursday, October 22, 2020 7:39:35 AM

---

Hi Christine,

Thank you for reaching out regarding the Pine Canyon Planned Development. I will include your letter in the project file, and will pass this on to the applicant for their response. Your comments will also be provided for review at future public hearings on the proposal. Please contact us if you have any questions.

Sincerely,

**Mike Pesicka** | Principal Planner  
**Douglas County Department of Community Development**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Direct** | 303-814-4367 **Main** | 303-660-7460  
**Email** | [mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)

**From:** Christine Manning <cvtravis@gmail.com>  
**Sent:** Wednesday, October 21, 2020 1:13 PM  
**To:** Matt Jakubowski <mjakubow@douglas.co.us>; Michael Pesicka <mpesicka@douglas.co.us>  
**Subject:** Pine Canyon Development Comment

Dear Mr. Jakubowski and Mr Pesicka,

As a Castle Rock resident of 13 years and DCSD Special Education teacher, I am writing to express my strong opposition to the plans for the Pine Canyon Development. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the Woodlands neighborhoods are completely opposed to the addition of multi-family housing, hotel/spa, and mobility hub that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Heavy through traffic on Woodlands Blvd are already a dangerous and pervasive problem. Scott is also already very crowded and will become even more so. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing surrounding neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. In general, the area traffic is continuing to increase,

and heavy traffic is already common, which may not have been anticipated during the last rezoning approval.

Schools in the area are already at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.

Wildlife has been observed in the area, and any development will destroy their habitat.

Any planned development of the property should consider the continuing impact to local wildlife habitat.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multi family dwellings are inconsistent with the neighborhoods developed in the area.

I urge you to disapprove the proposed development plans, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Christine Manning

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iPhone. iTypos. iApologize

**From:** [Matt Jakubowski](#)  
**To:** [Daniel Costello](#)  
**Subject:** RE: Comments on Proposed Pine Canyon Development  
**Date:** Thursday, October 22, 2020 9:04:00 AM

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Mr. Costello,

Thank you for your comments on the Pine Canyon Planned Development. I will include your comments in the project file, and will pass on to the applicant for their response. Your comments will also be provided for review at future public hearings on the proposal. All documents are available via the link below:

<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LandingPage&PosseObjectId=25146422>

Click the "Project Search" button on the bottom left side of the screen. In the "Project Number" box, type ZR2020-010 for access to the PD file. Click "Search." Click the "View Project" button to access the file, and the project page will come up. Click on the "Documents" tab in the middle of the page. At the bottom of the page you will be able to review all project documents.

Regards,

Matt Jakubowski

**Matthew Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Daniel Costello <djccc992@gmail.com>  
**Sent:** Wednesday, October 21, 2020 5:23 PM  
**To:** Matt Jakubowski <mjakubow@douglas.co.us>  
**Subject:** Comments on Proposed Pine Canyon Development

October 21, 2020

Douglas County Planning Services:

We are writing to provide our comments regarding the proposed Pine Canyon Planned Development, Project File #ZR2020-010.

Our home is located in the Woodlands subdivision in Castle Rock and our property backs directly to the Pine Canyon property. We have been aware of this proposed project for years and have attended several Castle Rock Town Council meetings dealing with this issue. In addition, we have attended at least one meeting conducted by the developer for the purpose of addressing nearby homeowners and other stakeholders directly.

We urge Douglas County to reject this project.

In all the years we have been aware of this project, a monumental amount of feedback has been provided to the developer on many issues of concern to the Town and to its residents. Many suggestions have been made regarding ways the project could be modified to better suit

the area and mitigate the impacts to the Town and to nearby residents. Over all these years and through all these notices and meetings, in our view the developer has never made any substantive changes to the plan in order to address these concerns. They have made virtually no effort to mitigate the impact to nearby residents and, apparently, believe they can simply ignore those concerns by taking the project to Douglas County.

We believe that the project has significant deficiencies in numerous areas including mitigation of traffic congestion, effects on town infrastructure such as roads and bridges, effects on town services such as police and fire protection, and effects on town amenities such as parks and recreation centers. In addition, the Pine Canyon plan is woefully insufficient in terms of water supply, wastewater and sanitation issues.

For all of the above reasons, we reiterate our request to Douglas County to reject this project. Thank you for your consideration.

Respectfully,

Daniel and Louise Costello  
1983 Woodbourne Terrace  
Castle Rock, CO 80104



**From:** [Michael Pesicka](#)  
**To:** [Sue](#)  
**Cc:** [Matt Jakubowski](#)  
**Subject:** RE: Pine Canyon PD Comments  
**Date:** Friday, October 23, 2020 8:22:49 AM

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Hi Sue,

Thank you for reaching out regarding the Pine Canyon Planned Development. I will include your letter in the project file, and will pass this on to the applicant for their response. Your comments will also be provided for review at future public hearings on the proposal.

As to your question regarding water supply, the applicant is proposing to create a metro district for water and sanitation services using their own groundwater, and an application for a water appeal to consider lesser demand standards for the proposed development. These project files can be viewed via the following links:

Water Appeal - <https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=MI&PosseObjectId=68826368>

Metro District - <https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=SpecialDistrictServicePlanJob&PosseObjectId=68654166>

Please let me know if you have any questions or if the links do not work.

Sincerely,

**Mike Pesicka** | Principal Planner  
**Douglas County Department of Community Development**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Direct** | 303-814-4367 **Main** | 303-660-7460  
**Email** | [mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)

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**From:** Sue <sue.dillon@comcast.net>  
**Sent:** Thursday, October 22, 2020 9:43 AM  
**To:** Matt Jakubowski <mjakubow@douglas.co.us>; Michael Pesicka <mpesicka@douglas.co.us>  
**Subject:** Pine Canyon PD Comments

10/20/2020

Comments concerning the "Pine Canyon Planned Development"  
Project File #: ZR2020-010

To:  
Matt Jakubowski

Mike Pesicka

From:

Rick Dillon

1871 Woodbourne Terrace

Castle Rock, CO 80104

Gentlemen,

Our home backs up to the Walker Ranch, site of the proposed development.

I've reviewed the application documents provided on the Douglas County website, and my primary concerns (among many) are as follows:

-- How is water to be provided to this development? Section 2.3 summarizes water and sewer facilities in one paragraph, and tells me little as a home owner. I'm concerned that the size of the project will put strains on the existing water resources.

-- Access into and out of the project will greatly increase traffic, noise and air quality, because the planned home density is very high. To make matters worse, a Resort Spa and and Mobility Hub are included. Also, because this will be an unincorporated Douglas County pocket within the middle of Castle Rock, Liggett Road, Woodlands Blvd. and Founders Pkwy. will all be used by the residents and resort hotel, but be insulated from the cost of maintaining them.

-- Many sections of the PD documents are vague, allowing the owner and developer to make many changes as the project progresses. The PD is heavy on highlighting parks and trails, but these are small parts of the plan. I am pretty sure that many of the old ponderosa trees will be destroyed, and the section describing moving some trees to the west of I-25 to the "Riparian Park" seems ridiculous.

I am aware that the Walker Family worked with the town of Castle Rock for years with the intention of annexing the property into the town. While the buffer areas between the Coyote Ridge and Esquevera developments remain, many of the wishes of the town and residents have been ignored in this PD. Obviously frustrated with the town of Castle Rock, the owners have decided to pursue another course.

I ask that you consider the impacts to the town carefully, as this wooded property is the last left in the area as the entire town of Castle Rock explodes with residential and commercial building. It would be a shame to develop this property into a sea of houses, roads, lights and cars.

Thank you for your attention.

**From:** Matt Jakubowski  
**Sent:** Thursday, June 9, 2022 7:39 AM  
**To:** 'hihatr@aol.com'  
**Subject:** RE: Pine Canyon (Walker Property)

Hi Randy,

No resubmittal received yet. The project is about in the same place as it was last summer. However, keep checking in with me or keep tabs on the online file, as I never know when a submittal of items may be coming or not. When a submission is provided, I typically get the documents in the file within a few days. See link below. Click on the documents tab to review items in the file.

<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=RezoningJob&PosseObjectId=68578571>

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development  
Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** hihatr@aol.com <hihatr@aol.com>  
**Sent:** Wednesday, June 8, 2022 9:09 AM  
**To:** Matt Jakubowski <mjakubow@douglas.co.us>  
**Subject:** Re: Pine Canyon (Walker Property)

Hello Matt,

Any updates on Pine Canyon development?

Thanks,

Randy Reed

-----Original Message-----

From: Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
To: [hihatr@aol.com](mailto:hihatr@aol.com) <[hihatr@aol.com](mailto:hihatr@aol.com)>  
Sent: Mon, Jul 26, 2021 2:41 pm  
Subject: Pine Canyon (Walker Property)

Good Afternoon Mr. Reed,

Commissioner Thomas forwarded your email to the Community Development Director. We are processing the Pine Canyon Planned Development (Walker Property), and I am the project planner on that case. I am available to speak to you regarding the project this week, but am out on vacation next week. See my contact information below.

Regards,

Matt Jakubowski

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development  
Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

**From:** Matt Jakubowski  
**Sent:** Monday, November 13, 2023 7:38 AM  
**To:** 'hihtr@aol.com'  
**Subject:** RE: Pine Canyon (Walker Property)

Hi Randy,

The County received a resubmittal around the end of September from the Pine Canyon applicant. There are quite a documents so the resubmittal is still under review. We will have some comments for the applicant to address going forward. You can check back in with me at anytime for updates or status.

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** hihtr@aol.com <hihtr@aol.com>  
**Sent:** Thursday, November 9, 2023 4:12 PM  
**To:** Matt Jakubowski <mjakubow@douglas.co.us>  
**Subject:** Re: Pine Canyon (Walker Property)

Hello Matt,

Just wondering if there is any update information on the Pine Canyon development, I can share with Woodlands residents.

Thanks,

Randy Reed

On Thursday, June 9, 2022 at 07:39:19 AM MDT, Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)> wrote:

Hi Randy,

No resubmittal received yet. The project is about in the same place as it was last summer. However, keep checking in with me or keep tabs on the online file, as I never know when a submittal of items may be coming or not. When a submission is provided, I typically get the documents in the file within a few days. See link below. Click on the documents tab to review items in the file.

<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=RezoningJob&PosseObjectId=68578571>

Matt

**Matt Jakubowski, AICP** | Chief Planner

**Douglas County Department of Community Development**

**Planning Services Division**

**Address** | 100 Third St., Castle Rock, CO 80104

**Phone** | 303-660-7460

**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

---

**From:** [hihatr@aol.com](mailto:hihatr@aol.com) <[hihatr@aol.com](mailto:hihatr@aol.com)>  
**Sent:** Wednesday, June 8, 2022 9:09 AM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** Re: Pine Canyon (Walker Property)

Hello Matt,

Any updates on Pine Canyon development?

Thanks,

Randy Reed

-----Original Message-----

From: Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>

To: [hihatr@aol.com](mailto:hihatr@aol.com) <[hihatr@aol.com](mailto:hihatr@aol.com)>

Sent: Mon, Jul 26, 2021 2:41 pm

Subject: Pine Canyon (Walker Property)

Good Afternoon Mr. Reed,

Commissioner Thomas forwarded your email to the Community Development Director. We are processing the Pine Canyon Planned Development (Walker Property), and I am the project planner on that case. I am available to speak to you regarding the project this week, but am out on vacation next week. See my contact information below.

Regards,

Matt Jakubowski

**Matt Jakubowski, AICP** | Chief Planner

**Douglas County Department of Community Development**

**Planning Services Division**

**Address** | 100 Third St., Castle Rock, CO 80104

**Phone** | 303-660-7460

**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

**From:** Matt Jakubowski  
**Sent:** Sunday, March 10, 2024 4:55 PM  
**To:** 'hihatr@aol.com'  
**Subject:** RE: Pine Canyon Ranch

Hi Randy,

In the past few weeks, the property owner allowed CORE Electric to stage some materials on their property for a project CORE was completing offsite. I understand this was along the southern property line. Perhaps you saw some of that? Otherwise, perhaps something is happening on the Scott family property to the north I am not aware?

As for the County process, the applicant submitted documents at the end of September, 2023. We provided some comments to them around the end of 2023. The applicant re-submitted in late January, 2024 in response to our comments. The County is currently in the process of reviewing the resubmission, so from the process side, the project is still being evaluated.

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** hihatr@aol.com <hihatr@aol.com>  
**Sent:** Sunday, March 10, 2024 1:05 PM  
**To:** Matt Jakubowski <mjakubow@douglas.co.us>  
**Subject:** Pine Canyon Ranch

Hello Matt,

Have seen a lot of activity on this property recently. Any update to share?  
Thanks,  
Randy Reed

**From:** Matt Jakubowski  
**Sent:** Monday, March 11, 2024 4:50 PM  
**To:** appwx86@gmail.com  
**CC:** Planning; BOCC  
**Subject:** RE: Pine Canyon Ranch

Good Afternoon Sean,

My name is Matt Jakubowski, and I am the staff planner at Douglas County reviewing the Pine Canyon application, which is a proposed rezoning application to Planned Development. I was forwarded your emails by the Board of County Commissioners. First, the below link will take you to the online file for project ZR2020-010. Click on the "Documents" tab to review all documents submitted for the proposal. County staff is currently evaluating documents submitted by the applicant at the end of February. There are no public hearings being considered at this time, as the project is under evaluation.

<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=RezoningJob&PosseObjectId=68578571>

I have been keeping a file of all comments received on the application. I will include your comments in the public correspondence file. Further, all comments will be attached to the staff report reviewed at public hearings. As part of the process, a public hearing is required before the Planning Commission and before the Board of County Commissioners.

Regards,

Matt Jakubowski

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Planning <[Planning@douglas.co.us](mailto:Planning@douglas.co.us)>  
**Sent:** Monday, March 11, 2024 3:40 PM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** RE: Pine Canyon Ranch

FYI –

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**From:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Sent:** Monday, March 11, 2024 3:01 PM  
**To:** Planning <[Planning@douglas.co.us](mailto:Planning@douglas.co.us)>  
**Subject:** FW: Pine Canyon Ranch

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**From:** Sean <[appwx86@gmail.com](mailto:appwx86@gmail.com)>  
**Sent:** Monday, March 11, 2024 2:22 PM  
**To:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Subject:** Re: Pine Canyon Ranch



Thanks.

What is the status of the re-zoning proposal for this project?

On Mon, Mar 11, 2024, 1:50 PM BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)> wrote:

Hello Sean,

Your email is being forwarded to the Planning Department to be included in the file for this project that Commissioners will review.

Thank you,

Douglas County Commissioners' Office

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**From:** Sean <[appwx86@gmail.com](mailto:appwx86@gmail.com)>  
**Sent:** Monday, March 11, 2024 12:55 PM  
**To:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Subject:** Pine Canyon Ranch

Hello Commissioners,

I hope you are doing well. My name is Sean Mulshine and I've been a resident of Castle Rock since 2013. In this brief time I've seen the town improve and change, mostly for the better, at dramatic pace.

I'm taking the time to write you today to express some concerns over the proposed development in my district, Pine Canyon Ranch.

My understanding of this property is that for some time it's been desired to develop the property by the current owners. However, for various reasons this has never occurred.

Based on the attached presentation, it would appear that steps are on-going to significantly develop this property. Assuming this is correct, I have some concerns and ideas to express for your consideration.

To begin, since moving to Castle Rock in 2013 one of the consistent themes that are well known to residents has been construction. The general sentiment towards the town council and Mayor (Donahue?) at this time was that this group gave extreme concessions to developers without the proper consideration of existing residents. Many subsequent candidates for Council ran on the premise of not continuing this trend and better controlling and curbing development.

Today when I look around, I see plenty of development ongoing in the form of housing. Crystal Valley has a large project in the form of Dawsons Trails scheduled to begin. Terrain has been recently built out and would be considered a large scale development by many. Significant development has occurred between Crowfoot and Castle Oaks. The Meadows and Red Hawk continue to build out, and the list goes on.

I am concerned by yet another large scale development that is being proposed in the attached for numerous reasons, I suppose they are the usual reasons that you hear about. Although they are redundant, the impacts increase with each new development we entertain and approve.

1. Traffic Congestion
2. School Capacity
3. Water
4. Fire and Police Staffing
5. Town Services Impact

Frankly, I'm sure you get tired of hearing the above cliché reasons from another NIMBY. Fair enough.

However, most uniquely, I feel this area of land is some of the nicest property left that has not been developed in our town. If you have ever walked or viewed this land you will know towering Ponderosa are present, rock formations, Creek beds, long range views, and some of the most diverse wildlife the town has to offer call this area home. In the past year, I've had bear, bobcats, turkey, deer, etc. visit our home which is near this property.

I could understand how an out of town developer with a temporary stake in this town could view this land and see dollar signs.

I believe the county and perhaps town of Castle Rock has an opportunity to do something extremely unique and special that will set itself apart from many Front Range communities. Buy the land, protect it, and make it a park. Put trails in, picnic areas, etc. It doesn't need to be a high dollar park like the MAC. Let the the land do the work and keep it simple.

When surveyed, one of the most important things to residents in town is our parks and trail. Another important topic of residents is slowing down development. What better way to back your constituents then shutting down yet another tract home build and buying the land to share with everyone.

I am not naive and understand my pipe dreams cost money. I also understand that development is a major reason we are able to maintain our standards and the economic benefits that come with that.

What I would like you to think about is does our county and town need another development? Can we work with an open space organization to somehow protect this land instead of developing it? Could the purchase of the land be bundled into a referendum to somehow cover the expenses of the purchase and subsequent loss of revenue from not developing it?

Maybe things are too far gone to even consider this. And if that's the case, it's a shame, but please keep it in mind the next time a developer comes calling in the future.

Thanks for your time and would appreciate any thoughts,

Sean

Thank you, Mayor Gray. I appreciate you taking the time to educate me and reply.

I knew something was ongoing with the annexation but did not fully understand the specific. I now better understand.

Thanks again,

Sean

[Show quoted text](#)

It would seem to make sense to be part of town given that such a large development would need to be served by the town (streets, police, fire). But what do I know.

Thanks again for your help and education. I plan to write the commissioners but they seem less responsive than you from past interactions.

-Sean

[Show quoted text](#)

Sean,

Agreed.

Jason Gray

Sent from my iPhone

On Mar 6, 2024, at 8:17 AM, Sean <[appwx86@gmail.com](mailto:appwx86@gmail.com)> wrote:

[Show quoted text](#)

----- Forwarded message -----

From: Sean <[appwx86@gmail.com](mailto:appwx86@gmail.com)>

Date: Tue, Mar 5, 2024, 4:32 PM

Subject: Pine Canyon Ranch

To: <[dlafleur@crgov.com](mailto:dlafleur@crgov.com)>, <[jgray@crgov.com](mailto:jgray@crgov.com)>

Hello Desiree and Mayor Gray,

I hope you are doing well. My name is Sean Mulshine and I've been a resident of Castle Rock since 2013. In this brief time I've seen the town improve and change, mostly for the better, at dramatic pace.

I'm taking the time to write you today to express some concerns over the proposed development in my district, Pine Canyon Ranch.

My understanding of this property is that for some time it's been desired to develop the property by the current owners. However, for various reasons this has never occurred.

Based on the attached presentation, it would appear that steps are on-going to significantly develop this property. Assuming this is correct, I have some concerns and ideas to express for your consideration.

To begin, since moving to Castle Rock in 2013 one of the consistent themes that are well known to residents has been construction. The general sentiment towards the town council and Mayor (Donahue?) at this time was that this group gave extreme concessions to developers without the proper consideration of existing residents. Many subsequent candidates for Council ran on the premise of not continuing this trend and better controlling and curbing development.

Today when I look around, I see plenty of development ongoing in the form of housing. Crystal Valley has a large project in the form of Dawsons Trails scheduled to begin. Terrain has been recently built out and would be considered a large scale development by many. Significant development has occurred between Crowfoot and Castle Oaks. The Meadows and Red Hawk continue to build out, and the list goes on.

I am concerned by yet another large scale development that is being proposed in the attached for numerous reasons, I suppose they are the usual reasons that you hear about. Although they are redundant, the impacts increase with each new development we entertain and approve.

1. Traffic Congestion
2. School Capacity
3. Water
4. Fire and Police Staffing
5. Town Services Impact

Frankly, I'm sure you get tired of hearing the above cliché reasons from another NIMBY. Fair enough.

However, most uniquely, I feel this area of land is some of the nicest property left that has not been developed in our town. If you have ever walked or viewed this land you will know towering Ponderosa are present, rock formations, Creek beds, long range views, and some of the most diverse wildlife the town has to offer call this area home. In the past year, I've had bear, bobcats, turkey, deer, etc. visit our home which is near this property.

I could understand how an out of town developer with a temporary stake in this town could view this land and see dollar signs.

I believe the town has an opportunity to do something extremely unique and special that will set itself apart from many Front Range communities. Buy the land, protect it, and make it a park. Put trails in, picnic areas, etc. It doesn't need to be a high dollar park like the MAC. Let the land do the work and keep it simple.

When surveyed, one of the most important things to residents in town is our parks and trail. Another important topic of residents is slowing down development. What better way to back your constituents than shutting down yet another tract home build and buying the land to share with everyone.

I am not naive and understand my pipe dreams cost money. I also understand that development is a major reason we are able to maintain our standards and the economic benefits that come with that (thumbs up for the future Costco).

What I would like you to think about is does our town need another development? Can we work with the county and open space organization to somehow protect this land instead of developing it? Could the purchase of the land be bundled into a referendum to somehow cover the expenses of the purchase and subsequent loss of revenue from not developing it?

Maybe things are too far gone to even consider this. And if that's the case, it's a shame, but please keep it in mind the next time a developer comes calling in the future.

Thanks for your time and would appreciate any thoughts,

Sean

----- Forwarded message -----

From: **Sean** <[appwx86@gmail.com](mailto:appwx86@gmail.com)>

Date: Tue, Mar 5, 2024, 4:32 PM

Subject: Pine Canyon Ranch

To: <[dlaflleur@crgov.com](mailto:dlaflleur@crgov.com)>, <[jgray@crgov.com](mailto:jgray@crgov.com)>

Hello Desiree and Mayor Gray,

I hope you are doing well. My name is Sean Mulshine and I've been a resident of Castle Rock since 2013. In this brief time I've seen the town improve and change, mostly for the better, at dramatic pace.

I'm taking the time to write you today to express some concerns over the proposed development in my district, Pine Canyon Ranch.

My understanding of this property is that for some time it's been desired to develop the property by the current owners. However, for various reasons this has never occurred.

Based on the attached presentation, it would appear that steps are on-going to significantly develop this property. Assuming this is correct, I have some concerns and ideas to express for your consideration.

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Today when I look around, I see plenty of development ongoing in the form of housing. Crystal Valley has a large project in the form of Dawsons Trails scheduled to begin. Terrain has been recently built out and would be considered a large scale development by many. Significant development has occurred between Crowfoot and Castle Oaks. The Meadows and Red Hawk continue to build out, and the list goes on.

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I believe the town has an opportunity to do something extremely unique and special that will set itself apart from many Front Range communities. Buy the land, protect it, and make it a park. Put trails in, picnic areas, etc. It doesn't need to be a high dollar park like the MAC. Let the the land do the work and keep it simple.

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I am not naive and understand my pipe dreams cost money. I also understand that development is a major reason we are able to maintain our standards and the economic benefits that come with that (thumbs up for the future Costco).

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Thanks for your time and would appreciate any thoughts,

Sean



**From:** [Michael Pesicka](#)  
**To:** [scott\\_hoffmann@comcast.net](mailto:scott_hoffmann@comcast.net); [Citizen Connect](#)  
**Cc:** [ahoffmann5@gmail.com](mailto:ahoffmann5@gmail.com); [Matt Jakubowski](#)  
**Subject:** RE: Pine Canyon Development  
**Date:** Monday, March 25, 2024 3:54:32 PM

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Scott and Amy,

Thank you for reaching out regarding the Pine Canyon Planned Development application, **Project File No. ZR2020-010**. Please use the following link <https://apps.douglas.co.us/planning/projects> to access information and documents related to the application. Perform a Project Search using the Project File No. provided above. Please let me know if you have any questions.

Sincerely,

**Mike Pesicka** | Principal Planner  
**Douglas County Department of Community Development**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Direct** | 303-814-4367 **Main** | 303-660-7460  
**Email** | [mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)

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**From:** scott\_hoffmann@comcast.net <scott\_hoffmann@comcast.net>  
**Sent:** Monday, March 25, 2024 10:41 AM  
**To:** Citizen Connect <CitizenConnect@douglas.co.us>  
**Cc:** ahoffmann5@gmail.com; Matt Jakubowski <mjakubow@douglas.co.us>; Michael Pesicka <mpesicka@douglas.co.us>  
**Subject:** Pine Canyon Development

Matt, Michael et al,

My name and contact information are as follows:

NAME: Scott K. Hoffmann and Amy J. Hoffmann  
ADDRESS: 785 Whispering Oak Drive in Castle Rock, CO  
PHONE: 303-748-6602  
EMAIL ADDRESS: [Scott\\_Hoffmann@Comcast.net](mailto:Scott_Hoffmann@Comcast.net)

We would like to be kept informed with any/all changes related to the development of Pine Canyon in Douglas County (Castle Rock) Colorado.

Thank you!

Scott K. Hoffmann  
Amy J. Hoffmann

**From:** [Matt Jakubowski](#)  
**To:** [Jack Hilbert](#)  
**Subject:** RE: Pine Canyon PD Letter of Recommendation ZR2020-010  
**Date:** Monday, June 24, 2024 12:20:00 PM

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Jack,

Thank you for providing comments on the ZR2020-010 project (Pine Canyon Planned Development). I will include these comments in the file and provide to the applicant for their review. These comments will also be included in the staff report for any upcoming public hearings.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Jack Hilbert <[jack1198@comcast.net](mailto:jack1198@comcast.net)>  
**Sent:** Saturday, June 22, 2024 4:34 PM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** Pine Canyon PD Letter of Recommendation ZR2020-010

Please accept the attached letter regarding the Pine Canyon Planned Development.

Jack

Jack Hilbert  
Sent from [Mail](#) for Windows

June 22, 2014

RE: Pine Canyon PD

Douglas County Community Development

I would like to provide a comment about the Pine Canyon PD application ZR2020-010. I was curious what this application was proposing for a water plan and was quite surprised. The plan they have proposed is one of the best conjunctive use plans I have ever seen as part of a Planned Development. They have developed some unique approaches regarding water capture, reuse, and storage and overall reduced per household consumption. This plan is actually a great example of conjunctive use that should be shared with all proposed developments and water districts. Based on this unique and complete approach would encourage the approval of this application.

Thanks

Jack Hilbert  
21149 Woodside Lane  
Parker CO 80138

**From:** [Matt Jakubowski](mailto:Matt.Jakubowski@DouglasCountyCO.gov)  
**To:** [kpeter757@icloud.com](mailto:kpeter757@icloud.com)  
**Subject:** Pine Canyon Hearing Information  
**Date:** Wednesday, July 24, 2024 1:45:00 PM

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Good Afternoon,

The hearing notice information for Pine Canyon (ZR2020-010) is below. There is also a request to be heard with the rezoning regarding water requirements. The applicant proposes to use recycled water for irrigation purposes.

**NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION AND BOARD OF COUNTY COMMISSIONERS**

A public hearing will be held before the Planning Commission on AUGUST 5<sup>TH</sup>, 2024, at 6:00 PM, and before the Board of County Commissioners on SEPTEMBER 10<sup>TH</sup>, 2024, at 2:30 PM in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO, for a change in zoning from Agricultural 1 (A-1), General Industrial (GI), and Rural Residential (RR) to Planned Development (PD). The subject property is located approximately 800 feet north of the intersection of Front Street and Scott Blvd. For more information call Douglas County Planning at 303-660- 7460.  
File No./Name: ZR2020-010 - PINE CANYON PLANNED DEVELOPMENT

A public hearing will be held before the Planning Commission on AUGUST 5<sup>TH</sup>, 2024, at 6:00 PM, and before the Board of County Commissioners on SEPTEMBER 10<sup>TH</sup>, 2024, at 2:30 PM in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO, for an appeal concerning water regulations in the Douglas County Zoning Resolution for the property located at approximately 800 feet north of the intersection of Front Street and Scott Blvd. For more information call Douglas County Planning, 303-660-7460.  
File #/Name: MI2020-009 - PINE CANYON PD WATER APPEAL

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)



August 2, 2024

Douglas County, Colorado  
Board of County Commissioners  
100 Third Street, 2nd Floor  
Castle Rock, CO 80104

RE: Proposed Pine Canyon Development (ZR2020-010, MI2020-009, MI2022-009, SV2020-001)

Dear Douglas County Commissioners:

To help ensure awareness among Castle Rock residents that the Town of Castle Rock is opposed to the Pine Canyon development in unincorporated Douglas County, Town staff on July 29 shared information about the Town's opposition on Town social media channels. Included with that information was a feedback form, allowing members of the public to share their thoughts about the proposal, which the Town committed to relaying to Douglas County.

Between the time the social media posts were shared on the morning of Monday, July 29, and noon on Thursday, August 1, 70 members of the public submitted feedback forms. Their unedited forms are attached, in no particular order. As of this writing, additional forms continue to be submitted. Town staff intends to continue collecting feedback through August, as you are aware that Pine Canyon-related items are set before the Board of County Commissioners on September 10. On September 3, we plan to share all additional comments submitted via the feedback form on the Town's website to Douglas County as pledged.

We ask you to please include these comments as you consider this matter and thank you for your continued partnership to serve the public's best interests. We welcome any questions you might have relative to this information.

Thank you,

A handwritten signature in black ink, appearing to read "JE Gray", with a stylized flourish at the end.

Mayor Jason Gray  
Town of Castle Rock

Attachment: Feedback forms submitted July 29 to August 1, 2024

CC: Members of the Douglas County Planning Commission

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 8:36:52 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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Name (optional)	Lorena kellogg
In what area of Castle Rock do you live?	Founders Village
Email	Newportmin@msn.com
What do you think about the proposed development?	I don't agree with it. The road construction at Founders Rd and Hwy 86 has been going on for a year, which proves that our infrastructure can not sustain this growth. I work for the Douglas County school system and our schools are busting at the seams and we are already experiencing lack of appropriate funds to keep up the maintenance with our current schools, buildings and equipment without having to go to the voters and asking for additional money which increases our taxes. In the end, new housing is so expensive that new, first time buyers can't afford to buy them. STOP THE BUILDING!
Is there any other information you would like to share?	No more building new housinig complexes!

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Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 8:15:37 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Todd Oliver
In what area of Castle Rock do you live?	Castlewood Ranch
Email	toddlovesrachel@gmail.com
What do you think about the proposed development?	Stop building!!! One of the great things about Castle Rock is that it's a small town. All this building is ruining that. Build in Denver. I'm a Colorado native. My whole family is. Build in the metro areas. Leave CR alone. It's enough! Stop it! You people can't seem to leave a single patch of grass alone.
Is there any other information you would like to share?	Shut up! Stop building!

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 8:07:34 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Blacktail
Email	grothe77@gmail.com
What do you think about the proposed development?	I think a neighborhood in Castle Rock that will draw on the town's resources without contributing any taxes to the town is a terrible idea.
Is there any other information you would like to share?	A new sewage plant constructed 450 yards from our existing home is beyond comprehension. We would never have moved to this location if the adjacent land was zoned for 'sewage plant'. If this plan moves forward we will move IF we are even able to sell our home.

Email not displaying correctly? [View it in your browser.](#)



**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 8:06:00 AM

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## Pine Canyon Feedback

### Pine Canyon

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Rachel
In what area of Castle Rock do you live?	Castlewood Ranch
Email	fairestrachel@gmail.com
What do you think about the proposed development?	This has to stop. There are too many people and houses being crammed into every space. The roads, and water and town cannot support it!! Please stop!
Is there any other information you would like to share?	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 7:53:43 AM

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## Pine Canyon Feedback

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Name (optional)	Deb Chentnik
In what area of Castle Rock do you live?	The Oaks off of South Ridge Road
Email	dchet413@gmail.com
What do you think about the proposed development?	This development will make it so no one has enough water.
Is there any other information you would like to share?	The whole town is AGAINST this development but it looks like it's already been started

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 7:45:16 AM

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## Pine Canyon Feedback

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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Name (optional)	<i>Field not completed.</i>
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In what area of Castle Rock do you live?	Sapphire point
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Email	<i>Field not completed.</i>
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What do you think about the proposed development?	I think this is a horrible idea. This town is already too congested the infrastructure is not prepared for more people. The schools are not prepared for more kids. My daughter had to leave her elementary school four years ago because there was not enough room for sixth grade because of all the new younger kids coming in. That changed her life drastically. I moved here in 2011 it was such a great little town with a small town feel. No traffic I could get things done quickly and easily I loved it so much. Now it's over populated and takes much longer to get around it just doesn't feel the same and I look forward to moving out of here. This little town has been ruined from the influx of people. Already there is nothing for teens from say 13 to 16 to do instead of building more homes and inviting thousands of more families here we should be making this town a fun place for the kids that already live here. PLEASE STOP BUILDING MORE HOMES!!!!
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Is there any other	<i>Field not completed.</i>
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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 5:29:12 AM

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## Pine Canyon Feedback

### Pine Canyon

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Crystal Valley
Email	Cporteous@msn.com
What do you think about the proposed development?	I think resources will be strained without fair representation of taxes and this development was not planned as part of CR plan. It should not happen.
Is there any other information you would like to share?	Due to global warming we need to protect our resources

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, July 30, 2024 9:50:03 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	James Paull
In what area of Castle Rock do you live?	Terrain
Email	jpaul198@gmail.com
What do you think about the proposed development?	Terrible idea, this is beautiful open space that is not in need of development. We are all struggling with the overpopulation and this just adds to the problem and lack of resources.
Is there any other information you would like to share?	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, July 30, 2024 9:06:44 PM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Founders
Email	mtmorrison91@gmail.com
What do you think about the proposed development?	No, Pine Canyon should not be developed.
Is there any other information you would like to share?	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, July 30, 2024 9:03:02 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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Name (optional)	Michael Dobos
In what area of Castle Rock do you live?	South of castle rock
Email	Vikings@aol.com
What do you think about the proposed development?	Terrible idea town is not set up for this type of unchecked growth. Town is set up north to south with poor control of traffic due to the layout. Zero ability to correct any traffic flow due to I 25 location and the horrible growth south near Crystal Valley.
Is there any other information you would like to share?	<i>Field not completed.</i>

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Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 12:59:25 PM

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## Pine Canyon Feedback

### Pine Canyon

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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Name (optional)	Lauren Taylor
In what area of Castle Rock do you live?	Macanta
Email	Lheffern22@gmail.com
What do you think about the proposed development?	It is a terrible idea, Founders is already extremely congested and all stores/parking lots are totally overwhelmed. Water restrictions are already in place and we have great concern over the sustainability of our community as is. This development is not needed and will prove to be detrimental to the residents of Castle Rock. Schools are so overcrowded it's hard to get a spot in before and after school programs, we cannot be adding any more families. We are at capacity! This potential development is extremely discouraging and a great concern for many residents.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, July 30, 2024 9:00:00 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Debra Letvi uck
In what area of Castle Rock do you live?	Red Hawk
Email	C-list-stuff@hotmail.com
What do you think about the proposed development?	NO, no, no. Just no! The Town has been saying no to this development. The county should not override The Town in an area that sits within The Town whether incorporated or not.. Much like the State should not make the County/ Town accept immigrants, have pot shops, enforce multi-family dwellings etc.
Is there any other information you would like to share?	No, no, no, just no!

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, July 30, 2024 8:39:50 PM

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## Pine Canyon Feedback

### Pine Canyon

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<b>Name (optional)</b>	Jenifer Layman
<b>In what area of Castle Rock do you live?</b>	Founders Villsge
<b>Email</b>	jeniraebb@yahoo.com
<b>What do you think about the proposed development?</b>	I think it is an absolutely terribly unthought out disastrous proposal. The lack of planning and thought for what it would cost Castle Rock and impose upon current residents is appalling. My husband and I have been in Castle Rock since before elementary school and we will be turn 40 in the next year. We have seen growth and change and understand that this is necessary. This proposal is absolutely disappointing, disheartening and unnecessary.
<b>Is there any other information you would like to share?</b>	If there is anything I can do to help oppose this and have our voices heard, please let me know.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, July 30, 2024 7:27:57 PM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	Elijah Hancock
In what area of Castle Rock do you live?	Terrain Castle Oaks
Email	Hancockelijah@gmail.com
What do you think about the proposed development?	I do not want this development across from the Terrain. I agree that it would place increased strain on our water supplies, police and fire services along with general use of facilities including schools and other infrastructure.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, July 30, 2024 3:10:50 PM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	Karalyn Marzo
In what area of Castle Rock do you live?	Meadows
Email	kmarzo77@gmail.com
What do you think about the proposed development?	I'm not in favor of the proposed development. I fully agree with the town that this would have more negative consequences than positives.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 12:33:47 PM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	Ryan Vesque
In what area of Castle Rock do you live?	Meadows
Email	Ryanpvesque@yahoo.com
What do you think about the proposed development?	This is grossly negligent and to even be considered is insanity. This is unincorporated land surrounded by the Town of Castle Rock. The impacts on the town have not been addressed in any of the development proposals. As a member of this community the very least we are owed is a plan that incorporated the town resources that this development will be depleting. Planned and mitigated progress is welcome but not at the expense of the exhausting g members of this community.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 12:22:19 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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<b>Name (optional)</b>	Keith Anderson
<b>In what area of Castle Rock do you live?</b>	Castle North
<b>Email</b>	Klanderson64@live.com
<b>What do you think about the proposed development?</b>	The development needs to be tied in to the town's infrastructure and abide by the town's requirements for renewable water sources. It's irresponsible for the County to allow development as if this land is not completely surrounded by the incorporated town.
<b>Is there any other information you would like to share?</b>	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 11:49:09 AM

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## Pine Canyon Feedback

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<b>Name (optional)</b>	David K
<b>In what area of Castle Rock do you live?</b>	Castlewood Ranch
<b>Email</b>	dllloydkirch@gmail.com
<b>What do you think about the proposed development?</b>	I absolutely do not support this proposed development. There is a difference between good planning and development in the community, and reckless growth and this development clearly crosses that line. Castle Rock is on track to manage its resources very effectively while allowing for increased population and community growth, but allowing this development, which is directly opposed by the town, would stutter that progress and risk the future success of our community.
<b>Is there any other information you would like to share?</b>	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 11:11:07 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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<b>Name (optional)</b>	<i>Field not completed.</i>
<b>In what area of Castle Rock do you live?</b>	Founders
<b>Email</b>	yarifc89@gmail.com
<b>What do you think about the proposed development?</b>	For all the reasons stated in the Castle Rock letter and more I think it's a terrible idea to add this development. It will add too much traffic to an already burdened area. It will cause traffic delays to get onto i25, i25 which already experiences heavy traffic will become all the worse. The affects on the wildlife will be detrimental as the deer population will have less areas to stay safe and out of the way of traffic. This development has not thought through all the effects it will have on the infrastructure, our quality of life of the residents already living in the area especially for those near where their proposed sewage treatment plant would be.
<b>Is there any other information you would like to share?</b>	Stop this development. Keep Castle Rock beautiful. People move to Castle Rock to get away from the crazy city traffic and congestion, the small town feel is what makes it wonderful. That will be ruined if we continue this unsustainable growth.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 9:40:55 AM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	Jeff Armstrong
In what area of Castle Rock do you live?	Near Crystal valley
Email	Ahhuey@msn.com
What do you think about the proposed development?	I believe this will impact traffic, an already over burdened water supply and add to the problem of not enough police and fire dept needs. The greed needs to stop !
Is there any other information you would like to share?	Turn this into a conservation easement ! I'm not 100% sure of who owns the land but if it is who I believe it is they will not be impacted financially if this land is not developed.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 9:20:28 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Cobblestone Ranch
Email	Mud_pie_girl@hotmail.com
What do you think about the proposed development?	I don't think we have the infrastructure to support that much growth in that area...not to mention the surrounding amenities, which we do not need to expand upon either. The roads are already filled. We obviously don't have enough water(lovely recycled already).
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 9:18:27 AM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	South End
Email	<i>Field not completed.</i>
What do you think about the proposed development?	Castle Rock is being over developed by the County and Developers; not what the current residents want. The town does not have the infrastructure to handle this type of growth and be able to sustain the amount of population that these types of developments bring. It does not enhance the town, only brings congestion and reduces the quality of life and nature that this area affords now.
Is there any other information you would like to share?	Crystal Valley development on the east frontage road, as well as, and all the "townhomes" on Wilcox has made significant traffic congestion and foot traffic to navigate the roads and highways effectively and safely. When will it be enough? Your residents do not want this increase in population, why is Douglas County and the Developers pushing this to everyone?

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 1:14:26 PM

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## Pine Canyon Feedback

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Name (optional)	Melody P
In what area of Castle Rock do you live?	FOUNDERS
Email	Melodylynn862@gmail.com
What do you think about the proposed development?	I am NOTfor developing this property.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, July 30, 2024 12:49:22 PM

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## Pine Canyon Feedback

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The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	Frances DeMaio-Kuchinsky
In what area of Castle Rock do you live?	Timber Ridge
Email	englishstr@aol.com
What do you think about the proposed development?	Way too many housing units for that acreage. I would prefer no more than 600 housing units on that property. All homes should be detached single family homes. The ones at the top with a view should all be custom and semi-custom homes.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, July 30, 2024 10:30:59 AM

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## Pine Canyon Feedback

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<b>Name (optional)</b>	Derek
<b>In what area of Castle Rock do you live?</b>	South town neighborhood
<b>Email</b>	derekjblackburn@gmail.com
<b>What do you think about the proposed development?</b>	I think it is wrong because the development company is like any other development company, in it to make money and move on to the next. Colorado is know for its greenery, hills, plains, mountains, hiking trails, skiing, natural wildlife, ect. Not freeways and building on top of buildings. People move to Colorado to get away from that look of Los Angeles, Chicago, New York City of buildings and freeways with no natural scenery. There absolutely does not need to be new houses, apartments or condos developed just to creat more traffic, more foot traffic, possible contamination of water supply's, destruction of lawns and other residents' property. There doesn't need to be a new Waste Water Facility that would ruin the scenery of hiking trails and cause smells and odors that would cause folks to hike elsewhere. States were not meant to hold this many people at the expense of destroying trees, natural greenery, wildlife habitat, ect because that is what makes Colorado beautiful is the greenery and what makes this State Appealing to the eye of visitors and potential

new comers that want to move here. Not a metropolitan of just buildings, roads, commercial buildings and nothing more. Stop over developing! Please stop it and stop it now!

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Is there any other information you would like to share?

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*Field not completed.*

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, July 30, 2024 9:31:28 AM

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## Pine Canyon Feedback

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Moore
In what area of Castle Rock do you live?	Meadows
Email	kimjimmoore@gmail.com
What do you think about the proposed development?	Opposed.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, July 30, 2024 8:56:46 AM

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## Pine Canyon Feedback

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Name (optional)	Tyler Starks
In what area of Castle Rock do you live?	Blacktail
Email	Tyler.starks@outlook.com
What do you think about the proposed development?	<p>I am opposed to the development location proposed for the sewage treatment facility. As a resident who just moved to Castle Rock last year, purchasing my home within Blacktail, our current views of the city and beautiful Plum Creek railway and trees would greatly be impacted by the development of a sewage facility.</p> <p>The train system already detracts from the quality of living, however, it's something that we've been able to get used to. To add on top of this a sewage facility directly next to the train track, while also negatively impacting trail systems, views and traffic pattern (which are already backing up), this area is likely to lose value and become less desirable.</p>
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, July 30, 2024 8:34:01 AM

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## Pine Canyon Feedback

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Name (optional)	John Godec
In what area of Castle Rock do you live?	Crystal Valley
Email	<a href="mailto:jdg@GodecRandall.com">jdg@GodecRandall.com</a>
What do you think about the proposed development?	I agree with the City's position, uncoordinated development is clearly detrimental to the larger community. Water, wastewater, transportation all have to be considered for their impacts and simply allowing developers unfettered free rein has screwed up many communities. The County needs to reject this proposal unless it is incorporated into Castle Rock's planning process.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, July 30, 2024 8:11:48 AM

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## Pine Canyon Feedback

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<b>Name (optional)</b>	Aislynn Burger
<b>In what area of Castle Rock do you live?</b>	Founders
<b>Email</b>	Aisybear@aol.com
<b>What do you think about the proposed development?</b>	Stop current residential expansion within town limits. We do not have the roadways, water, and we were even asked to limit our electric use this summer. Town of Castle Rock should be in charge of any development, not Douglas County. We cannot support the addition of more homes until we can support our water, roadways, electric, staff our schools etc.
<b>Is there any other information you would like to share?</b>	I have lived in Castle Rock for over 30 years, my father has live here almost 60 years, my mother in law has watched it for over 50 years. We are tired of the big city destruction that is removing any beauty and charm of our open spaces in what was our small home town. This needs to stop. Stop this greed, keep our town safe.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, July 30, 2024 7:52:12 AM

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## Pine Canyon Feedback

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Name (optional)	Ashley Sims
In what area of Castle Rock do you live?	Terrain
Email	ashleysims5671@gmail.com
What do you think about the proposed development?	By building on every square acre of open space, we are destroying the appeal of our town, as well as overburdening our town's infrastructure with the proposed development of Pine Canyon. We cannot continue to develop and expect to maintain our property value which is based on the access to undeveloped views and land.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, July 30, 2024 7:47:41 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Rodney Hanchett
In what area of Castle Rock do you live?	The Meadows
Email	Rodney.hanchett@gmail.com
What do you think about the proposed development?	From the description of the development, I understand that a sewage treatment facility is proposed to be constructed directly adjacent and in between the Meadow/Redhawk neighborhood and Plum Creek. This is unacceptable. These established neighborhoods should not be impacted with odors and potential overflows into the Plum Creek recreation areas. Please do not allow this proposed plan to move forward.
Is there any other information you would like to share?	Any plans to develop in the area should not adversely affect established residents. Additionally, new developments that will have a significant impact on the Town of Castle Rock resources should be annexed by the town to pay for their share of resources.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, July 30, 2024 7:33:32 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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Name (optional)	Heather
In what area of Castle Rock do you live?	Founders
Email	Heather.ryan74@comcast.net
What do you think about the proposed development?	We do not need another development. Castle Rock is so appealing in large part because of our open spaces, which allow us to live with wildlife around us. Somebody needs to speak for the deer, elk, turkeys, porcupines, and countless others. We need to leave space for them, we are not the only living beings. We need to know when enough is enough.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 10:40:27 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	Justin henry
In what area of Castle Rock do you live?	Blacktail 80109
Email	Justinhenry.2018@gmail.com
What do you think about the proposed development?	I life across the tracks form the proposed sewage treatment plant. You have to be kidding the community with this joke of a plan. No community benefits whatsoever. No funds for fire, water, community but a treatment plant a quarter Mile from our homes. Ask yourself this question. Are YOU ok with a treatment plant across from your home. If the answer is yes let's focus and move it to your neighborhood.
Is there any other information you would like to share?	I love this town, the people and community. I trust our PD and elected officials. I also trust the CR government to not put a treatment plant in the middle of our community. This is weakness and incompetent.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 9:51:11 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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<b>Name (optional)</b>	Paul
<b>In what area of Castle Rock do you live?</b>	Woodlands
<b>Email</b>	pbarenz@hotmail.com
<b>What do you think about the proposed development?</b>	I think that this land should be developed but I think the current plan is overbearing and not adhering to the overall feel of Castle Rock. More importantly, can the city handle high capacity occupancy living? Can we handle the water requirements? Do we have traffic studies that would support that increase in flow through the entire infrastructure? To be sure I'm not saying it shouldn't be developed, I'm just saying the current proposal is too aggressive and out of the scope of what I feel the city can handle. I would say a more measured approach would be much more well received! Please go back to the drawing board to find something compatible that syncs with the towns footprint and ecosystem
<b>Is there any other information you would like to share?</b>	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 8:51:57 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	Robin
In what area of Castle Rock do you live?	Terrain
Email	rxcoleman@gmail.com
What do you think about the proposed development?	I strongly oppose this project as it stands currently. It's basically going to be a parasite on our community. They will be surrounded by Castle Rock and its residents, using CR roads and water resources, without giving anything back or paying anything to support it. This is a ridiculous and selfish plan, clearly based in greed.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 6:55:25 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	Chad
In what area of Castle Rock do you live?	Founders village
Email	Crech15@gmail.com
What do you think about the proposed development?	I hate it, leave the land and our town alone. There is far too much growth. That land has been such a breathe of fresh air, literally. No more concrete and buildings!!!!
Is there any other information you would like to share?	Money is not life, leave space without developing!!

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 4:53:48 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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<b>Name (optional)</b>	Jerry Duncan
<b>In what area of Castle Rock do you live?</b>	Cobblestone Ranch
<b>Email</b>	jerryj.duncan@gmail.com
<b>What do you think about the proposed development?</b>	I am an engineer who has experience developing water resource plans for communities in Colorado. I am fundamentally opposed to new developments that plan to rely indefinitely on nonrenewable groundwater supplies such as the Denver Basin. Furthermore, I believe the developer's requested exemption from Douglas County to plan for only 1/3 of the water supply typically required is reckless and short-sighted. Pine Canyon does not benefit the community on the whole as laid out, and I would need to see it paired with a more sustainable water supply plan (such as the one Castle Rock is implementing) before I could support this development.
<b>Is there any other information you would like to share?</b>	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 3:12:25 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	Alicia
In what area of Castle Rock do you live?	Meadows
Email	aliciaanderson@hotmail.com
What do you think about the proposed development?	This project appears to be trying to skirt the system and steel resources. I am opposed to it being this close in proximity to homes, roadways, Plum Creek Trail. I'm concerned about the well-being of the nearby residence. I am concerned about overloading our health system, schools, infrastructure and depleting our water supply. I agree with the town of Cars opposition.
Is there any other information you would like to share?	Please protect this beautiful town we live in.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 2:59:44 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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Name (optional)	Geoffrey Green
In what area of Castle Rock do you live?	Sapphire Pointe
Email	geoffrey.e.green@gmail.com
What do you think about the proposed development?	If it's done it must be part of the town. The development is trying to get out of its responsibility to the town and its residents. I am concerned about water contamination, lack of renewable water sources and traffic.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 2:14:56 PM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	Ashley Hoehn
In what area of Castle Rock do you live?	Crystal Valley
Email	ashleyhoehn14@gmail.com
What do you think about the proposed development?	Castle Rock has already become overdeveloped and the effects can be seen from congestion, limited resources such as water and more. If we don't start being responsible now as a community, the negative consequences will continue to exponentially increase as a result. Let there be open space and nature. Castle Rock is rated one of the top towns in the country to live in. At this rate of irresponsible development, we won't be holding that title for long. We can do better, Castle Rock.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 1:36:40 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Heidi
In what area of Castle Rock do you live?	Meadowa
Email	Has289@comcast.net
What do you think about the proposed development?	Strongly oppose. This should be part of the town and should have to pay and participate in The services they will use, such as roads etc. If they don't they should pay an equivalent mil levy to counter the costs we as a town absorb from their usage. They absolutely need to be in the town water, sewage programs and pay for fire and police.
Is there any other information you would like to share?	Stop growing this town without proper planning, infrastructure and facilities in place.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 12:29:19 PM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	Terrie Stonebraker
In what area of Castle Rock do you live?	The Woodlands
Email	stoneyt@comcast.net
What do you think about the proposed development?	I am completely opposed to the Pine Canyon Development for all the stated reasons. I appreciate Castle Rock for making builders take a responsible role in the town development and infrastructure and this proposal clearly does not contribute to Castle Rock in any way but does contribute a large negative impact.
Is there any other information you would like to share?	Is there anyway to purchase all or part of the land for open space use? There are some really great older tree groves and growth towards the middle with outstanding views of the mountains from there.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 12:28:49 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	Linda Podorski
In what area of Castle Rock do you live?	Metzler Ranch
Email	lkpyoga@live.com
What do you think about the proposed development?	From what iu have learned it should not be approved. They already show their lntegrity by not working with the Town at all so far ... say no and you will be held responsible by residents if you allow any of this nonsense. Their actions so far show The Town what we will be dealing with.
Is there any other information you would like to share?	Do the right thing for residents. Say no

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 12:22:20 PM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	Jason Plumley
In what area of Castle Rock do you live?	Mesa
Email	Jason.Plumley1@yahoo.com
What do you think about the proposed development?	I hate the idea of an additional possible 5000 people in the town. The city has already been built up SO much and traffic coming in and out is already getting bad along with all of the construction that is constantly throttling all of the time. At what point does the city look at the over growth of the area and say "no, this is enough".
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 12:19:17 PM

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## Pine Canyon Feedback

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Name (optional)	William
In what area of Castle Rock do you live?	Terrain
Email	Wpbjr1@gmail.com
What do you think about the proposed development?	The proposed development is a terrible idea for all of the reasons the town has already mentioned in their memo to the county. It truly would ruin the town of Castle Rock. This development should never happen.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 12:09:20 PM

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## Pine Canyon Feedback

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<b>Name (optional)</b>	Alisha Basore
<b>In what area of Castle Rock do you live?</b>	Founders Village/Bella Mesa
<b>Email</b>	alishab8581@yahoo.com
<b>What do you think about the proposed development?</b>	<p>This is an absolute travesty and destruction of open space/land in Castle rock that is so beautiful and held so near and dear to those of us that have lived here for so long.</p> <p>One of the best things about driving down founders towards 86 is the wide open space with the rolling Hills and trees, and all you want to do is pump in a bunch more people and houses so that you can make more money While destroying what is beautiful and spacious about our town and community, not to mention this town is already overpopulated and you want to make it worse.</p> <p>This is a disgusting overreach of what should be space conservation and NO MORE BUILDING!</p> <p>Stop ruining this town by bringing in MORE people... Our roads are not capable of handling that much more traffic and it's already bad enough as it is! Founders is already a nightmare and it's going to be 1000 times worse.</p> <p>You are pushing out locals and bringing in more and more people to ruin this community in this state.</p>

Take your greedy money somewhere else!  
This is disgusting and devastating to those of us that actually care!  
DO NOT DO THIS!!!!

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Is there any other information you would like to share?

I am disgusted and appalled by these plans and I truly hope that someone with any kind of ability to stop you, does. These builders and developers don't live here and they couldn't care less about destroying our towns or our communities and further ruining what was once a sacred sleepy beautiful community. Castle Rock is one more town that you're destroying and trying to turn into a cash cow for your own greedy interests and pockets, and you should really take yourselves and your need to ruin everyone's lives somewhere else.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 12:01:09 PM

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## Pine Canyon Feedback

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Adam Levell
In what area of Castle Rock do you live?	Plum creek
Email	Levellad@gmail.com
What do you think about the proposed development?	This is more development that the community DOES NOT NEED and will continue to overburden and greatly negatively impact the community, the resources such as fire and police; water, wildlife and natural habitat; area pollution, already burdened traffic and infrastructure, and continue to destroy the negatively of this area. Douglas county is irrerepably harming the community and way of life and ongoing development will bring in more issues that other cities deal with such as crime. And you will lose residents who actually care about the community and can afford to move.
Is there any other information you would like to share?	Don't continue to destroy the foundation that this area is built on...

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 11:59:32 AM

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## Pine Canyon Feedback

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Plain Song
Email	tdmackie@gmail.com
What do you think about the proposed development?	Castle Rock is already over grown, with lack of infrastructure to support current and future growth (sewage, water, roads, etc). I do NOT want a sewage treatment plant next to my neighborhood or home!
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 11:49:48 AM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	Erin Eyl
In what area of Castle Rock do you live?	Cobblestone Ranch
Email	erin.e.eyl@gmail.com
What do you think about the proposed development?	I think it is a terrible idea, I am very much opposed.
Is there any other information you would like to share?	Castle Rock really needs to consider the long term investment in our open spaces. Open spaces are very valuable to the city and I get the desire to capitalize on that, but they are also extremely valuable to our environment and our community. Overdevelopment is not the answer and it will just make CR like any other Denver metro suburb like Aurora, Centennial, or Littleton - let's stand out and keep our open spaces.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 11:23:34 AM

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## Pine Canyon Feedback

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Gerald Hiinton
In what area of Castle Rock do you live?	Meadows
Email	snjhinton@yahoo.com
What do you think about the proposed development?	We strongly oppose this development!
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 11:22:54 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Meadows
Email	Ktom93@hotmail.com
What do you think about the proposed development?	I am opposed to this development. The location is horrible.
Is there any other information you would like to share?	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, July 29, 2024 11:16:27 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Dave Loomis
In what area of Castle Rock do you live?	Escavera
Email	dloomis@corefoodservice.com
What do you think about the proposed development?	Opposed to an additional 1800 homes developed on this property. Highway 86 cannot support this much more traffic.
Is there any other information you would like to share?	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 1:23:20 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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<b>Name (optional)</b>	Elizabeth Wilson
<b>In what area of Castle Rock do you live?</b>	Macanta
<b>Email</b>	<a href="mailto:liz_newjob@yahoo.com">liz_newjob@yahoo.com</a>
<b>What do you think about the proposed development?</b>	I oppose this development because it is not being planned in the correct way,. The development is opposed by the town of Castle Rock also. This new development will be a drain on water resources. The developer needs to go back to the drawing board and work with the Town of Castle Rock to do this properly.
<b>Is there any other information you would like to share?</b>	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 12:59:48 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	S. Rink
In what area of Castle Rock do you live?	East side near Terrain
Email	staciadirks@hotmail.com
What do you think about the proposed development?	Continued uncontrolled growth is detrimental to the quality of life in Castle Rock. Infrastructure cannot keep up. Residents have intentionally chosen to live in a smaller town and those qualities are being stripped away. The almighty dollar isn't worth it, please stop developing.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 1:51:52 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	Delwin Allred
In what area of Castle Rock do you live?	Escavera
Email	hdsasman@gmail.com
What do you think about the proposed development?	Founders road is already over crowded, too busy and excessively noisy to the homes near by.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 1:32:55 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Michelle Anderson
In what area of Castle Rock do you live?	Woodlands
Email	mma1551@outlook.com
What do you think about the proposed development?	I oppose this development!!
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 1:23:20 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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Name (optional)	Elizabeth Wilson
In what area of Castle Rock do you live?	Macanta
Email	<a href="mailto:liz_newjob@yahoo.com">liz_newjob@yahoo.com</a>
What do you think about the proposed development?	I oppose this development because it is not being planned in the correct way,. The development is opposed by the town of Castle Rock also. This new development will be a drain on water resources. The developer needs to go back to the drawing board and work with the Town of Castle Rock to do this properly.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 3:00:00 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Adrienne West
In what area of Castle Rock do you live?	Macanta
Email	Adrienne.L.west@gmail.com
What do you think about the proposed development?	Please do not move forward with this. We chance a water crisis and the infrastructure in this beautiful town is not suited to keep up with this rate of development.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 3:02:54 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Lori
In what area of Castle Rock do you live?	Castlewood Canyon
Email	loriad1234@yahoo.com
What do you think about the proposed development?	We need to keep it as open space. We don't have enough water or infrastructure to support it, so please please don't build there. We moved to CR for the open spaces, not the awful traffic and mass development.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 3:17:47 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Lindsey
In what area of Castle Rock do you live?	Meadows
Email	Lindseyromrell@gmail.com
What do you think about the proposed development?	Absolutely a horrible proposed development. It's not going to affect many areas but they're going to be built TOO close together with no space and for such a high price. The idea is going to ruin the beauty of castle rock. Not only that but it's going to affect the sewage and water.
Is there any other information you would like to share?	DONT BUILD

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 3:50:47 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	to the east of Castle Rock
Email	hillarybigdog@yahoo.com
What do you think about the proposed development?	NO NO NO NO. Enough already. Our infrastructure in Douglas County and in Castle Rock already can't handle what is currently here. It's a nightmare to drive in this part of Douglas County anymore. Just stop this insane building.
Is there any other information you would like to share?	No

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 4:13:32 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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<b>Name (optional)</b>	Sonja
<b>In what area of Castle Rock do you live?</b>	Red Hawk
<b>Email</b>	Sonja.madera@hotmail.com
<b>What do you think about the proposed development?</b>	I am absolutely opposed to this development, particularly the construction of a smelly water treatment plant in my neighborhood and next to the Plum Creek Trail, not to mention the total lack of consideration for overused water resources and crowded streets. The county should deny this project.
<b>Is there any other information you would like to share?</b>	I vote for/against county officials based on the stupidity of their development decisions. This project is unjustifiable.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 4:40:20 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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<b>Name (optional)</b>	Kristin Williams
<b>In what area of Castle Rock do you live?</b>	The Meadows
<b>Email</b>	doerkl@msn.com
<b>What do you think about the proposed development?</b>	I agree with the town of Castle Rock's opposition to this development based on the clear fact that it is impossible to develop this property without causing true impacts that will burden residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek. In addition the development should be held to the same renewable water requirements as the town of Castle Rock requires.
<b>Is there any other information you would like to share?</b>	I do not support this development as proposed.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 2:04:14 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	Mary Heffernan
In what area of Castle Rock do you live?	Terrain
Email	Heffam5@msn.com
What do you think about the proposed development?	The development down here is out of control. Castle Rocks water supply already can't meet demand and the infrastructure in place can't hold this kind of traffic or people taxing other resources. I am curious, has a traffic study been done and what will the impacts to Founder's be? I would like to see the results of that study made public. It is already heavily congested. Douglas county put some thought behind your development!!
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 6:12:32 PM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	Michelle Craig
In what area of Castle Rock do you live?	Timber Ridge
Email	michellercraig@yahoo.com
What do you think about the proposed development?	This would be an enormous loss of open space land for CR and a gain for only those who are in it to make money. Castle Rock is a thriving community BECAUSE we aren't like Lone Tree, Highlands Ranch etc. Bringing more developments that can literally be found anywhere in South Denver makes us more generic and less of a destination. It takes the character and charm away and creates something that already exists. It will bring overall housing values down, but more than that it will increase only those things people generally leave the city because of (more traffic, more housing, more people, more concrete, more pollution, more noise, more fire danger and more stress on resources- ESPECIALLY water and first responders ). None of this is good and no one wants it.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 6:23:12 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Silver heights
Email	<i>Field not completed.</i>
What do you think about the proposed development?	I do not agree with more houses. Castle Rock has more than doubled in size in the last decade. Those of us that have lived here for about 50 years have seen the immense growth. With the increase is the increase of property taxes, gas prices, etc.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, July 31, 2024 6:40:35 PM

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## Pine Canyon Feedback

### Pine Canyon

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Susan Evans
In what area of Castle Rock do you live?	Founders
Email	Srevans42305@gmail.com
What do you think about the proposed development?	No - no, No!!! It is NOT good for the town, the environment or the school district!! The town does not have enough water as it is!! Please stop this! Wildlife have no where to go!!
Is there any other information you would like to share?	Our schools are over flowing as it is! Another development will put even more strain on the castle Rock School.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 1, 2024 5:07:54 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	Ashley
In what area of Castle Rock do you live?	Macanta, Douglas county unincorporated
Email	Ashleygaynor@gmail.com
What do you think about the proposed development?	I think the development is a horrible idea. The traffic on the roads will get worst, the school will continue to get over crowded andwe'll lose more animal open space. There is already a significant strain in resources, such as water and education. We should solve those problems before signing off on a new development.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 1, 2024 9:27:16 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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<b>Name (optional)</b>	Megan
<b>In what area of Castle Rock do you live?</b>	Founders Village
<b>Email</b>	Lioness8383@comcast.net
<b>What do you think about the proposed development?</b>	Please stop this development. Castle Rock has grown too much and too fast. It is losing, well has lost, the small town feel which we enjoyed and moved here for back in 2010. There isn't adequate infrastructure for more homes nor is there enough water. Also, there is not a need for Castle Rock to be the big city in between Denver and the Springs. Many in Castle Rock would prefer open space and wildlife, not hustle and bustle with more people. This is taking away the beauty of CR, FFS. Also, if anything is needed, it is more things to do for entertainment, albeit again, not in this open space. Keep it open and beautiful...stop this growth for growth sake, this isn't CA.
<b>Is there any other information you would like to share?</b>	No more housing!

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Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 1, 2024 11:49:55 AM

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## Pine Canyon Feedback

### Pine Canyon

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<b>Name (optional)</b>	Carren LeEVERS
<b>In what area of Castle Rock do you live?</b>	Meadows
<b>Email</b>	carrenl@aol.com
<b>What do you think about the proposed development?</b>	I think we need to postpone anymore housing developments for the near future. We are having huge issues with our traffic and constant accidents. We need to have an infrastructure that can handle a larger population before we can add more people to our town.
<b>Is there any other information you would like to share?</b>	<i>Field not completed.</i>

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**From:** [Michael Pesicka](#)  
**To:** [Curt Weitkunat](#); [Matt Jakubowski](#)  
**Subject:** RE: Opposition to the proposed Pine Canyon development  
**Date:** Wednesday, July 31, 2024 1:31:37 PM

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Mikaela,

Thank you for your correspondence regarding the Pine Canyon Planned Development. Your comments will be included in the project file and provided to the Planning Commission as part of their consideration of the proposed Planned Development.

Sincerely,

**Mike Pesicka** | Principal Planner  
**Douglas County Department of Community Development**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Direct** | 303-814-4367 **Main** | 303-660-7460  
**Email** | [mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)

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**From:** Mikaela Sanders <[mmuntean619@gmail.com](mailto:mmuntean619@gmail.com)>  
**Sent:** Monday, July 29, 2024 4:10 PM  
**To:** Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>  
**Subject:** Opposition to the proposed Pine Canyon development

Dear Douglas County Planning Commission,

I am writing to oppose the proposed Pine Canyon development which you are scheduled to review on Monday, August 5, 2024. As a resident of Terrain, living adjacent to this property and as a Castle Rock resident this is not smart development as we do not have the infrastructure to support another development of this kind.

The security of Castle Rock's water supplies is crucial, along with where and how sewage gets handled. Traffic impacts lives daily, and those effects are important. For a development in the center of Castle Rock, Town Council — which is accountable to Town residents — should oversee these critical issues. The proposed Pine Canyon development in unincorporated Douglas County would bring 1,800 homes and 600,000 square feet of commercial space into the center of Castle Rock. The development would cause daily depletion of Denver Basin Groundwater — Castle Rock's long-term water supply source for times of drought — as no renewable water sources are proposed for the project. It would also construct an unneeded sewage treatment plant within 460 yards of homes in Castle Rock, bringing with it odors and potential overflows. Further, Pine Canyon residents would drive daily on Castle Rock's roads without paying into Town road projects, which is a requirement of building a home in Castle Rock. For these reasons and more, I support the Town's opposition to Pine Canyon. I would only be interested in considering this if it's developed in Castle Rock via Town Council's development procedures, using existing Town water and sewer infrastructure and abiding by the Town's renewable water plans and conservation regulations. The development must also pay its fair share to the community it will undoubtedly impact including expanding existing roads and constructing a new school.

Sincerely,  
Mikaela Sanders  
3386 Ghost Dance Dr.  
Castle Rock, CO 80108

**From:** [Michael Pesicka](#)  
**To:** [Planning Commission](#); [Curt Weitkunat](#); [Matt Jakubowski](#)  
**Cc:** [BOCC](#)  
**Subject:** RE: Pine Canyon development  
**Date:** Thursday, August 1, 2024 1:02:00 PM

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Hi Denise,

Thank you for your correspondence regarding the proposed Pine Canyon Planned Development Rezoning, Project File No. ZR2020-010. Your comments will be included in the public record and will be provided to the Planning Commission and Board of County Commissioners as part of their consideration of the PD rezoning request. For clarification, the application will be heard by the Planning Commission on August 5<sup>th</sup>, and by the Board of County Commissioners on September 10<sup>th</sup>.

Sincerely,

**Mike Pesicka** | Principal Planner  
**Douglas County Department of Community Development**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Direct** | 303-814-4367 **Main** | 303-660-7460  
**Email** | [mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)

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**From:** Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>  
**Sent:** Wednesday, July 31, 2024 3:27 PM  
**To:** Curt Weitkunat <[cweitkunat@douglas.co.us](mailto:cweitkunat@douglas.co.us)>; Michael Pesicka <[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)>; Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** FW: Pine Canyon development

See below.

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**From:** Jill Holland <[jholland1506@gmail.com](mailto:jholland1506@gmail.com)>  
**Sent:** Wednesday, July 31, 2024 3:18 PM  
**To:** [bocc@douglas.co.com](mailto:bocc@douglas.co.com); Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>  
**Subject:** Re: Pine Canyon development

Planning commission members, plus George, Abe, and Commissioner Lora Thomas...

As a resident of unincorporated DougCo (our property line borders Town of CR's property line), I must vehemently protest against the proposed Pine Canyon development! I will be in Oklahoma on 8/5, and can't attend your meeting.

Picture this...a family of five has moved into your personal home/residence...uninvited and unwelcomed. Your new residents are eating your groceries, using your water, parked in your garage, enjoying your deck and landscaping, your electricity, your Wi-Fi, your natural gas, etc. oh, did I mention your WATER resources, which are in danger of depletion?

ALL without paying you a single penny for the use of your resources! What would this family of five



be called? That's right...SQUATTERS! Would you accept that?  
Guess what? That is precisely what the Pine Canyon development would be!  
Get the damn dollar signs out of your eyes and do the right thing...  
DO.NOT.LET.THE.PINE.CANYON.DEVELOPMENT.ADVANCE!

Second question...if you continue to be in favor of this (and vote accordingly), are you willing to require (with very hefty fines for non-compliance) full disclosure to developers, builders, and homebuyers/renters that the water source for Pine Canyon will from a non-renewable/non-rechargeable aquifer? Those of us who rely on the Denver aquifer for our water supply are disgusted by your pushing of this development. Your pockets are already lined enough by greed. Do the right thing for Douglas County residents who have already paid our dues.

Shame on you all for even considering this development. Your greed will bite you in the backside one of these days.

I beg you...get the dollar signs out of your eyes and do the right thing....shut this proposal down!

Sincerely,  
Denise H.  
Unincorporated Douglas County

PS. This is not just a get-it-off-my-chest letter. As a taxpayer, I fully expect a personal response from you...not just a "thanks for your input" form letter.

**From:** [Matt Jakubowski](#)  
**To:** [Gwenivere Snyder](#)  
**Subject:** RE: Pine Canyons  
**Date:** Friday, August 2, 2024 11:47:00 AM  
**Attachments:** [image001.png](#)

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Good Morning Gwenivere,

Thank you for your comments on the Pine Canyon Planned Development application. These comments will be included in the public comment file and provided to the Planning Commission and the Board of County Commissioners for review of the application.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Gwenivere Snyder <g@gwensnyderrealestate.com>  
**Sent:** Friday, August 2, 2024 11:25 AM  
**To:** Matt Jakubowski <mjakubow@douglas.co.us>  
**Subject:** Pine Canyons

Douglas County Planning Commission  
100 Third Street  
Castle Rock, CO 80104

Dear Members of the Planning Commission,

I am writing to express my strong support for the proposed development project in Douglas County, the Pine Canyon.

As a current resident of Douglas County and Castle Rock, The Pine Canyon project represents a way to develop underutilized land in a manner that respects both the rights of property owners and the needs of our growing population. I feel that this project aligns well with the area and matches the characteristics of the surrounding neighborhoods, providing much-needed housing options while addressing the current shortage. We definitely need more options for housing.

This will stimulate local economic growth, creating jobs and new businesses, all while building our infrastructure with improved roads, utilities, and green spaces. How great is that?! The project's focus will transform underutilized areas into new neighborhoods, increasing property values and quality of life for residents.

I believe this will provide much-needed housing options, including affordable housing, addressing a critical shortage in our area.

Thank you for your help in making this a reality!

Sincerely,



**Gwenivere Snyder**  
Luxury Real Estate Broker  
LIV Sotheby's International Real Estate  
M: 303.718.1085  
[www.GwenSnyderRealEstate.com](http://www.GwenSnyderRealEstate.com)  
[g@gwensnyderrealestate.com](mailto:g@gwensnyderrealestate.com)


8000 E Belleview Ave., Ste. 200  
Greenwood Village, CO 80111

Douglas County Planning Commission  
100 Third Street  
Castle Rock, CO 80104

Dear Members of the Planning Commission,

I am writing to express my strong support for the proposed infill development project in Douglas County. I recognize the urgent need for increased housing options and the significant benefits this project will bring. This development will address the current housing shortage by providing additional housing options, stimulate local economic growth by creating jobs and attracting new businesses, and provide the surrounding town residents to enjoy their shops and amenities. Moreover, the project's focus on sustainable practices and community revitalization will transform underutilized areas into vibrant, attractive neighborhoods, contributing to increased property values and a higher quality of life for all residents. I urge the Planning Commission to approve this project for the betterment of our community.

Sincerely,

Caleb Lund  


Frank Calderaro  
frank@espiraproperties.com



August 5, 2024

Planning Services Division  
Douglas County  
100 Third St., 2nd Floor  
Castle Rock, CO 80104

Dear Members of the Planning Division,

I am writing to you today to express my strong support for the rezoning request for Pine Canyon. As a real estate investor and a local resident, I am deeply invested in the growth and development of the community. The proposed development of Pine Canyon for housing and ongoing commercial development presents an incredible opportunity to address several pressing issues and bring significant benefits to the county and its citizens.

### **1. Addressing the Housing Shortage:**

One of the most critical issues facing many local communities is the lack of available housing, particularly for young families and first-time homebuyers. The current market conditions have made it exceedingly difficult for these families to find attainable housing. As a father of four children, I am acutely aware of the challenges young families face. Many young couples in my church have expressed their struggles to purchase a home in Colorado, with some even contemplating leaving the state altogether. By developing Pine Canyon, we can increase the supply of single-family homes and some high-density housing, providing more options and helping to stabilize housing prices. This will enable young families to establish roots in the community, contributing to its long-term vitality and diversity.

### **2. Economic Growth and Job Creation:**

The development of Pine Canyon will not only provide much-needed housing but also continue to spur economic growth through the creation of additional commercial spaces. This will attract new businesses and services to the area, creating jobs and fostering a thriving local economy. The increased commercial activity will also expand the tax base, providing the county with additional resources to improve infrastructure, public services, and amenities for all residents.

### **3. Preserving Natural Beauty and Wildlife:**

It is essential to recognize the importance of preserving the natural environment of the area. The development plan for Pine Canyon includes measures to protect and preserve the surrounding forest and wildlife habitats. By integrating green spaces, parks, and conservation areas into the development, we can ensure that the natural beauty is maintained while still accommodating growth. This balance between development and conservation will enhance the quality of life for all residents and preserve the unique character of the community.

### **4. Enhanced Quality of Life:**

Further development of Pine Canyon will enhance the overall quality of life for current citizens of Castle Rock. The addition of new housing and commercial spaces will lead to improved amenities, such as parks, recreational facilities, and retail centers, making the community an even more desirable place to live. Moreover, a well-planned development will ensure that Castle Rock's charm and appeal are maintained while accommodating growth in a sustainable manner.

In conclusion, the rezoning and development of Pine Canyon offers a unique and timely solution to several of the community's most pressing challenges. By supporting this project, you can provide attainable housing for young families, stimulate economic growth, and enhance the quality of life for all residents of Castle Rock and Douglas County, all while preserving the natural environment. I urge you to approve the rezoning request and support the development of Pine Canyon for the benefit of the entire county.

Thank you for your time and consideration.

Sincerely,

Frank Calderaro  
Co-Founder  
Espira Properties

**From:** [Matt Jakubowski](#)  
**To:** [Tracey Hanko](#)  
**Subject:** RE: Proposed infill project  
**Date:** Sunday, August 4, 2024 3:34:00 PM

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Tracey,

Thank you for your comments on the Pine Canyon Planned Development application. These comments will be included in the public comment file and provided to the Planning Commission and the Board of County Commissioners for review of the application.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development  
Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Tracey Hanko <[traceyleehanko@gmail.com](mailto:traceyleehanko@gmail.com)>  
**Sent:** Sunday, August 4, 2024 1:24 PM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** Re: Proposed infill project

On Sun, Aug 4, 2024 at 1:13 PM Tracey Hanko <[traceyleehanko@gmail.com](mailto:traceyleehanko@gmail.com)> wrote:

To: Douglas County Board of Commissioners

I am writing to express my support for the proposed infill development. As a resident of Douglas County, we are in critical need of a solution to our housing crisis. It is saddening to hear of long term residents pulling out of this beautiful state for a chance to own their own home at an affordable cost. Unfortunately, this usually means a long distance move to achieve this goal. By using underutilized land within our county's existing urban framework, we can help alleviate the urgent demand for affordable homes in our area.

The proposed plan has been thoughtfully presented, will impact the existing communities minimally as well as have an immediate impact on the affordability of homes in Douglas County.

Thank you for your consideration,

Sincerely,  
Tracey Hanko  
Douglas County resident

**From:** [Matt Jakubowski](#)  
**To:** "[Cherie Talbert](#)"  
**Subject:** RE: Constituent support for Pine Canyon  
**Date:** Sunday, August 4, 2024 3:35:00 PM

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Cherie,

Thank you for your comments on the Pine Canyon Planned Development application. These comments will be included in the public comment file and provided to the Planning Commission and the Board of County Commissioners for review of the application.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development  
Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Cherie Talbert <[cherietalbert@outlook.com](mailto:cherietalbert@outlook.com)>  
**Sent:** Sunday, August 4, 2024 3:28 PM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** Constituent support for Pine Canyon

Hello Matt,

Attached is my letter of support toward the Pine Canyon project that Planning Commission will be considering this coming week.

Sincerely,

Chérie Talbert

Douglas County Resident



Douglas County Planning Commission  
100 Third Street  
Castle Rock, CO 80104

Dear Members of the Planning Commission,

I am writing to express my enthusiastic support for the proposed Pine Canyon infill development project in Douglas County. As a concerned resident and advocate for community progress, I firmly believe in the importance of thoughtful development that enhances our surroundings while meeting the needs of our growing population.

The Pine Canyon project represents a visionary approach to revitalizing underutilized land in a way that aligns with the character of our community. By providing a mix of housing options, including affordable housing, this development will help address our area's pressing housing shortage, ensuring that diverse demographics have access to quality homes. Additionally, the project's commitment to sustainable building practices and green infrastructure will not only reduce environmental impact but also improve the overall resilience and attractiveness of our neighborhood.

Moreover, the Pine Canyon development promises to stimulate local economic growth by generating employment opportunities and attracting new businesses to our area. This infusion of economic activity will contribute to the vibrancy and economic health of Douglas County, benefiting both residents and businesses alike.

In conclusion, I strongly urge the Planning Commission to support the Pine Canyon development project. By doing so, we can achieve responsible growth that respects property rights, enhances community infrastructure, and ensures a sustainable future for Douglas County. Thank you for considering the positive impact this project will have on our community.

Sincerely,

*Chérie Talbert*

Chérie Talbert  
9327 E Aspen Hill Pl  
Lone Tree, CO 80124

**From:** [Matt Jakubowski](#)  
**To:** [Crystal Davis](#)  
**Subject:** RE: Attn: Matt Jakubowski Proposed Infill Development Project  
**Date:** Sunday, August 4, 2024 9:03:00 PM

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Crystal,

Thank you for your comments on the Pine Canyon Planned Development application. These comments will be included in the public comment file and provided to the Planning Commission and the Board of County Commissioners for review of the application.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development  
Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Crystal Davis <crystaldclear@gmail.com>  
**Sent:** Sunday, August 4, 2024 9:02 PM  
**To:** Matt Jakubowski <mjakubow@douglas.co.us>  
**Subject:** Attn: Matt Jakubowski Proposed Infill Development Project

Douglas County  
100 Third Street  
Castle Rock, CO 80104

Dear Members of the Planning Commission,

Being a resident of Douglas County for 26+ years & after listening to the developer & #39;s presentation,

I am writing to express my strong support for the proposed infill development project in Douglas County.

I would also love my children to be able to move to the Douglas County area but there is no housing supply.

This project fits well in this area and matches the characteristics of the surrounding neighborhoods. It addresses the urgent need for diverse and affordable housing options, stimulates local economic growth through job creation and business attraction, and enhances our infrastructure with improved roads, utilities, and green spaces. Moreover, its focus on sustainable practices and community revitalization will underutilized areas into vibrant, attractive neighborhoods, contributing to increased property values and a higher quality of life for all residents. I urge the Planning Commission to approve this project for the betterment of our community.

Best Regards,  
Crystal Davis  
CEO-Crystal Davis Coaching LLC



**Crystal Davis**

[crystal@crystalodavis.com](mailto:crystal@crystalodavis.com)

(303) 848-2919

[www.Crystal.Click](http://www.Crystal.Click)



**From:** [Matt Jakubowski](#)  
**To:** [tricia\\_jon@msn.com](mailto:tricia_jon@msn.com)  
**Subject:** RE: Planning Commission Meeting- August 5th  
**Date:** Monday, August 5, 2024 8:33:00 AM

---

Tricia,

Thank you for your comments on the Pine Canyon Planned Development application. These comments will be included in the public comment file and provided to the Planning Commission and the Board of County Commissioners for review of the application.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Tricia Bernhardt <[tricia\\_jon@msn.com](mailto:tricia_jon@msn.com)>  
**Sent:** Saturday, August 3, 2024 7:18 PM  
**To:** Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>; Kati Carter <[KCarter@douglas.co.us](mailto:KCarter@douglas.co.us)>; Lauren Pulver <[lpulver@douglas.co.us](mailto:lpulver@douglas.co.us)>  
**Subject:** Planning Commission Meeting- August 5th

Douglas County Planning Staff and Planning Commission,

Attached please find a letter in opposition to approval of the Water Appeal for the Pine Canyon Planned Development.

This issue is Item 3.e. on the August 5<sup>th</sup> Douglas County Planning Commission agenda, File 2640.

Thank you for your consideration.

Tricia Bernhardt  
Larkspur, CO

August 4, 2024

To: Douglas County Planning Commission

**Pine Canyon Planned Development- Water Appeal**

On Monday, August 5<sup>th</sup>, the Douglas County Planning commission will hear an appeal to Douglas County Zoning Resolution (DCZR) Section 18A from the developers of the Pine Canyon Planned Development (JRW Family Limited Partnership, LLLP). The developers are asking for a residential indoor demand standard of 0.20 acre-feet/year per residence **instead of** the County’s residential demand standard of 0.75 acre-feet/year per residence as described in DCZR 18A. An approval of this appeal would allow for many more residences and businesses than what would be allowable under DCZR 18A utilizing the developer’s existing water rights. An approval of this appeal would set a bad precedence for other developers in Douglas County.

It is my personal opinion that this appeal should have been heard by the Douglas County Water Commission (DCWC) prior to being presented to the Douglas County Planning Commission. The DCWC was formed to study and prepare a water master plan for Douglas County. The Denver Basin groundwater is known to be declining and the developer is planning to use 100% groundwater to serve the development. Additionally, in Article 1- Purpose of the Douglas County Water Commission By-Laws, it states that, “The Water Commission is to advise the Board of County Commissioners on water topics identified in the Douglas County Comprehensive Master Plan, addressed in state and federal legislative items, and related to regional and statewide issues.”

The Office of the State Engineer reports that the developer has approximately 709 acre-feet/year of adjudicated groundwater rights, half of which are in the Dawson and Denver formations of the Denver Basin. These upper formations are typically considered important for individual well owners in rural Douglas County, who do not have access to any other water supply.

The non-renewable groundwater supply proposed by the developer is based solely on paper water decrees and is of unknown real capacity. The developer does not have enough paper water rights to comply with the 0.75 acre-feet/year criteria in DCZR 18A for this development, let alone have enough proven physical water.

The DCWC is working towards a robust analysis of the groundwater situation in Douglas County. Declining amounts of groundwater are real concerns and most of the municipalities and larger water districts in Douglas County are working towards obtaining renewable water for future needs.

**I urge the Planning Commission not to approve the water appeal**, and for the Douglas County Planning Department to bring the issue back to the Douglas County Water Commission for discussion and consideration.

Respectfully,



Tricia Bernhardt  
Larkspur, Colorado

**From:** [Matt Jakubowski](mailto:Matt.Jakubowski@DouglasCountyCO.gov)  
**To:** [chammelman@comcast.net](mailto:chammelman@comcast.net)  
**Subject:** RE: Pine Canyon Planned Development hear Aug. 5  
**Date:** Monday, August 5, 2024 8:32:00 AM

---

Clark,

Thank you for your comments on the Pine Canyon Planned Development application. These comments will be included in the public comment file and provided to the Planning Commission and the Board of County Commissioners for review of the application.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>  
**Sent:** Monday, August 5, 2024 7:59 AM  
**To:** Curt Weitkumat <[cweitkumat@douglas.co.us](mailto:cweitkumat@douglas.co.us)>; Michael Pesicka <[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)>; Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** FW: Pine Canyon Planned Development hear Aug. 5

See below.

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**From:** C. Hammelman <[chammelman@comcast.net](mailto:chammelman@comcast.net)>  
**Sent:** Sunday, August 4, 2024 1:46 PM  
**To:** Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>  
**Subject:** Pine Canyon Planned Development hear Aug. 5

To: Douglas County Planning Commission

Re: Pine Canyon Planned Development Rezoning and Water Appeal - Project Files: ZR2020-010 and MI2020-009

I urge the Douglas County Planning Commission not to approve the Pine Canyon Project and specifically not to approve the water appeal (referenced above) that is being heard on Aug. 5, 2024.

Attached is a copy of Tricia Bernhardt's Aug. 4th letter also urging the Planning Commission not to approve the water appeal. I agree with the issues she has raised

and concur with her conclusions.

I am a member of the Douglas County Water Commission, although these comments are my personal opinions and not those of the Water Commission.

Clark Hammelman  
Castle Rock, CO

August 4, 2024

To: Douglas County Planning Commission

**Pine Canyon Planned Development- Water Appeal**

On Monday, August 5<sup>th</sup>, the Douglas County Planning commission will hear an appeal to Douglas County Zoning Resolution (DCZR) Section 18A from the developers of the Pine Canyon Planned Development (JRW Family Limited Partnership, LLLP). The developers are asking for a residential indoor demand standard of 0.20 acre-feet/year per residence **instead of** the County’s residential demand standard of 0.75 acre-feet/year per residence as described in DCZR 18A. An approval of this appeal would allow for many more residences and businesses than what would be allowable under DCZR 18A utilizing the developer’s existing water rights. An approval of this appeal would set a bad precedence for other developers in Douglas County.

It is my personal opinion that this appeal should have been heard by the Douglas County Water Commission (DCWC) prior to being presented to the Douglas County Planning Commission. The DCWC was formed to study and prepare a water master plan for Douglas County. The Denver Basin groundwater is known to be declining and the developer is planning to use 100% groundwater to serve the development. Additionally, in Article 1- Purpose of the Douglas County Water Commission By-Laws, it states that, “The Water Commission is to advise the Board of County Commissioners on water topics identified in the Douglas County Comprehensive Master Plan, addressed in state and federal legislative items, and related to regional and statewide issues.”

The Office of the State Engineer reports that the developer has approximately 709 acre-feet/year of adjudicated groundwater rights, half of which are in the Dawson and Denver formations of the Denver Basin. These upper formations are typically considered important for individual well owners in rural Douglas County, who do not have access to any other water supply.

The non-renewable groundwater supply proposed by the developer is based solely on paper water decrees and is of unknown real capacity. The developer does not have enough paper water rights to comply with the 0.75 acre-feet/year criteria in DCZR 18A for this development, let alone have enough proven physical water.

The DCWC is working towards a robust analysis of the groundwater situation in Douglas County. Declining amounts of groundwater are real concerns and most of the municipalities and larger water districts in Douglas County are working towards obtaining renewable water for future needs.

**I urge the Planning Commission not to approve the water appeal**, and for the Douglas County Planning Department to bring the issue back to the Douglas County Water Commission for discussion and consideration.

Respectfully,



Tricia Bernhardt  
Larkspur, Colorado



**From:** [Matt Jakubowski](#)  
**To:** ["Glen Tuscan Triple Protection Autocare"](#)  
**Subject:** RE: Letter of Support Pine Canyon Infill Development  
**Date:** Monday, August 5, 2024 11:15:00 AM  
**Attachments:** [image001.png](#)

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Glen,

Thank you for your comments on the Pine Canyon Planned Development application. These comments will be included in the public comment file and provided to the Planning Commission and the Board of County Commissioners for review of the application.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Glen Tuscan Triple Protection Autocare <gat@tripac.net>  
**Sent:** Monday, August 5, 2024 11:13 AM  
**To:** Matt Jakubowski <mjakubow@douglas.co.us>  
**Subject:** Letter of Support Pine Canyon Infill Development

Douglas County Planning Commission  
100 Third Street  
Castle Rock, CO 80104

Dear Members of the Planning Commission,

I am writing to express my enthusiastic support for the proposed Pine Canyon infill development project in Douglas County. As a concerned resident and advocate for community progress, I firmly believe in the importance of thoughtful development that enhances our surroundings while meeting the needs of our growing population.

The Pine Canyon project represents a visionary approach to revitalizing underutilized land in a way that aligns with the character of our community. By providing a mix of housing options, including affordable housing, this development will help address our area's pressing housing shortage, ensuring that diverse demographics have access to quality homes. Additionally, the project's commitment to sustainable building practices and green infrastructure will not only reduce environmental impact but also improve the overall resilience and attractiveness of our neighborhood.

Moreover, the Pine Canyon development promises to stimulate local economic growth by generating employment opportunities and attracting new businesses to our area.

This infusion of economic activity will contribute to the vibrancy and economic health of Douglas County, benefiting both residents and businesses alike.

In conclusion, I strongly urge the Planning Commission to support the Pine Canyon development project. By doing so, we can achieve responsible growth that respects property rights, enhances community infrastructure, and ensures a sustainable future for Douglas County. Thank you for considering the positive impact this project will have on our community.

Sincerely,



**Glen Tuscan**  
Founder, CEO  
(303) 435-1838  
gat@tripac.net

***Celebrating 33 Years***

7200 South Alton Way  
Suite C-200  
Centennial, CO 80112  
303.435.1838 Cell  
303.798.4499 Office  
303-798-2480 Fax

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**From:** [Matt Jakubowski](#)  
**To:** ["Julia Smith"](#)  
**Subject:** RE: Pine Canyon Project  
**Date:** Monday, August 5, 2024 12:27:00 PM

---

Julia,

Thank you for your comments on the Pine Canyon Planned Development application. These comments will be included in the public comment file and provided to the Planning Commission and the Board of County Commissioners for review of the application.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

---

**From:** Julia Smith <[jbugsmith1207@gmail.com](mailto:jbugsmith1207@gmail.com)>  
**Sent:** Monday, August 5, 2024 12:26 PM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** Pine Canyon Project

Dear Members of the Douglas County Planning Commission and Board of County Commissioners,

I am writing to express my full support for the proposed Pine Canyon project in Douglas County. I have many family members who live in Douglas County and the County needs to approve this project to meet the needs of the growing population.

By providing a mix of new housing options, including affordable housing, this project will help address the area's pressing housing shortage, ensuring that my niece and nephews and cousins have access have to quality affordable homes. Additionally, the project's commitment to sustainable building practices, water conservation and management, and green infrastructure will not only reduce environmental impact but also improve the overall resilience and attractiveness of the area.

The Pine Canyon project promises to stimulate local economic growth by stimulating the building industry, generating employment opportunities and attracting new businesses and economic prosperity to the area. This infusion of economic activity will contribute to the vibrancy and economic health of Douglas County, benefiting both residents and businesses alike.

In conclusion, I strongly urge the Planning Commission to recommend approval of the Pine Canyon

project. By doing so, we can achieve responsible growth that REAPECTS PROPERTY RIGHTS, enhances community infrastructure, and ensures sustainable water supplies for Douglas County. Thank you for considering the positive impact this project will have on the community.

Sincerely,

Julia Smith

**From:** [Matt Jakubowski](#)  
**To:** [Matt Thomson](#)  
**Subject:** RE: Letter of support  
**Date:** Monday, August 5, 2024 4:03:00 PM

---

Matt,

Thank you for your comments on the Pine Canyon Planned Development application. These comments will be included in the public comment file and provided to the Planning Commission and the Board of County Commissioners for review of the application. The Planning Commission does hear the item tonight at 6pm.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

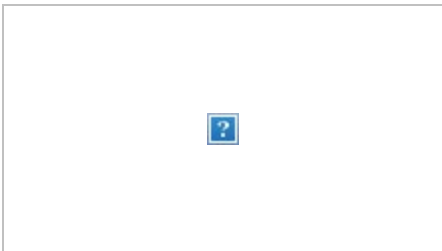
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**From:** Matt Thomson <[thomsonhomes@gmail.com](mailto:thomsonhomes@gmail.com)>  
**Sent:** Monday, August 5, 2024 4:00 PM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** Letter of support

Mr. Jakubowski--

Please find my attached letter of support. I believe this is being heard this evening.

Matt Thomson  
Realtor  
Fathom Realty Colorado  
303.578.6260  
[HomesInDenverMetro.com](https://www.HomesInDenverMetro.com)



Douglas County Planning Commission  
100 Third Street  
Castle Rock, CO 80104

TO: Douglas County Board of Commissioners,

I am writing to express my strong support for the proposed infill development project in Douglas County, Colorado. As a Realtor residing in Douglas County, I can't ignore the pressing need for affordable housing and the challenges posed by low housing inventory in our community.

The proposed infill development is a timely and much-needed solution to our affordable housing crisis. With the rising cost of living and the limited availability of affordable homes, many families and individuals are finding it increasingly difficult to secure housing that fits their budget. This project promises to introduce a range of housing options that are both affordable and accessible, addressing the urgent demand for more diverse and economically viable housing solutions.

Additionally, the project makes efficient use of underutilized land within our existing urban framework. By focusing on infill development, we can increase housing density in areas that are already supported by infrastructure, thereby minimizing the environmental impact and promoting sustainable growth. This approach not only provides immediate relief to the housing shortage but also sets a precedent for smart and responsible urban development in the future.

The proposed development is thoughtfully designed to complement the existing community, ensuring that it integrates seamlessly with the character and aesthetics of surrounding neighborhoods. This attention to detail helps maintain the appeal of our community while providing new housing opportunities for those in need. The increased housing inventory will help stabilize the market, making homeownership more attainable for a broader segment of the population.

With the Town of Castle Rock already approving a much larger development in a far more rural area just a few miles south, this project makes far more sense than the projects being carried out already.

In conclusion, I wholeheartedly support the proposed infill development project. It represents a proactive and effective response to our affordable housing and low inventory challenges. I urge the Planning Commission to approve this project and help us create a more inclusive and sustainable future for Douglas County.

Thank you for your consideration.

Sincerely,

Matt Thomson  
Fathom Realty

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 1, 2024 12:06:31 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Haven
Email	asavitt@gmail.com
What do you think about the proposed development?	That open space is home to so much wildlife who have no voice in this "planned development". I'm concerned about density and enough infrastructure. Please keep in mind future generations.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 1, 2024 12:34:03 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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<b>Name (optional)</b>	Teresa McCombs
<b>In what area of Castle Rock do you live?</b>	Founders Village
<b>Email</b>	mccombshousehold@gmail.com
<b>What do you think about the proposed development?</b>	<p>Dear Town of Castle Rock, I am a grateful resident that you are actively opposing the Pine Canyon development. I would like to share a note of my opposition to the project with you to have on file as record of highly concerned residents.</p> <p>My family and I firmly oppose the unincorporated Pine Canyon project. It is wrong for the county to impose such a development that is clearly surrounded by the Town, causing a substantial impact on our community and infrastructure. The right thing would be for the county to turn over the land zoning and development decisions to the Town and therefore the residents that are directly impacted. The detailed reasoning is clear in the letter sent to the County from the Town (Pine Canyon Planned Development Proposal (ZR2020-010, MI2020-009, MI2022-009, SV2020-001)) and should be taken seriously. The County should exist as an entity to promote the best stewardship of our land and communities by allowing the councils and residents of the towns</p>



to be the decision makers of what is needed and how to tie into or expand the existing infrastructure. Anyone can see that this land should be under the jurisdiction of the Town of Castle Rock for any development, a drastic change from the previous agricultural zoning.

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Is there any other information you would like to share?

I agree with the letter sent July 11, 2024 from Tara Vargish, Director Development Services. Sandy Vossler, Senior Planner, and the Development Services Department sent to Matt Jakubowski, AICP, Chief Planner, the subject of which is: Pine Canyon Planned Development Proposal (ZR2020-010, MI2020-009, MI2022-009, SV2020-001).  
Accessed via <https://www.crgov.com/pinecanyon>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 1, 2024 3:12:52 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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<b>Name (optional)</b>	John Staffeld
<b>In what area of Castle Rock do you live?</b>	Plum Creek
<b>Email</b>	staff2@centurylink.net
<b>What do you think about the proposed development?</b>	I oppose this proposed development.
<b>Is there any other information you would like to share?</b>	The impact on existing housing and infrastructure should be calculated carefully and completely so the burden on the rest of Castle Rock is not unfair.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 1, 2024 8:16:00 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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<b>Name (optional)</b>	<i>Field not completed.</i>
<b>In what area of Castle Rock do you live?</b>	Baldwin Park
<b>Email</b>	juliebear10@gmail.com
<b>What do you think about the proposed development?</b>	It's not congruent with the adjacent developments, the density is excessive and the water supply is not sustainable nor reliable .Obviously inadequate cooperation from the county especially related to sewage, open-space, trails, parks, public safety, and other infrastructure is unacceptable. This project, as is, should not be granted approval.
<b>Is there any other information you would like to share?</b>	With the reality of Castle Rock's current water supply and the effects of Climate Warming, or whatever one prefers to label it, future development plans should be revised to reflect the changes between now and the 1980's. Those were among the wettest years on record in recent history and as such no longer provide a sensible benchmark or baseline for today's development and overall buildout planning. Presumably the Planning Commission and Town Council have the ability and discretion to adjust plans to better meet the vision for this wondrous place we all call home.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 1, 2024 7:18:23 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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<b>Name (optional)</b>	Heather E Thayer
<b>In what area of Castle Rock do you live?</b>	Founders Village
<b>Email</b>	cat_woman88@msn.com
<b>What do you think about the proposed development?</b>	This development is irresponsible. No developer should be able to move forward without having a plan approved by the Town for transportation, EMS, etc. Castle Rock has already grown so fiercely that we have lost most of the natural beauty and small town feel that most of us had moved here for to begin with. Let's slow down and develop much more responsibly going forward.
<b>Is there any other information you would like to share?</b>	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 1, 2024 6:39:53 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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Name (optional)	Jennifer Baldwin
In what area of Castle Rock do you live?	Craig and Gould
Email	Sdjmbaldwin@mac.com
What do you think about the proposed development?	The Pine Canyon Development Plan should be scrapped due to the wastewater treatment 'solution' it proposes, it's lack of renewable water resources, and the huge burden it would place on our already stressed roadways in the Town of Castle Rock. The very idea that this 'unincorporated' development surrounded by incorporated land would be allowed is appalling. Either develop it specifically for decent affordable housing or rezone it and make them pay for their valuable town resources. No more \$700,000 and up cookie cutter boxes!
Is there any other information you would like to share?	Yes, leave it open for wildlife. You don't have enough water for more densely packed humans.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 1, 2024 6:39:50 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Marissa Marchant-Mansfield
In what area of Castle Rock do you live?	Keene Ranch
Email	mmarchantmansfield@gmail.com
What do you think about the proposed development?	Previously lived in Terrain. This proposed community would be tragic to wildlife, natural surroundings/vegetation as well as lack of water for that many additional homes. The infrastructure could not handle the additional traffic. Then there are schools, shopping, parks, etc. that could not accommodate the population growth. NO TO THIS LAND GRAB.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 1, 2024 10:18:49 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Terrain
Email	frewdr@gmail.com
What do you think about the proposed development?	This section of land should not be developed. Traffic congestion at both ends of Founders Parkway has already become significantly congested, and adding 22,000 additional cars per day will significantly add to this traffic load. Also, the planned community will seriously impact the town of Castle Rock's water supply over the long term. Also, this unincorporated land has made no provisions for an increase in the services to be provided by either Castle Rock or Douglas County. It will therefore become a burden on the current population of Castle Rock while not contributing to the resources needed to provide services. As a minimum this land should not be developed based on the current plan, and this land should probably be annexed by Castle Rock so that any future development meets the cities needs as well as those of the developer.
Is there any other information you would	<i>Field not completed.</i>

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 1, 2024 8:44:07 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	The Woodlands
Email	Barlowdh@gmail.com
What do you think about the proposed development?	It is a disaster waiting to happen. Just because Douglas County will profit off of this doesn't mean it won't affect everyone in Castle Rock. The proposed water source sounds like a nightmare especially if it's not fully disclosed to new families. Not to mention how much additional traffic it is going to have on roadways already in need of repair. Further destruction of natural resources to cram families into an area of great beauty in castle rock but at what cost? The road infrastructure , water supply and toll on electricity to the area will not be sustainable.
Is there any other information you would like to share?	We moved to our area 5 years ago and are thinking of leaving due to this possible new unwelcome development

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Friday, August 2, 2024 8:04:14 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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Name (optional)	J.H. Zager
In what area of Castle Rock do you live?	The Haven
Email	Jeffntonya23@yahoo.com
What do you think about the proposed development?	<p>Today, traffic from crowfoot valley is making founders parkway almost impossible to travel as they're are no alternative on ramps in the east side of i25 for a number of miles. The roads in and around metzler ranch are not built for this congestion. Additionally cramming 2100 residences in the area will change Castle Rock from a close knit, safe, community, to a mid- large size community with all the associated issues. There is no mass transit stop in castle rock , which means every home will be required to commute. The run off created from the homes will increase pollution and put stress in the plum creek basin.</p> <p>This proposal hasn't be well thought out at all.</p>
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Friday, August 2, 2024 8:58:14 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Allyson Bakewell
In what area of Castle Rock do you live?	Montaine
Email	Allysonwbakewell@gmail.com
What do you think about the proposed development?	I agree with the town of castle rock and oppose the dense development in Castle Rock due to the increased traffic burden with no accommodation in infrastructure, as well as the potential negative effects from a sewage plant.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Friday, August 2, 2024 10:44:14 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Robert W. Daigle
In what area of Castle Rock do you live?	Siena Community - Metzler Ranch
Email	robdaigle1@icloud.com
What do you think about the proposed development?	I am opposed to the proposed development given the additional strain on existing water, education and public safety resources plus the prospective increases in taxpayer costs associated with the added resources that will arise from this project.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Saturday, August 3, 2024 10:11:04 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Very close to this proposed development
Email	<i>Field not completed.</i>
What do you think about the proposed development?	It sounds dangerous and obsessive
Is there any other information you would like to share?	Renewable water source??? Sewage treatment plant in the middle of town??? Sounds like the most irresponsible development if you ask me. Even the big-box builders aren't running an operation this dangerous. Sounds like a lawsuit waiting to happen.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Saturday, August 3, 2024 9:51:52 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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<b>Name (optional)</b>	Diana Sandoz
<b>In what area of Castle Rock do you live?</b>	Plum Creek
<b>Email</b>	diana.sandoz@gmail.com
<b>What do you think about the proposed development?</b>	The development should be cancelled! This town is busting at the seams and becoming over run and homes are on top of each other. Our current system can not support this number of new homes for schools, roads, healthcare, wildlife being forced out, etc. We are completely against this.
<b>Is there any other information you would like to share?</b>	Stop expanding Castle Rock with new developments and preserve the open spaces we have!!

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Saturday, August 3, 2024 1:11:24 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Christopher and Carrie Deel
In what area of Castle Rock do you live?	Escavera
Email	C2deel@gmail.com
What do you think about the proposed development?	We are strongly opposed to The Pine Canyon development. Our property backs to where they have already started digging for the Black Hills Energy Lines. The dust and noise is awful and once developed, the traffic will be even worse than it already is. Not to mention the impact on wildlife that lives in the proposed areas. We moved to Castle Rock because of its small town feel.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Saturday, August 3, 2024 12:56:15 PM

---

## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

---

<b>Name (optional)</b>	<i>Field not completed.</i>
<b>In what area of Castle Rock do you live?</b>	Castle Oaks
<b>Email</b>	Rmbeck48@gmail.com
<b>What do you think about the proposed development?</b>	As a resident homeowner of Castle Rock, a taxpayer of the town and Douglas County, who lives very close to this proposed development, I believe this proposal is a disaster for the area. Traffic is already a nightmare and dangerous. This area lacks the infrastructure to support it. Water is a huge concern already - are we going to wake up one day with not enough water for day to day living? Will our properties have less value because of crowding? I'm also concerned about crime and public safety. I'm disappointed with Douglas County for not considering the quality of life and safety of its current residents. Why were we not offered public meetings before they started scarring the beautiful landscape? Fully disgusted.
<b>Is there any other information you would like to share?</b>	<i>Field not completed.</i>

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Saturday, August 3, 2024 12:38:02 PM

---

## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Castle Pines Village
Email	Warnecke@comcast.net
What do you think about the proposed development?	Please slow the development until we have the schools to support the influx of children, and have public safety under control. I oppose this development.
Is there any other information you would like to share?	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)



**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Saturday, August 3, 2024 8:12:47 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

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<b>Name (optional)</b>	Dana Weber
<b>In what area of Castle Rock do you live?</b>	The Meadows
<b>Email</b>	weber_dana@hotmail.com
<b>What do you think about the proposed development?</b>	This development will have a multitude of negative impacts on Castle Rock. Both in terms of practical infrastructure and existing town residents do not want this land developed. I strongly oppose this proposed development and urge town and county leaders to do the same. Thank you!
<b>Is there any other information you would like to share?</b>	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Saturday, August 3, 2024 6:12:56 AM

---

## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

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Name (optional)	Doil Storie
In what area of Castle Rock do you live?	Sapphire Pointe
Email	Djstorie55@gmail.com
What do you think about the proposed development?	This is a terrible development plan by a greedy developer that will degrade the quality of life for all Castle Rock residents. It will also drain our water resources causing permanent damage for all residents.
Is there any other information you would like to share?	Please do not allow this development.

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Friday, August 2, 2024 9:25:06 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	The Meadows
Email	lashop65@gmail.com
What do you think about the proposed development?	Too much growth. Too many houses destroying the natural beauty of CR. Displacing wildlife. Poor infrastructures improvements.  Honoring a 50 year agreement is out of touch and irresponsible.
Is there any other information you would like to share?	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Sunday, August 4, 2024 10:15:54 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Cobblestone Ranch
Email	ishodan@aol.com
What do you think about the proposed development?	Totally oppose the Pine Canyon development. It's my understanding that it was approved about 50 years ago, but the current infrastructure does not support the development. We do not need any more.
Is there any other information you would like to share?	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Sunday, August 4, 2024 10:41:53 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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<b>Name (optional)</b>	Carol Gallagher
<b>In what area of Castle Rock do you live?</b>	Crystal Valley
<b>Email</b>	CarolG02@ameritech.net
<b>What do you think about the proposed development?</b>	Terrible idea Only view and open land left on Founders The infrastructure for handling more kids in school system, traffic increase , etc just not in place for even more people in the town 
<b>Is there any other information you would like to share?</b>	We have taken growth increase in our town at too high of level Didn't move here to see scraping hillsides down and deal with traffic just to get around town

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Sunday, August 4, 2024 2:06:05 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

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<b>Name (optional)</b>	Adam Wesorick
<b>In what area of Castle Rock do you live?</b>	The Haven (Metzler Ranch)
<b>Email</b>	adamwesorick@yahoo.com
<b>What do you think about the proposed development?</b>	I think it is a horrible idea. Please do not allow them to do this, they plan on adding 5,000 residents to an oversaturated town without any plan for fire and police protection, a bad plan for water, etc. Not to mention the already over congested traffic all over Castle Rock and on I-25 coming into and out of Castle Rock. Why does the town keep allowing so much housing?? We need more grocery stores and restaurants not more people/traffic, etc.
<b>Is there any other information you would like to share?</b>	Yes, whatever amount of tax revenue this creates is NOT worth it. Our town is being destroyed by over population, not enough amenities and all the town seems to do is approve more and more housing. STOP it!!

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Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Sunday, August 4, 2024 2:16:49 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

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<b>Name (optional)</b>	David Natalizia
<b>In what area of Castle Rock do you live?</b>	Metzler Ranch
<b>Email</b>	Davidnat@gmail.com
<b>What do you think about the proposed development?</b>	I agree with the town's opposition to the plan. The traffic impact alone will lower quality of life in the area. Water supply, sewage, fire and police services will all be adversely impacted by this plan. I oppose this plan.
<b>Is there any other information you would like to share?</b>	The town made it clear in the past that Woodlands boulevard would not be extended. The street passes quiet neighborhoods now and greatly increasing the traffic will be detrimental and make existing neighborhood access worse, as stop sign controlled intersections will be strained past capacity.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Sunday, August 4, 2024 4:17:47 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	Scott Heatwole
In what area of Castle Rock do you live?	Glover
Email	Sheatwole03@gmail.com
What do you think about the proposed development?	Fully unacceptable. The sheer amount of development happening in this town, to include Pine Canyon, is bad for the town, bad for it's residents, and wholly unsustainable. All of the "estimates" done by the developers are obviously low balled. They're fully inventivized to minimize the negative impacts on the town. When the dust settles, they'll be long gone and the town and it's residents will be left dealing with the ramifications. The greed and money-grab plans need to stop immediately.
Is there any other information you would like to share?	<i>Field not completed.</i>

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Email not displaying correctly? [View it in your browser.](#)



**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Sunday, August 4, 2024 5:19:29 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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<b>Name (optional)</b>	Craig Spraker
<b>In what area of Castle Rock do you live?</b>	Cobblestone Ranch
<b>Email</b>	sprakerxyz@gmail.com
<b>What do you think about the proposed development?</b>	I am a big believer in rights of property owners, however, as the Pine Canyon land is an island in the Town of Castle Rock, common sense dictates that the 530 acres of the Pine Canyon project should first be annexed into the Town of Castle Rock so proper planning can be done to enhance the value of both the Pine Canyon project land and the surrounding Town of Castle Rock. To not have the cooperation of the Town of Castle Rock is impractical. Coordination must be done as to not duplicate infrastructure (water and sewer for example), mitigate the effects of increased traffic, and to not spend taxpayer funds on legal costs needlessly. Founders Parkway is already overburdened and responsible planning must be done to not make matters worse. To summarize, this is a beautiful piece of property that could be a valuable asset to both the property owners and the Town of Castle Rock if mutual cooperation can be achieved and that starts with annexation of the property into the Town of Castle Rock.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Sunday, August 4, 2024 6:52:46 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	John
In what area of Castle Rock do you live?	Founders Village
Email	Jtmz28@yahoo.com
What do you think about the proposed development?	The Town of CR has no infrastructure for such a development. This would burden all existing residents. I completely oppose construction.
Is there any other information you would like to share?	NA

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Sunday, August 4, 2024 7:15:15 PM

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## Pine Canyon Feedback

### Pine Canyon

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<b>Name (optional)</b>	Alexandra Cole
<b>In what area of Castle Rock do you live?</b>	Terrain
<b>Email</b>	aramey25@hotmail.com
<b>What do you think about the proposed development?</b>	I am opposed to this development for several reasons. Traffic on Founders has already increased. We have limited water resources. There would be increased need for more commercial resources like grocery stores, schools, gas stations, etc. at what point does it stop?
<b>Is there any other information you would like to share?</b>	<i>Field not completed.</i>

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Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, August 5, 2024 7:47:49 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Barbara Harrison
In what area of Castle Rock do you live?	Plum Creek
Email	bharrison055@gmail.com
What do you think about the proposed development?	Strongly opposed. Living in Castle Rock has become a chore as opposed to a retreat. The water and traffic situations concerning.
Is there any other information you would like to share?	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, August 5, 2024 9:10:48 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Founders Village
Email	samanthalcstokes@gmail.com
What do you think about the proposed development?	I recognize development of this land may be inevitable. I would of course prefer this land remain as it is because I truly love seeing the open space here with the grazing cattle and the occasional turkey, deer, or elk. I moved to Castle Rock in part for the open space and also the small town feel. It feels like a lot of that is getting lost... But if this land is going to be developed, it should be done so as part of the town. A parcel of land that is surrounded by Castle Rock and will have no doubt an impact on those living in Castle Rock, should be developed in a way that does not burden Town residents without contributing to the costs. If there is additional capacity in the existing sewage treatment plants in CR, it seems unnecessary and irresponsible to build another facility at this time. The reliance on groundwater is irresponsible. We live in a place where water needs to be utilized responsibly and there needs to be a significant shift in focus for this development. This needs to be a project that the Town of Castle Rock and the developers work on together, not Douglas

County. Any development here will be a part of the Castle Rock community by default due to its location and from the start should be viewed that way and should follow all Castle Rock development regulations.

---

Is there any other information you would like to share?

*Field not completed.*

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Email not displaying correctly? [View it in your browser.](#)

**From:** [Matt Jakubowski](#)  
**To:** [Jill Holland](#)  
**Subject:** RE: Pine canyon  
**Date:** Tuesday, August 6, 2024 12:22:00 PM  
**Attachments:** [p-Memo-PineCanyonPCAddlCorreso-8-2-24.pdf](#)

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Hi Jill,

I apologize for the confusion. We received your letter, but since it was forwarded to us from the general Planning Commission email, you didn't get a direct response to confirm we received it. That letter (the same as at the bottom of today's email) was included in correspondence that went to the Planning Commission on Friday, August 2<sup>nd</sup>. I have attached this for your reference (see page 115). All this information and comments from the general public are in the file for the Pine Canyon project (ZR2020-010). To make sure we have the full record, I will further include today's email in the public file. All comments will be provided to the Board of County Commissioners in its review of the project going forward.

Also, please be aware that last night's Planning Commission hearing was continued to Monday, August 12<sup>th</sup> at 6pm in the Commissioner's Hearing Room (100 Third Street, Castle Rock). The applicant provided their presentation and public testimony was given. Thus, the meeting on the 12<sup>th</sup> will generally include deliberation from the Planning Commission on the item. With all that said, the Board of County Commissioners is scheduled to hear this item on September 10<sup>th</sup> at 2:30pm. The Planning Commission is the first of two review steps. You can participate and provide testimony at the upcoming Board hearing if you like.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

---

**From:** Jill Holland <[jholland1506@gmail.com](mailto:jholland1506@gmail.com)>  
**Sent:** Tuesday, August 6, 2024 6:57 AM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>; Michael Pesicka <[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)>  
**Subject:** Fwd: Pine canyon

So, I guess I didn't submit my comments to the correct email addresses, since I've received no response, and my email didn't show up on the DougCo citizen response attachment re: Pine Canyon.

So, here it is again (3rd attempt). I have read and/or skimmed most of the 1000s of pages of attachments on this proposal, primarily regarding water resources, and wholeheartedly agree with the CR Town Council's opposition to the Pine Canyon development proposal. Please see screen shot of my original message. Sorry, my screenshot cut off the final sentence.

Thank you,  
Jill Holland  
3251 Plum Creek Parkway

----- Forwarded message -----

From: **Jill Holland** <[jholland1506@gmail.com](mailto:jholland1506@gmail.com)>  
Date: Sat, Aug 3, 2024 at 8:27 AM  
Subject: Pine canyon  
To: <[planningcommission@douglas.co.us](mailto:planningcommission@douglas.co.us)>, <[bocc@douglas.co.us](mailto:bocc@douglas.co.us)>

This is an email I sent to each of you several days ago. Now, it has disappeared from my gmail account. I know it sent, because I checked it, and then copied and posted it on NextDoor. I'm re-sending it, in case you didn't receive it.

Sincerely,  
Jill Holland

Planning commission members, plus George, Abe, and Commissioner Lora Thomas...

As a resident of unincorporated DougCo (our property line borders Town of CR's property line), I must vehemently protest against the proposed Pine Canyon development! I will be in Oklahoma on 8/5, and can't attend your meeting.

Picture this...a family of five has moved into your personal home/residence...uninvited and unwelcomed. Your new residents are eating your groceries, using your water, parked in your garage, enjoying your deck and landscaping, your electricity, your Wi-Fi, your natural gas, etc. oh, did I mention your WATER resources, which are in danger of depletion?

ALL without paying you a single penny for the use of your resources! What would this family of five be called? That's right...SQUATTERS! Would you accept that? Guess what? That is precisely what the Pine Canyon development would be! Get the damn dollar signs out of your eyes and do the right thing... DO.NOT.LET.THE.PINE.CANYON.DEVELOPMENT.ADVANCE!

Second question...if you continue to be in favor of this (and vote accordingly), are you willing to require (with very hefty fines for non-compliance) full disclosure to developers, builders, and homebuyers/renters that the water source for Pine Canyon will from a non-renewable/non-rechargeable aquifer? Those of us who rely on the Denver aquifer for our water supply are disgusted by your pushing of this development. Your pockets are already lined enough by greed. Do the right thing for Douglas County residents who have already paid our dues.

Shame on you all for even considering this development. Your greed will bite you in the backside one of these days.

I beg you...get the dollar signs out of your eyes and do the rig...[See more](#)

2d  2

Like Reply Share



**From:** [Matt Jakubowski](#)  
**To:** [dave@mskwater.com](mailto:dave@mskwater.com)  
**Subject:** RE: Pine Canyon - Public Comments  
**Date:** Tuesday, August 6, 2024 12:39:00 PM

---

Good Afternoon Dave,

Thank you for your comments on the Pine Canyon Planned Development application. These comments will be included in the public comment file and provided to the Planning Commission and the Board of County Commissioners for review of the application.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

---

**From:** Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>  
**Sent:** Tuesday, August 6, 2024 8:08 AM  
**To:** Curt Weitkunat <[cweitkunat@douglas.co.us](mailto:cweitkunat@douglas.co.us)>; Michael Pesicka <[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)>; Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** FW: Pine Canyon - Public Comments

See below.

---

**From:** David Takeda <[dave@mskwater.com](mailto:dave@mskwater.com)>  
**Sent:** Monday, August 5, 2024 6:45 PM  
**To:** Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>  
**Subject:** Pine Canyon - Public Comments

Commissioners,

My name is David Takeda and I am the engineer for the Independence Water and Sanitation District (District) in Elbert County. The District provides water and wastewater service to the Independence development, which currently has approximately 400 homes and has a buildout of approximately 1,400 homes. In addition to a centralized potable water system, the District operates a Water Resource and Recovery Facility (WRRF) that treats all of the wastewater to the Category 3 reclaimed water standards. Category 3, as governed by the Colorado Department of Public Health and Environment's Regulation 84, allows for the treated wastewater (also referred to as "reclaimed water") to be used to irrigate residential homes. The District's WRRF has been operating for approximately 4 years and was the first facility in Colorado to be permitted and constructed for Category 3 use.

Elbert County, similar to Douglas County, is concerned about long-term water reliability for its residents. The successful implementation of the District's reclaimed water system has reduced the need for the ground water wells to supply irrigation water to its customers and its irrigated public spaces.

I am also a past-President of WaterReuse Colorado (WRCO), an organization of utilities and professionals dedicated to the safe and effective use of reclaimed water. I was part of the group that helped get Category 3 approved in Colorado. Much of our efforts and supporting information was based on regulations and experiences from other states like California and Florida. WRCO and I continued our efforts to expand reclaimed water use by working with CDPHE for Category 3+ (irrigation of edible crops) and potable reuse standards.

I am currently working with other clients, and am aware of other utilities in the metro area, to implement more reclaimed water projects. All of these projects will be governed by Regulation 84 and will have extensive permitting reviews, design reviews, and water quality monitoring. All of these projects will provide the benefit of overall reduced water demand.

With regard to Pine Canyon, I believe that a setup similar to Independence will effectively reduce the irrigation water demand and provide a safe and reliable water resource for the development.

Thank you.

**David Takeda, P.E.**

MSK Consulting, LLC

303-903-0918

[dave@mskwater.com](mailto:dave@mskwater.com)

**From:** [Matt Jakubowski](#)  
**To:** "[Tricia Bernhardt](#)"; [Steven Boand](#); [Barry Gager](#)  
**Subject:** RE: Planning Commission Meeting- August 5th  
**Date:** Tuesday, August 6, 2024 1:29:00 PM

---

Good Afternoon Tricia,

The Rural Water Authority did not receive a referral response request on the Pine Canyon proposal since this project is located within an urban area of the County.

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Tricia Bernhardt <[tricia\\_jon@msn.com](mailto:tricia_jon@msn.com)>  
**Sent:** Tuesday, August 6, 2024 12:17 PM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>; Steven Boand <[sboand.hlt@gmail.com](mailto:sboand.hlt@gmail.com)>; Barry Gager <[gagerbr@yahoo.com](mailto:gagerbr@yahoo.com)>  
**Subject:** Re: Planning Commission Meeting- August 5th

Hi Matt,

In the staff report for the Pine Canyon Planned Development, Attachment C, there is a table called Referral Agency Response Report. Can you tell me if the Rural Water Authority of Douglas County (RWADC) received a referral from the Douglas County planning staff on this project, and if so, can you tell me who it was sent to and on what date?

Thank you for your assistance in this matter.

Tricia Bernhardt  
Larkspur, CO

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**From:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Sent:** Monday, August 5, 2024 8:33 AM  
**To:** tricia\_jon <[tricia\\_jon@msn.com](mailto:tricia_jon@msn.com)>  
**Subject:** RE: Planning Commission Meeting- August 5th

Tricia,

Thank you for your comments on the Pine Canyon Planned Development application. These

comments will be included in the public comment file and provided to the Planning Commission and the Board of County Commissioners for review of the application.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner

**Douglas County Department of Community Development**

**Planning Services Division**

**Address** | 100 Third St., Castle Rock, CO 80104

**Phone** | 303-660-7460

**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Tricia Bernhardt <[tricia\\_jon@msn.com](mailto:tricia_jon@msn.com)>

**Sent:** Saturday, August 3, 2024 7:18 PM

**To:** Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>; Kati Carter <[KCarter@douglas.co.us](mailto:KCarter@douglas.co.us)>; Lauren Pulver <[lpulver@douglas.co.us](mailto:lpulver@douglas.co.us)>

**Subject:** Planning Commission Meeting- August 5th

Douglas County Planning Staff and Planning Commission,

Attached please find a letter in opposition to approval of the Water Appeal for the Pine Canyon Planned Development.

This issue is Item 3.e. on the August 5<sup>th</sup> Douglas County Planning Commission agenda, File 2640.

Thank you for your consideration.

Tricia Bernhardt  
Larkspur, CO

Fm: George & Corinne Miller  
2639 Big Bear Drive  
Sedalia CO 80135

29 July 2024

Subj: Opposition to the Pine Canyon Development Project

To: Commissioner George Teal, District II  
Douglas County Board of County Commissioners  
100 Third Street  
Castle Rock, CO 80104



Dear Commissioner Teal,

We write today asking that you and your fellow Commissioners oppose the Pine Canyon development as currently proposed.

As residents of rural Douglas County, we are totally dependent on a constant and reliable source of clean drinking water. Any development in the County should be required to rely primarily on renewable sources of water, versus pumping more ground water from our overburdened and threatened aquifers. Further, disposing of sewage, even treated effluent, by pumping it onto lawns is a waste of a precious resource that should be recycled as part of the renewable water strategy.

Further, the County has experienced, and continues to experience, tremendous growth that adds to our area's traffic congestion; any new development should cover the full costs of ameliorating the impacts of the added traffic they cause. Similarly, the developments should create new recreational facilities instead of adding to our already congested facilities and open spaces.

Finally, the best course of action is for Castle Rock to annex the land and manage the project. The land in question is surrounded by the Town, and can be readily included as part of its renewal water plans and treatment plants, traffic management, police and fire protection, etc.

For the betterment of the County, please reject the Pine Canyon Development, and inform the developers that they must work with the Town to annex and then develop the land in a responsible manner recognizing the limited resources we all must share.

Very Respectfully,

George Miller

Corinne Miller

cc:

Mayor Jason Gray  
Town of Castle Rock  
100 N. Wilcox St.  
Castle Rock, CO 80104

**From:** [Matt Jakubowski](#)  
**To:** [Talena Jensen](#)  
**Subject:** RE: Pine Canyons Development  
**Date:** Wednesday, August 7, 2024 9:24:00 AM

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Hi Talena,

I will add these emails as part of your comments to make sure the file captures your follow-up comments. We do our best to respond to emails so citizens know that their comments were received.

As to your question on annexation. The applicant had a previous application before the Town for annexation and rezoning, which would have included service from Castle Rock Water. This was in process with Castle Rock from about 2012 or 2013 to 2020. It's possible conversations with the Town were occurring well before their formal submittal as well. I am not sure the reasons why, but the applicant withdrew their application with the Town in 2020 and submitted an application to Douglas County that same year. Their property is technically in Douglas County and under Douglas County Zoning.

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development  
Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

---

**From:** Talena Jensen <[tcjensen30@gmail.com](mailto:tcjensen30@gmail.com)>  
**Sent:** Tuesday, August 6, 2024 1:34 PM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** Re: Pine Canyons Development

Thank you for this additional information. I wasn't expecting a response, so this was a pleasant surprise.

I understand that the traffic lights would be the responsibility of CR. The impact of the additional traffic will force CR to add additional stoplights at our expense, not the county and not the developers.

As far as the transit hub, whatever the study may show, I strongly believe that that area cannot support it. Forcing town residents to suffer the consequences of additional traffic in that area is unfair.

The school they are adding is an elementary school from what I understand, not a K-12. That means middle and high school students would have to go to schools within the town, adding to the already overcrowded buildings.

Why have the applicants not explored annexation? There are so many wonderful advantages to having CR resources without having to burden the small community.

I still am opposed to this project, I appreciate the clarification on some of my questions.

Talena

On Tue, Aug 6, 2024 at 1:02 PM Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)> wrote:

Talena,

Thank you for your comments on the Pine Canyon Planned Development application. These comments will be included in the public comment file and provided to the Planning Commission and the Board of County Commissioners for review of the application.

As to some of the questions in your letter:

- The applicant is proposing off-site traffic improvements per its traffic study which would be completed only if development were to occur on the property. The current Oakwood Dr. and Front Street intersection (including any decisions for a traffic light) are under jurisdiction of the Town of Castle Rock.
- The transit hub is a CDOT initiative and not RTD. Several sites (including other sites supported by the Town of Castle Rock within the boundaries of the Town) are being studied by CDOT. There is no guarantee of a transit hub if the project is approved. The applicant is proposing zoning that could support transit if it CDOT were to select this site. Other uses could be developed on the site, not just a transit station.
- The applicant is dedicating a 12-acre school site and will pay fees in conjunction with its remaining land dedication (approximately 8 acres) required from the School District. They will also pay capital mitigation fees to the School District per housing unit constructed.
- The applicant would not be able to get water from the Town without annexation.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Talena Jensen <[tcjensen30@gmail.com](mailto:tcjensen30@gmail.com)>

**Sent:** Tuesday, August 6, 2024 11:49 AM

**To:** Planning <[Planning@douglas.co.us](mailto:Planning@douglas.co.us)>

**Subject:** Pine Canyons Development

I am writing to you regarding the proposed plan for the Pine Canyons Development. I am strongly opposed to this development.

I have lived in Castle Rock since 1986, I have experienced all of the growing pains that come with all of the new housing developments, the shopping centers, etc. At this point there is only so much we can do to expand roads around here. This plan wants to use Founders Parkway, Front Street, Scott Blvd, and Woodlands Parkway as major access points into the new neighborhood. We already have enough traffic on these roads that we should not be adding to them. I live on Canyon Drive. During much of the day, even when school is not in session, it takes a long time to turn left onto Front Street due to the traffic. Is the county planning on installing a stoplight there. What about at the end of Oakwood Drive, or even Rock Park? Have any of you tried getting onto Front Street turning left during high traffic? Often times I will take the "long way" around just to avoid having to wait. This is a huge disservice to current residents in these neighborhoods if this development goes forward. Lets not even get into the inconveniences it would cause on Liggett Road if they put their transportation hub in. Castle Rock has voted down having RTD in the town so many times, but all of a sudden, these guys get to have one in our town? It's not fair to the residents in Castle Rock. The development would be using our roads, our amenities, etc., without having to pay taxes? I can't even believe the plans have gotten to this point without the support of the Town of Castle Rock. The developers have not reached out properly to the surrounding subdivisions to get their input, to hear them out. It's unfair to those who have been living in the Woodlands, Escavera, and other neighborhoods that will suffer immensely from this development. What about the schools? Will this development support and pay taxes into building a new high school or middle school?

The water supply they propose is not sustainable. They will quickly be unable to provide the water their community needs and then they will have to beg Castle Rock for help. Why don't they work with the water department that has a stellar reputation already? Putting water treatment facility right next to houses, next to potential ball fields, who wants to smell a water treatment plant when playing baseball? Gross. I have no problem with the development of large properties for single family homes, with ball fields and parks for kids, but this amount of homes in that area is not going to be good for the Town of Castle Rock. Having the fire department not even supporting this proposal should say enough, that this is not a good plan.

Please take the input of the community into account when making your decision. There are a majority of people who oppose this project, the people who support it are in the minority. I will remember your decision come election time, as will most of the community. People on the Nextdoor app will remember what happened if this project is approved. I'm not trying to threaten, just being honest. Please be a voice for the people of this community.

Thank you for your time,  
Talena Jensen



**From:** [Matt Jakubowski](mailto:westfamily@msn.com)  
**To:** ["westfamily@msn.com"](mailto:westfamily@msn.com)  
**Subject:** RE: Pine Canyon Rezoning/Water Appeal  
**Date:** Wednesday, August 7, 2024 10:07:00 AM

---

Good Morning Richard and Elizabeth,

Thank you for your comments on the Pine Canyon Planned Development application. These comments will be included in the public comment file and provided to the Planning Commission and the Board of County Commissioners for review of the application.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development  
Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>  
**Sent:** Wednesday, August 7, 2024 8:09 AM  
**To:** Curt Weitkunat <[cweitkunat@douglas.co.us](mailto:cweitkunat@douglas.co.us)>; Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>; Michael Pesicka <[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)>  
**Subject:** FW: Pine Canyon Rezoning/Water Appeal

---

**From:** Elizabeth West <[westfamily@msn.com](mailto:westfamily@msn.com)>  
**Sent:** Tuesday, August 6, 2024 6:13 PM  
**To:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>; Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>  
**Cc:** Elizabeth West <[westfamily@msn.com](mailto:westfamily@msn.com)>; [rdalewest@outlook.com](mailto:rdalewest@outlook.com)  
**Subject:** Pine Canyon Rezoning/Water Appeal

---

Hello Commissioners,

We are writing you to share our comments with you regarding the Pine Canyon Rezoning/Water Appeal matter that will come before the Planning Commission on Monday, August 12. We have briefly reviewed the county's staff report [2640 - Staff Report: ZR2020-010 and MI2020-009 \(legistar.com\)](#) and are stunned at the outrageous level of residential, commercial, and other mixed use development for this property. Additionally, we have reviewed the Town of Castle Rock's referral comment on the project

[Pine Canyon Proposed Development Douglas County Referral - Consolidated Comments](#)

[\(crgov.com\)](#). To say that this proposed development would have **massive impacts to water, traffic, infrastructure, public services, etc. to surrounding communities and taxpayers is an understatement.**

We therefore respectfully ask that you deny this applicant's application and ask that the applicant significantly scale back the size and scope of this development.

Thank you,

Richard and Elizabeth West

PROJECT FILES:

ZR2020-010

MI2020-009

**From:** [Matt Jakubowski](mailto:Matt.Jakubowski@DouglasCountyCO.gov)  
**To:** [kytiffb@comcast.net](mailto:kytiffb@comcast.net)  
**Subject:** RE: Additional concerns for Pine Canyon development  
**Date:** Wednesday, August 7, 2024 10:15:00 AM

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Tiffany,

Thank you for your comments on the Pine Canyon Planned Development application. I received both of your emails. Both responses are included in this response and will be included in the public comment file. These comments will also be provided to the Planning Commission and the Board of County Commissioners for review of the application.

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner  
Douglas County Department of Community Development  
Planning Services Division  
Address | 100 Third St., Castle Rock, CO 80104  
Phone | 303-660-7460  
Email | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

-----Original Message-----

From: Planning <[Planning@douglas.co.us](mailto:Planning@douglas.co.us)>  
Sent: Wednesday, August 7, 2024 8:34 AM  
To: Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
Subject: FW: Additional concerns for Pine Canyon development

Bryce Ryberg | Planning Technician  
Douglas County Department of Community Development Planning Resources Division Address | 100 Third St.,  
Castle Rock, CO 80104 Direct | 303-814-4333 Main | 303-660-7460 Email | [bryberg@douglas.co.us](mailto:bryberg@douglas.co.us)

-----Original Message-----

From: Kyle Bartlett <[kytiffb@comcast.net](mailto:kytiffb@comcast.net)>  
Sent: Tuesday, August 6, 2024 10:15 PM  
To: Planning <[Planning@douglas.co.us](mailto:Planning@douglas.co.us)>  
Subject: Additional concerns for Pine Canyon development

I wanted to mention in my previous message that I was also resident of Roxborough prior to moving to Castle Rock. My family witnessed first hand the detrimental effects associated with the development of Sterling Ranch. This development is what caused us to move to Castle Rock.

The water was an issue during development and when we moved and will continue to be an ongoing problem. We had to contact the water board on several occasions due to poor water quality and even had a news station involved after sharing photos with them from our water supply. The traffic increase was less than desirable and is not going to accommodate the ongoing phases of construction. It was a nightmare that I really don't want to relive in this beautiful location in Castle Rock. The lure for living in this area is the open space and beautiful scenery.

- Tiffany Bartlett

Sent from my iPhone

> On Aug 6, 2024, at 9:05 PM, Kyle Bartlett <[kytiffb@comcast.net](mailto:kytiffb@comcast.net)> wrote:

>

> Dear planning commission:

> I attended the public hearing last night and as a healthcare provider and Colorado native, I have many concerns for the development of Pine Canyon.

- > I find it hard to listen to individuals state they are addressing health concerns in the planning for Pine Canyon and other developments. Tearing up natural land and driving away wildlife while adding more pollution, sewage and overcrowding is far from being healthy. It is in fact the complete opposite of health. The trees provide oxygen for the air and the natural habitat is far more beneficial to our health than continuing to develop all the land in site.
- > I highly doubt any of these builders live in the area and I am willing to bet they would not want all of the issues that come with construction near their own homes.
- > Sadly, it always comes down to money and greed at the expense of other people and animals.
- >
- > One of my many concerns is compacting the cattle herds will affect the health of the cattle and our own health by increasing pollution & sewage in the area due to the overpopulation, less desirable conditions for the cattle and harmful effects on our beef products and other natural food sources. Chronic disease is on the rise and part of the problem is decreasing access to wholesome, natural foods.
- > In addition to the cattle, where will the deer and elk herds, wild turkeys and other wild life go? When is enough going to be enough?
- > Thank you for hearing my voice. I pray the right decisions will be made.
- > Sincerely,
- > Tiffany Bartlett
- >

**From:** [Matt Jakubowski](mailto:zilkerk@gmail.com)  
**To:** [zilkerk@gmail.com](mailto:zilkerk@gmail.com)  
**Subject:** RE: Pine Canyon development  
**Date:** Wednesday, August 7, 2024 10:17:00 AM

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Keith,

Thank you for your comments on the Pine Canyon Planned Development application. These comments will be included in the public comment file and provided to the Planning Commission and the Board of County Commissioners for review of the application.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Planning <[Planning@douglas.co.us](mailto:Planning@douglas.co.us)>  
**Sent:** Wednesday, August 7, 2024 8:34 AM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** FW: Pine Canyon development

**Bryce Ryberg** | Planning Technician  
**Douglas County Department of Community Development**  
**Planning Resources Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Direct** | 303-814-4333 **Main** | 303-660-7460  
**Email** | [bryberg@douglas.co.us](mailto:bryberg@douglas.co.us)

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**From:** Keith Zilker <[zilkerk@gmail.com](mailto:zilkerk@gmail.com)>  
**Sent:** Wednesday, August 7, 2024 7:07 AM  
**To:** Planning <[Planning@douglas.co.us](mailto:Planning@douglas.co.us)>  
**Subject:** Pine Canyon development

Good Morning,

Please include my concern and objection against the Pine

Canyon proposed development. My primary concern is with the lack of water available to maintain the proposed homes and for firefighting dangers. Current restrictions on new homes limiting the use of grass in landscapes is already a huge negative to the town, causing people to install terribly ugly barren rock landscapes! If there is not enough water to allow current homes to have grass yards, then there is not enough water for another 5-6000 residents!

Traffic is another major concern. The current congestion around the Founders/I25 area is terrible. Try to get home at 5 pm traveling in that area, it's a mess. Another 25k vehicle trips in this area will be a huge negative impact.

I hope the town is able to block this development and would suggest a law suit would be in order to battle this for as long as is needed.

Thank you,

Keith Zilker  
38 Vista Canyon Drive  
Castle Rock

**From:** [Matt Jakubowski](mailto:Matt.Jakubowski@douglas.co.us)  
**To:** [jazruybal@gmail.com](mailto:jazruybal@gmail.com)  
**Subject:** RE: Pine Canyon Planned Development, Rezoning and Water Appeal  
**Date:** Friday, August 9, 2024 8:44:00 AM

---

Anne,

Thank you for your comments on the Pine Canyon Planned Development application. These comments will be included in the public comment file and provided to the Board of County Commissioners for review of the application.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>  
**Sent:** Thursday, August 8, 2024 8:03 AM  
**To:** Curt Weitkunat <[cweitkunat@douglas.co.us](mailto:cweitkunat@douglas.co.us)>; Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>; Michael Pesicka <[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)>  
**Subject:** FW: Pine Canyon Planned Development, Rezoning and Water Appeal

---

**From:** Anne Ruybal <[jazruybal@gmail.com](mailto:jazruybal@gmail.com)>  
**Sent:** Wednesday, August 7, 2024 5:48 PM  
**To:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>; Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>  
**Subject:** Pine Canyon Planned Development, Rezoning and Water Appeal

Dear County Commissioners,

I am writing to voice my opinion of the Pine Canyon Rezoning and Water Appeal that the Planning Commission will be evaluating on Monday, August 12, 2024. I live in Happy Canyon and am very concerned about the impacts of this project on surrounding communities, including mine, and taxpayers.

I have read the county's staff report: [2640 - Staff Report: ZR2020-010 and MI2020-009 \(legistar.com\)](#) and the Town of Castle Rock's July 11, 2024 referral comments *opposing* this project: [Pine Canyon Proposed Development Douglas County Referral - Consolidated Comments \(crgov.com\)](#)

The level of development proposed is shocking and seems completely unnecessary. The negative impacts on infrastructure including public services and traffic are enormous. The Town pointed out several concerns including increased wildfire risk and the resulting mitigation that would be necessary, and the lack of sufficient fire protection resources for this proposed development. The additional depletion of our dwindling water resources is especially concerning and irresponsible.

I respectfully request that you deny this applicant's application for rezoning and the corresponding water appeal.

Thank you,  
Anne Ruybal

Project Files: ZR2020-010 and MI2020-009



**From:** [Matt Jakubowski](mailto:Matt.Jakubowski@DouglasCounty.org)  
**To:** [dstucky55@gmail.com](mailto:dstucky55@gmail.com)  
**Subject:** RE: Pine Canyon proposal  
**Date:** Friday, August 9, 2024 4:51:00 PM

---

Robert & Donna,

Thank you for your comments on the Pine Canyon Planned Development application. These comments will be included in the public comment file and provided to the Board of County Commissioners for review of the application.

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner  
Douglas County Department of Community Development  
Planning Services Division  
Address | 100 Third St., Castle Rock, CO 80104  
Phone | 303-660-7460  
Email | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

-----Original Message-----

From: Donna Stucky <[dstucky55@gmail.com](mailto:dstucky55@gmail.com)>  
Sent: Friday, August 9, 2024 4:20 PM  
To: Planning <[Planning@douglas.co.us](mailto:Planning@douglas.co.us)>  
Subject: Pine Canyon proposal

We are AGAINST this development!

#1- It is beyond ridiculous that it will not be part of the town of Castle Rock!

#2-As residents of the Woodlands, we purchased our home because of the view and wonderful open space.

The amount of traffic on Front Street as well as those racing down Scott Blvd. is already a nightmare. No way can these roads handle cars from 1800 more houses!

And, who builds a hotel in the middle of family homes???

#3- We conserve every drop of precious water. This development will negatively impact the aquifer.

#4- these will not be "affordable housing" as a couple of people mentioned at the meeting.

In conclusion; It is completely unrealistic and unthinkable that this development would NOT be a part of Castle Rock when there people would be using our already congested roads, water, and services. An island in the town without fire protection is a very bad idea.

The representatives of the City of Castle Rock all spoke out AGAINST this development.

We , as homeowners, are against it as well.

Please vote NO on this!

Robert & Donna Stucky  
930 Whispering Oak Dr  
Castle Rock

**From:** [Matt Jakubowski](#)  
**To:** [Sandy Vossler](#)  
**Cc:** [Curt Weitkumat](#); [Tara Vargish](#)  
**Subject:** RE: Pine Canyon Feedback  
**Date:** Monday, August 12, 2024 9:28:00 AM  
**Attachments:** [image001.png](#)

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Sandy,

Thank you for providing these comments. This is to confirm these comments are received and will be included in the public file for review.

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development  
Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

---

**From:** Sandy Vossler <SVossler@crgov.com>  
**Sent:** Friday, August 9, 2024 5:07 PM  
**To:** Matt Jakubowski <mjakubow@douglas.co.us>  
**Cc:** Curt Weitkumat <cweitkumat@douglas.co.us>; Tara Vargish <TVargish@crgov.com>  
**Subject:** Pine Canyon Feedback

Matt,

Please provide copies of the attached comments to the Planning Commission in their packet for their Special Meeting to be held Monday, August 12<sup>th</sup>. These comments are in addition to the two packets already sent to you; one on August 2<sup>nd</sup> and the second one on August 5<sup>th</sup>. Thank you, Sandy

**Sandy Vossler, Senior Planner**  
Town of Castle Rock  
Development Services Department  
100 N. Wilcox Street  
Castle Rock, CO 80109  
Office: 720-733-3556



**Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.**

<https://www.surveymonkey.com/r/LR35C27>

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, August 5, 2024 1:06:00 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Red Hawk
Email	<i>Field not completed.</i>
What do you think about the proposed development?	We need to stop all of this development. We do not have the roads or water to support all of this growth. We have new developments then are asked to raise taxes to pay for fire? Police, etc. It needs to stop now!
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, August 5, 2024 2:29:55 PM

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## Pine Canyon Feedback

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Name (optional)	Jon Gortner
In what area of Castle Rock do you live?	Founders Village
Email	tim.gortner@pobox.com
What do you think about the proposed development?	I think it will cause a very negative impact for Castle Rock residents. For all the reasons the town has laid out to the county.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, August 5, 2024 3:27:41 PM

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## Pine Canyon Feedback

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Castlewood Ranch
Email	Kbragg8@hotmail.com
What do you think about the proposed development?	I am opposed to this development being done. In my opinion, this is a waste of time and money. We don't need anymore homes or other development in this area. This shouldn't even be an option for this land, especially being considered for unincorporated Douglas county. This should have been brought to The Town of Castle Rock and the residents in this town.
Is there any other information you would like to share?	This development needs to be stopped before it gets any farther.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, August 5, 2024 8:08:13 PM

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## Pine Canyon Feedback

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Name (optional)	Heather Nicolas
In what area of Castle Rock do you live?	Meadows
Email	nicgriffie@gmail.com
What do you think about the proposed development?	Please do not develop this beautiful land! Let the beautiful parts of Castle Rock, that haven't been develop, stay beautiful. I have lived in Castle Rock for 25 years, and have watched so much get swallowed up. The roads can't take more traffic from this area heading west.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Monday, August 5, 2024 9:07:42 PM

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## Pine Canyon Feedback

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Name (optional)	Edward / Barbara Tomlinson
In what area of Castle Rock do you live?	The Haven by Woodlands Ave
Email	edwd.tomlinson@gmail.com
What do you think about the proposed development?	It's rotten to core. Pine Canyon development must meet the requirements of the City of Castle Rock just as every area surrounding that proposed development has had to meet the requirements of the city of Castle Rock. The Castle Rock city requirements are there to treat everyone the same and to protect our current and future city and homes.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, August 6, 2024 10:30:22 AM

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## Pine Canyon Feedback

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Name (optional)	Melanie Santamarina
In what area of Castle Rock do you live?	Founders Village
Email	santamarina.melanie@gmail.com
What do you think about the proposed development?	I think we simply cannot handle the impact this development would have on our town. We are not prepared for it.
Is there any other information you would like to share?	Please help to keep Castle Rock a great place to live.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, August 6, 2024 10:30:07 AM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	Gary Oswald
In what area of Castle Rock do you live?	Unincorporated Douglas County
Email	ozdvm@msn.com
What do you think about the proposed development?	We are firmly against this project. To maintain our true Colorado quality of life and precious water resources we do not need to develop every last square inch of Douglas County. Let's be smart ! I agree with the City of Castle Rocks opposition statements.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, August 6, 2024 10:58:42 AM

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## Pine Canyon Feedback

### Pine Canyon

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<b>Name (optional)</b>	Christine Horowitz
<b>In what area of Castle Rock do you live?</b>	The Village of Castle Pines
<b>Email</b>	christine@horowitz.us.com
<b>What do you think about the proposed development?</b>	People do not want this proposed development! I think that Castle Rock and Douglas County had way too much development over the last years. We do not have the infrastructure and more important, we do not have the water for so many people. It will be like in California here soon, it is so very sad to see this. I live her since 25 years and knew that lots will be developed in the area, but when is enough enough? This is unsustainable! Please stop developing! Is Everything about money and greed these days? Please listen to the people!
<b>Is there any other information you would like to share?</b>	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, August 6, 2024 11:55:18 AM

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## Pine Canyon Feedback

### Pine Canyon

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<b>Name (optional)</b>	Michelle Amone
<b>In what area of Castle Rock do you live?</b>	Cobblestone Ranch
<b>Email</b>	michelle13811@gmail.com
<b>What do you think about the proposed development?</b>	It is an awful proposal. Castle Rock is already completely overwhelmed and overcrowded. The residents do not want this Pine Canyon development and it is irresponsible. Please stop this from moving forward. Douglas County used to be a desirable place to live and it has been replaced by overdevelopment and greed. The commissioners need to start to the residents who voted them in. To the town of Castle Rock- we do not want this area developed even if it is incorporated into the town.
<b>Is there any other information you would like to share?</b>	Please stop this development.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, August 6, 2024 12:33:37 PM

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## Pine Canyon Feedback

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Founders
Email	cematthews1@gmail.com
What do you think about the proposed development?	I do not support the proposed development. The town is not set up to properly support this development and the changes that it will cause, and I believe the developers are operating under the priority of earning profit over the values and health of this town. Our town is very planful and deliberate, something I admire greatly. This is not right.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, August 6, 2024 12:51:49 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	Scott
In what area of Castle Rock do you live?	Terrain
Email	svanlan@msn.com
What do you think about the proposed development?	The lack of the developers commitments for utilities and traffic infrastructure improvements needed to support the area surrounding the development is ridiculous and we should continue to deny the approval of this development getting through permitting. The town is already growing at an alarming rate which will take roads a decade to catch up already. We moved to castle rock for the slow pace and open spaces, this urbanization development will take away from what small town we have left.
Is there any other information you would like to share?	Castle Rock should look to annex the land at pine canyon without the development so we can control what does go in there in the future. Leaving this up to the county will inevitably get this project built whether we like it or not.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, August 6, 2024 1:08:51 PM

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## Pine Canyon Feedback

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Name (optional)	Marissa Marchant-Mansfield
In what area of Castle Rock do you live?	Keene Ranch
Email	mmarchantmansfield@gmail.com
What do you think about the proposed development?	HORRIBLE. Stop the greed and realize that the town can't handle this many new homes/people/traffic. It's becoming an eyesore and miserable place to live.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 7:28:55 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	Danny Cruz
In what area of Castle Rock do you live?	Memem South
Email	Deucecruzer@yahoo.com
What do you think about the proposed development?	I believe it should not proceed. It will cause undue hardship on our current residents and our public service, such as police and firefighters, which are already suffering shortages in staff and manpower. Not to mention additional strain on our public utility system.
Is there any other information you would like to share?	We need to control the growth of our wonderful city so as to not put ourselves into financial crisis like we are currently experiencing.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 2:53:06 AM

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## Pine Canyon Feedback

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<b>Name (optional)</b>	Melissa & John Laplante
<b>In what area of Castle Rock do you live?</b>	Cobblestone Ranch
<b>Email</b>	melissalaplante26@gmail.com
<b>What do you think about the proposed development?</b>	I believe the majority of Castle Rock residents will be against this development for the reasons stated by the City of Castle Rock and the mayor. I've seen first hand how developers do not care about the quality of life for the residents already living in an area that has seen unchecked growth. The county wants the revenue but we all get stuck paying for the services, etc that the developers don't want to provide not to mention the insane traffic congestion we already have. Enough is enough! Absolute NO on this one.
<b>Is there any other information you would like to share?</b>	Not at this time.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Tuesday, August 6, 2024 7:06:18 PM

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## Pine Canyon Feedback

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Name (optional)	Brendan Muir
In what area of Castle Rock do you live?	Woodlands / Escavera
Email	brendan_muir@hotmail.com
What do you think about the proposed development?	Very concerned about water supply and the actual viability of the plan outlined. Paleoclimatology tells us that the entire Western region of the United States will see mega droughts again, and most likely within the next decade or two. Have the figure and estimates built into the plan taken in to account that the water to be harvested will look very different than the historical short term? In addition, a real gap between the supply and demand for water here in the West will emerge by 2030. This development seems to push the limit with less than .75 acre feet and is sure to break things at some point in my mind. Those impacted will be my neighbors and my community. Are we really going to let people knowingly short change our community from the get go? In the long run, this will potentially be very very very expensive to remediate. Thank you. Brendan Muir, a concerned citizen
Is there any other information you would	<i>Field not completed.</i>

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 9:25:44 AM

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## Pine Canyon Feedback

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<b>Name (optional)</b>	Laura Zumwalt
<b>In what area of Castle Rock do you live?</b>	Meadows
<b>Email</b>	zumman@aol.com
<b>What do you think about the proposed development?</b>	I oppose this huge development. I didn't even know that land wasn't part of Castle Rock until this development's signs were posted and I started reading about it. It is completely surrounded by Castle Rock so it will rely on Castle Rock's present infrastructure, open spaces, roads, bridges, fire and police protection but not pay city taxes. But the bigger issue is water. The west is in a drought condition that is as bad or worse than any droughts for 800 years. With climate change we cannot assume we are going to fill our reservoirs and lakes to full capacity for the planned development that has already been approved. The city, county and state already ask people to voluntarily take out lawns and high water use plants and replace them with rocks and drought resistant plants. We are already drinking reuse water. Last night on the news it said the Castle Rock area has received 72% less than their average summer rains and we've had hotter and drier temperatures for weeks. The people we elected to SERVE US, need to understand this

continued development throughout all of Douglas County isn't sustainable. Every town and unincorporated areas of Douglas County are being swallowed up by new housing and development projects that will take every drop of water available and leave all of us with higher water costs as the years progress. They/You are taking all the beautiful fields, trees and opens spaces away and creating a bottle neck of angry people who cannot get through traffic in a reasonable amount of time. Castle Rock already has traffic issues and adding so many more cars to our roads will make driving throughout the city more frustrating. This Pine Canyon development just adds to all of those problems that we are going to face with all the new developments happening on the south end of Castle Rock and in the Meadows and near Castle View High School. I see no proposed recreation center and the MAC and the Woodlands Rec Centers already are filled with people. Douglas County Commissioners need to stop this development from happening and Castle Rock needs to be very aggressive in stopping it. The way Castle Rock can do that is by telling the developer that they cannot hook up to our electric grid, or our water systems. Tell the developer that they will pay hundreds of thousands of dollars to use our existing roads, police department and fire department. It is time to take off the gloves and get into the mud with the Commissioners and stop this development!

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Is there any other information you would like to share?

I wonder why Castle Rock doesn't buy this land to turn it into a huge open space area, put in more baseball fields and hiking biking trails. In other words, turn it into another MAC center area. We need more pools and parks now, and with all the new development we will need this new recreation space. I'm sure the residents surrounding the Pine Canyon area would be much happier to have that as their neighbor instead of hundreds of more homes and businesses. And, Douglas County is planning on spending 250K to study the idea of turning part of the open space in-between Highlands Ranch and Castle Pines into more baseball fields and park space because they want to dig up the baseball fields and park near the fairgrounds to improve the fairgrounds. Why not propose to them that they use that money and other money from Castle Rock (I would bet that the people of Castle Rock would approve a small sales tax increase to help fund this idea and Castle Pines residents may also be willing to pitch in because they are so angry about the proposed development of a park in that area) Castle Pines, a sales tax increase etc., to buy and develop that area into a park with baseball fields that will replace the ones near the fairgrounds and maybe a few more for the growth of the area. We could have a recreation center similar to the one on Woodland because we need it, we could have hiking trails and biking paths, paved and unpaved etc. I really do believe that would please everyone except the developer. If the owner of the property gets their money, they may like that idea better also since they have been

a ranching family and are used to open spaces and not homes on top of one another. Please stop this development. It is a bad idea! Thanks you for listening and hearing my complaints as well as my suggestions.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 12:55:02 PM

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## Pine Canyon Feedback

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Name (optional)	Veleda Gurule
In what area of Castle Rock do you live?	749 Whispering Oak Dr.
Email	veleda54@gmail.com
What do you think about the proposed development?	I am opposed to this development due to the fact it is not part of The Town of Castle Rock. I am afraid it will cause more problems that what already exists. Our backyard floods every time we get significant rain from this property.
Is there any other information you would like to share?	I have contacted The Town of Castle Rock and provided video and pictures as to the amount of water that comes over our back retaining wall. They referred me to Douglas County only to have them refer me back to the The Town of Castle Rock. It seems the neither wants to be responsible for this issue. What will happen if it gets developed and things like this are an issue?

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 12:28:46 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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Name (optional)	Lenise Brown
In what area of Castle Rock do you live?	The Meadows
Email	Slbrown6281@gmail.com
What do you think about the proposed development?	<p><b>**Opposition to Proposed Pine Canyon Development**</b></p> <p>Dear Town of Castle Rock Planning Commission,</p> <p>As a lifelong resident of Castle Rock, I am writing to express my strong opposition to the proposed Pine Canyon development. Our town has seen significant growth over the years, and while development is sometimes necessary, we have reached a point where additional housing projects will only strain our already limited resources. One of the most pressing concerns is our water supply, which is already being stretched thin due to recent growth. Introducing more homes to the area will exacerbate this issue, potentially leading to long-term sustainability problems for our community. It is crucial that we prioritize the responsible management of our existing resources over further expansion.</p> <p>Additionally, the proposed sewage plant near the Meadows</p>

raises serious concerns for both the environment and the quality of life in the surrounding neighborhoods. The Meadows is home to beautiful trails and outdoor spaces that residents cherish, and the introduction of a sewage plant would not only disrupt these natural areas but also negatively impact property values in the vicinity. The potential for odor, noise, and other environmental impacts makes this location unsuitable for such a facility. I urge the town to reconsider and fight this project tooth and nail light of the potential harm it could cause to our community's environment, resources, and overall quality of life. Please let the residents know how we can help to stop this project from proceeding.

Sincerely,  
Lenise Brown  
Castle Rock Resident

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Is there any other information you would like to share?

Please keep us in the loop on the development of this proposed project and let the town know how we can fight this.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 1:36:16 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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<b>Name (optional)</b>	Trista
<b>In what area of Castle Rock do you live?</b>	Meadows
<b>Email</b>	Tristacouncil@gmail.com
<b>What do you think about the proposed development?</b>	OPPOSE - I think the city of Castle Rock is already struggling with water management and adding housing/commercial will put our city in a further bad situation. Some of the additional things being proposed would also potentially significantly reduce home values in the surrounding areas.
<b>Is there any other information you would like to share?</b>	No

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 1:27:15 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	Sonia
In what area of Castle Rock do you live?	Castlewood Ranch
Email	Sonia.klamo@gmail.com
What do you think about the proposed development?	We do not support this and are worried about the water, destruction of nature, the massive amount of people, NO new schools even being in the works, the massive crowding and ultimately harming beautiful Castle Rock
Is there any other information you would like to share?	Please don't do this. I've not heard a single person that is in support of this. All the local groups online as well, everyone is against this. Sad and angry

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 1:26:34 PM

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## Pine Canyon Feedback

### Pine Canyon

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<b>Name (optional)</b>	Arielle Muck
<b>In what area of Castle Rock do you live?</b>	Lake Gulch
<b>Email</b>	ajb15215@gmail.com
<b>What do you think about the proposed development?</b>	Simply put, it's a very bad idea and will negatively impact Castle rock. Residents are already concerned about other developments and the strain they've put on the area, while those projects have put more effort in to work with the town to make sure their plans are sustainable and help VS hurt the area. The Pine Canyon development hasn't done that, and from our perspective the owner's/developers are trying to push this forward out of greed rather than supporting the growth of this area in a positive way. If they were to offer proposals to help with the increase in traffic we'll see, allow for more open space and agricultural land so we don't see more environmental and ecological damage such as the frequent dangerous wildlife now coming into suburban backyards where our children play, work with the town on resources such as Water, and show residents and officials that they want to work together to support positive growth, then that would be a different story. But Pine Canyon is not doing that and offering the bare minimum to give the

appearance of supporting the community.

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Is there any other information you would like to share?

Aside from acknowledging that not a single resident I've spoken to or seen on social media support this development proposal as is, I think what I've said above covers things.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 2:07:19 PM

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## Pine Canyon Feedback

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Terrain
Email	Stashia909@gmail.com
What do you think about the proposed development?	Our schools are running out of room and an "elementary school site" is not the same as a school. I'm curious if the developer has even been in touch with the school district. It's a shame the county doesn't a trying to approve this without partnering with the town and without ensuring appropriate resources.
Is there any other information you would like to share?	We need responsible planned growth in castle rock this is out of control

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 1:59:00 PM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Terrain
Email	Dominguezvm95@gmail.com
What do you think about the proposed development?	This community is already bursting at the seams & suffering with rising crime due to development and our proximity to I25. This plan will bring thousands of more people into the area that has a lack of infrastructure, water, schools, and road solutions as it is. We do not need a hotel, and the people who moved here moved here to be off the beaten path and have a small town feel. Please find an area like centennial or Denver to build more mega structures and thousands of homes.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 1:46:49 PM

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## Pine Canyon Feedback

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Name (optional)	Timothy LaMonda
In what area of Castle Rock do you live?	Terrain
Email	timothy.lamonda@gmail.com
What do you think about the proposed development?	I think it is a bad idea, the infrastructure of Castle Rock will not support this, the roads, the water, the emergency services, I fear for the wildlife, they are already moving into the neighborhoods, to many are being struck by cars on the highway. We need to stop this growth and slow it down
Is there any other information you would like to share?	No

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 2:29:03 PM

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## Pine Canyon Feedback

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The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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Name (optional)	Jennifer
In what area of Castle Rock do you live?	Meadows
Email	Jennifer.kajander@gmail.com
What do you think about the proposed development?	No, the infrastructure is not here to support it. There is too many other building sites yet to be developed. The true and devastating impact these new builds are at the expense of the current residents.
Is there any other information you would like to share?	Stop the build. Just say no.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 3:16:32 PM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	Nancy smay
In what area of Castle Rock do you live?	Escavera / woodlands
Email	Nancysmay@gmail.com
What do you think about the proposed development?	I think it is irresponsible and will over run the infrastructure available. Water and traffic are my main concerns.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 3:12:43 PM

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## Pine Canyon Feedback

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Meadows
Email	bethnatbrokers@gmail.com
What do you think about the proposed development?	ENOUGH with the building already! Our infrastructure can't support what we already have. Traffic is a nightmare and only getting worse. Where is the awesome small town feel??? LONG GONE. It is so sad what is happening to Caste Rock. Stop the building!!
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 3:40:06 PM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	Greg
In what area of Castle Rock do you live?	Meadows
Email	Ghaughtillini@hotmail.com
What do you think about the proposed development?	Terrible terrible idea There is already too much traffic in and around town. And the town is trying to raise the sales tax because we don't have enough police and fire. Makes ZERO sense to keep piling on more and more people!
Is there any other information you would like to share?	None other than use common sense instead of someone paying someone under the table

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 4:02:51 PM

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## Pine Canyon Feedback

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<b>Name (optional)</b>	Kathleen Gould
<b>In what area of Castle Rock do you live?</b>	Cobblestone Ranch
<b>Email</b>	Kathleen7895@gmail.com
<b>What do you think about the proposed development?</b>	I think that there's far too much over development as it is. Our roads and infrastructure can only take so much. The natural beauty and respect for our land, our wildlife and our environment have been ignored. The natural beauty is all but destroyed. Just because we 'can' doesn't mean we should.
<b>Is there any other information you would like to share?</b>	The building of mass tracks of housing has to be reigned in. The building of these homes In unincorporated areas only adds disastrous financial outcomes to a city that can't physically afford to place that many more bodies in our county, on our roads or in our schools. How will we manage to have the water supply going forward without some limits on building on every green acre? The school district cannot afford to build schools to educate the children we already have here. 1800+ homes? That's 3600 children at a minimum, which high school can absorb that population in 10 years? Castle Rock and DougCo used to be praised nationally for "smart growth" no it's just greed and excess.

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 4:00:07 PM

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## Pine Canyon Feedback

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Name (optional)	Carolyn Cline
In what area of Castle Rock do you live?	Southridge
Email	carolyn_cline@hitmail.com
What do you think about the proposed development?	Stop it. Water, water, water. Infrastructure demands. Additional traffic that the town will have to absorb. This would mean 4-5 miles of congestion and slowdown on I25, which is already a nightmare.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 4:29:14 PM

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## Pine Canyon Feedback

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Name (optional)	Erica Van Wyk
In what area of Castle Rock do you live?	Plum creek
Email	Erica@vanwykconfections.com
What do you think about the proposed development?	Please stop it. I support projects that have the thought and infrastructure behind them but this does not.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 8:14:14 PM

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## Pine Canyon Feedback

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Name (optional)	Dana M Plumhoff
In what area of Castle Rock do you live?	Memem South
Email	Dana_mahoney@yahoo.com
What do you think about the proposed development?	I hate it. Castle Rock is supposed to be a small town. It's WHY we live here. If we wanted big city and big city amenities, we'd move north to Denver where there's plenty of it. I've lived in CR since 1993 and the growth, while expected to an extent, is out of control. Traffic is awful, prices are through the roof with housing, and the nature and wildlife and beautiful, natural land that is in and surrounds Castle Rock is getting ruined. Hills leveled, grass cemented over, it's hurting our town, animals, and our planet. In my opinion, the nonstop development should be criminalized. We DON'T want it. Get out of our town.
Is there any other information you would like to share?	Yes, our water supply. We're hurting for it, so why not build even more and bring more people to the area?! Makes total sense. Oh, but wait. You're getting money for it, right??? Nice to know you have your priorities set.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 7:58:51 PM

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## Pine Canyon Feedback

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	The Meadows
Email	Shannon.huddleston@gmail.com
What do you think about the proposed development?	I think the developers should be working with the town, not circumventing the town. Everyone who used the town infrastructure should pay towards supporting it. Water is precious and there is no visible plan for this development to do anything except take water away from the town and follow none of the same water saving, usage, and already maintained resources.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 7:44:32 PM

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## Pine Canyon Feedback

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Crystal Valley
Email	<i>Field not completed.</i>
What do you think about the proposed development?	Stop stop stop! It now takes 15-30 minutes to get to the highway from my house when it used to be 8. The fun family events in town are now uncomfortably crowded. Restaurants are crowded and there's no where to park. Roads are in terrible condition despite constant construction, accidents are up, traffic traffic everywhere! We DO NOT have enough room in schools for this growth and we already have rolling black outs on busses. How the heck are we going to add MORE kids to an already strained system. Lastly the beauty and the charm of Castle Rock are being wasted by big building. It's becoming unenjoyable to live in this overcrowded town.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 7:37:15 PM

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## Pine Canyon Feedback

### Pine Canyon

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<b>Name (optional)</b>	<i>Field not completed.</i>
<b>In what area of Castle Rock do you live?</b>	Castlewood ranch
<b>Email</b>	Jbamber1101@gmail.com
<b>What do you think about the proposed development?</b>	While I want to understand what the land owner is trying to accomplish with this I don't believe they have the towns best interest at heart. Based on the article they said they wanted to respect the land being the family for as long as it has, yet it's been a working cattle ranch and they are willing to forgo that for more houses in an already crowded space. I have lived in Castle Rock for 18 years and have seen such growth that it does worry me about the availability of resources for those of us that have been here. I feel that they should listen to the town and the residents and kindly pass on this project and find other ways to honor their family.
<b>Is there any other information you would like to share?</b>	I really hope it is strongly considered to pass on this project and protect the resources we are already pressing to the max.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 7:34:37 PM

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## Pine Canyon Feedback

### Pine Canyon

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<b>Name (optional)</b>	Andrea Wilson
<b>In what area of Castle Rock do you live?</b>	Crystal Valley
<b>Email</b>	alaurenwilson@yahoo.com
<b>What do you think about the proposed development?</b>	No way! The town is struggling to support the people that live here. Our infrastructure isn't doing well as it is. Traffic is awful. Water is limited. Schools are overflowing. We have teachers literally working out of closets...like 4 teachers in one closet. This would be awful.
<b>Is there any other information you would like to share?</b>	See above

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 7:30:49 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Ann Bennett
In what area of Castle Rock do you live?	Plum Creek
Email	acbcollie@msn.com
What do you think about the proposed development?	No no no! Stop over building. Lack of water, infrastructure, too much traffic. It's all about the \$\$
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 6:54:15 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

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<b>Name (optional)</b>	Erin G
<b>In what area of Castle Rock do you live?</b>	Metzler Ranch
<b>Email</b>	Inkysmiles@gmail.com
<b>What do you think about the proposed development?</b>	I really don't want this to be developed as proposed. We don't have the infrastructure and water to support it. The added traffic and congestion this many homes will add will be horrible. Front Street traffic is bad already. Also, I do NOT want a sewage treatment plant this close to my home. I purposely bought my home Herr because of the lack of industrial pollutants nearby.
<b>Is there any other information you would like to share?</b>	I feel like this proposed development is just too much for our area to handle.  And this would be displacing a lot of wild animals that we've come to enjoy in our neighborhood. We need to keep more of this open space.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 6:34:35 PM

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## Pine Canyon Feedback

### Pine Canyon

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<b>Name (optional)</b>	Alexandra Burns
<b>In what area of Castle Rock do you live?</b>	Terrain
<b>Email</b>	Alexismartin20@gmail.com
<b>What do you think about the proposed development?</b>	I have lived in Castle Rock since 2006, and I absolutely hate it. This is directly across from Terrain, and I adore seeing the open space where no development has been for years. There are deer and a bear that live on that land, how dare they even think about trying to develop on it! There is far too much development going on as it is, it is no longer the small town of Castle Rock that we all loved. Please stop trying to make Castle Rock into Highlands Ranch or Denver! We need a cap on all development or we will lose the beauty of Castle Rock forever. We don't want more people or development here!! Please think about the devastating effects on water this would have as we already have a water issue! Please stop this, I'm begging you.
<b>Is there any other information you would like to share?</b>	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 6:19:49 PM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Sapphire Pointe
Email	Cutley63@yahoo.com
What do you think about the proposed development?	I don't think it's well thought out. My kids go to school at Sage Canyon and Mesa right now. It's already a pain getting them to school with traffic, and this is going to make it astronomically more so. I had hoped the construction going on along Founders was to put in some drainage pipes, not to turn the town into an unsustainable metropolis. We do t need or want to continue cramming new developments into every nook and cranny. Open space is a necessary and beautiful part of what makes Castle Rock Castle Rock.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 5:47:33 PM

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## Pine Canyon Feedback

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Founders village
Email	danielleeaster2@gmail.com
What do you think about the proposed development?	We just moved to castle rock a yr ago. I enjoy that the land is open there and it feels more rural and not such a city feel. That's why we chose founders village and castle rock. It was because or the already available housing and the openness to Nature around the neighborhoods that brought us here.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 5:34:10 PM

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## Pine Canyon Feedback

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Name (optional)	Kim Smazal
In what area of Castle Rock do you live?	Pinon Soleil
Email	kimsmazal@msn.com
What do you think about the proposed development?	This would congest our streets and stress our water supply even more. Our town can not handle all these homes! Another greedy developer trying squeeze in as many homes as he can. How do we fight this and get info on upcoming meetings?
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 5:29:59 PM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	Hillary Makens
In what area of Castle Rock do you live?	The Meadows
Email	Hillary.Makens@gmail.com
What do you think about the proposed development?	<p>I feel the development is irresponsible and will burden our already stressed natural resources and infrastructure.</p> <p>The Town of Castle Rock has already experienced growth at a rate that is unsustainable. Additional growth in the area with water standards lower than the town currently requires, is short-sighted and irresponsible. The West is already in extreme drought. We cannot continue to blindly develop without consideration of the consequences.</p>
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 5:00:41 PM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	Karen Jacobs
In what area of Castle Rock do you live?	Founders
Email	karenjacobs584@gmail.com
What do you think about the proposed development?	I am strongly opposed to this development. Our infrastructure east of I25 cannot support this development. Roads are already crammed and tempers are high, patience is low on the roads. I do not trust the planning put into this development which seems hasty. And that doesn't even begin to cover the stress it will put on resources. I am all for growth, but it needs to be smart. This is not smart.
Is there any other information you would like to share?	No

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 4:52:26 PM

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## Pine Canyon Feedback

### Pine Canyon

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<b>Name (optional)</b>	Marge Karas
<b>In what area of Castle Rock do you live?</b>	Blacktail at the Meadows right by proposed sewage plant
<b>Email</b>	Margekaras@gmail.com
<b>What do you think about the proposed development?</b>	<p>This development has a ton of problems. First and foremost, they are using resources from the city without contributing to the city's tax base. They want to use our roads, our resources every single day and pay nothing.</p> <p>Placing a sewage plant that close to homes, especially homes that are not part of that plant is inappropriate. The Meadows does not have the roads to support any increase in traffic. Every single day without construction trying to use Meadows drive, you will easily wait 10 or 15 minutes during periods of high traffic. Our tax payers in the Meadows should not be adding time to their drive every single day for this. We cannot handle the increased traffic!</p>
<b>Is there any other information you would like to share?</b>	<p>I would absolutely not have been willing to build \$1 million home off of Prairie Hawk Drive last year if it were disclosed there were plans for a sewage plant or one already existed. The people affected by the traffic this will create as well as the odors. It will create, deserve to have a say in what happens.</p>

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 7:50:46 AM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	Melissa Neilson
In what area of Castle Rock do you live?	Macanta
Email	Agmelissa02@yahoo.com
What do you think about the proposed development?	The natural beauty of Castle Rock is being destroyed, and wildlife are suffering. Why are we packing people in this town like sardines? No one approves this, except those financially benefiting.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 7:05:08 AM

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## Pine Canyon Feedback

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	The Village at Castle Pines
Email	ccinvestment14@gmail.com
What do you think about the proposed development?	This looks to be yet another development proposal that lacks the ancillary infrastructure needed to complete a project like this successfully. Transit, traffic moderation, commercial business diversity, are all essential tentpoles to developing an area. It doesn't look as if any of these points were considered before allowing the initial proposal of this recommended development.
Is there any other information you would like to share?	Obviously creating an area of CR that has an even bigger traffic issue than the one currently present, would be detrimental to the operation of the city as a whole. Lack of transit and traffic are 2 of the top 5 factors when choosing where to live/work.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 7:03:38 AM

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## Pine Canyon Feedback

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<b>Name (optional)</b>	Adell Blair
<b>In what area of Castle Rock do you live?</b>	Escavera
<b>Email</b>	aabblair@yahoo.com
<b>What do you think about the proposed development?</b>	Destroying wildlife habitat, massive increase in dirt, traffic and crowding will be the last of our "small town" appeal. Enough is enough.
<b>Is there any other information you would like to share?</b>	I'm actually most concerned about the wildlife. In Escavera we directly abut this property and will be most affected. We have had developed all around us for over 20 years and frankly are just weary of the noise, disruption and dirt.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 7:02:15 AM

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## Pine Canyon Feedback

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<b>Name (optional)</b>	Rose Legge
<b>In what area of Castle Rock do you live?</b>	Plum Creek
<b>Email</b>	stitchartrose@gmail.com
<b>What do you think about the proposed development?</b>	We HATE this!! Castle Rock roads are already overcrowded! We can't even go to Starlighting anymore because there's no parking. The reason we all moved here is because we loved our small town, and it's being changed beyond all recognition.
<b>Is there any other information you would like to share?</b>	The water supply this development proposes is unsustainable and not renewable.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 6:24:47 AM

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## Pine Canyon Feedback

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Name (optional)	Jeremy Marra
In what area of Castle Rock do you live?	Siena near Metzler Ranch
Email	Jeremy27@hotmail.com
What do you think about the proposed development?	Not in favor. There's too much construction happening and the infrastructure is inadequate.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 6:04:32 AM

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## Pine Canyon Feedback

### Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Near Terrain
Email	weber422@gmail.com
What do you think about the proposed development?	This is a terrible plan because it lacks planning for renewable water, wastewater treatment, transportation, or open space. No current resident of the area wants to live in spaces that look like Denver and bring with it the same problems of congestion
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 5:09:32 AM

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## Pine Canyon Feedback

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<b>Name (optional)</b>	Tony Ghigo
<b>In what area of Castle Rock do you live?</b>	Sapphire Pointe
<b>Email</b>	tony.ghigo@yahoo.com
<b>What do you think about the proposed development?</b>	<p>As a resident who lives, works, and drives in Castle Rock every day, I am strongly opposed to the proposed Pine Canyon development. This project raises several serious concerns that will negatively impact our community.</p> <p><b>Transportation:</b> The development is expected to add over 22,000 daily vehicle trips to our roads, a number that seems underestimated and unmanageable. There has been no commitment from the developers to mitigate this increased traffic, which will lead to significant congestion and safety issues .</p> <p><b>Wastewater Treatment:</b> The proposal to build a new wastewater treatment facility poses a risk to our water supply and stormwater system. Spraying treated wastewater onto lawns and open spaces could contaminate the East Plum Creek Watershed and create odor</p>

problems near our trail systems and homes .

**Water Supply:**

The development plans to use nonrenewable groundwater, which is unsustainable and undermines our county's efforts to secure renewable water sources. This reliance on groundwater will also interfere with the town's wells, jeopardizing water security for current residents .

**Fire Service:**

There is no adequate plan for funding and resources to ensure proper fire safety. The proposed water system is insufficient for fire suppression, posing a significant risk to our community. Additionally, wildfire mitigation plans have not been detailed or agreed upon .

**Recreational Facilities:**

The addition of up to 5,000 residents without a planned community recreation center will overburden our existing facilities and trail systems, reducing their accessibility and enjoyment for current residents .

It is evident that the developers are not willing to cooperate with the Town of Castle Rock to address these critical issues adequately. For these reasons, I urge the authorities to reject or significantly revise the development plan to ensure it aligns with the sustainable growth and well-being of our community.

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Is there any other information you would like to share?

*Field not completed.*

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 5:05:16 AM

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## Pine Canyon Feedback

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Name (optional)	Lisa Andrews
In what area of Castle Rock do you live?	Oakwood Dr.
Email	<a href="mailto:lisajean1954@gmail.com">lisajean1954@gmail.com</a>
What do you think about the proposed development?	I think this will strain resources. Exacerbate traffic issues. I oppose this development.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 8:55:04 PM

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## Pine Canyon Feedback

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Name (optional)	MS
In what area of Castle Rock do you live?	East side. Of CR.
Email	<i>Field not completed.</i>
What do you think about the proposed development?	Please prevent this anyway possible.
Is there any other information you would like to share?	<i>Field not completed.</i>

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Wednesday, August 7, 2024 8:36:35 PM

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## Pine Canyon Feedback

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<b>Name (optional)</b>	Kelly Poulsen
<b>In what area of Castle Rock do you live?</b>	Sienna
<b>Email</b>	Kellhaas@yahoo.com
<b>What do you think about the proposed development?</b>	Horrible!!! The area is beautiful and adding more unwanted homes is going to destroy the reason we all love Castle Rock. Castle Rock is loved as a small community and family friendly. Squeezing every ounce of open area into back to back housing crowding. Adding unwanted traffic and taking the Charm out of this town!
<b>Is there any other information you would like to share?</b>	Please do not let this pass!! For the sake of our beautiful town! We love our open spaces and wildlife.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 8:49:31 AM

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## Pine Canyon Feedback

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<b>Name (optional)</b>	<i>Field not completed.</i>
<b>In what area of Castle Rock do you live?</b>	Plum Creek
<b>Email</b>	aaw1011@roadrunner.com
<b>What do you think about the proposed development?</b>	This is a terrible idea. That area is already congested with high school traffic and current infrastructure does not support such a massive influx of residents and commercial activity in this part of town. It would create a choke point, more burden onoving through town, way more accidents with young drivers impatiently trying to get to school. Worse yet, taking ground water as a water source is also just not ok. I'm no water expert but we are perpetually in some degree of drought condition which means ground water does not readily replenish. Whatever water sources there are should be preserved for existing infrastructure or we will end up like Arizona where towns are running out of water. Even if this were incorporated and the town got tax money for it, it would still be a horrible idea. Every corner of town does not need to have massive development. Please stop this.
<b>Is there any other information you would</b>	Water and existing residents should matter more than making money. If it doesn't fit the permissible zoning use and other infrastructure requirements, don't allow it and don't make

like to share?

changes that would allow it. Enough is enough.

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Email not displaying correctly? [View it in your browser.](#)



**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 9:46:40 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Woodlands
Email	Mfoster_89@yahoo.com
What do you think about the proposed development?	I am concerned with the new development. Traffic is already a nightmare so I'm curious how the city will accommodate all the new people. Do we have the space in our schools for all the new kids? We can barley keep the buses running for the kids we have now. Will there be more funding for the schools to accommodate more teachers needing to be hired? I live behind Douglas county high school and I already feel bad for the kids trying to exit the parking lots as it is already overcrowded I can't imagine adding more students to that without expanding, at minimum, the high school parking lots. Does this mean front street will be widened to accommodate for the mass influx of traffic? A lot of my neighbors bought their houses because they liked the open space behind our house, it was a selling point for our neighbors. What will happen to the wild turkeys, coyotes, foxes, bobcats, and bullsnakes that live there? I see baby animals come out of that open space every year so where will they go? If this development continues I hope at minimum these concerns are

addressed before moving forward. Thanks for your time.

---

Is there any other  
information you would  
like to share?

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No

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 9:41:56 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Daryna Skliarova
In what area of Castle Rock do you live?	Metzler Ranch
Email	Darina.sklyarova@gmail.com
What do you think about the proposed development?	I do not support any urban developments inside the town. I encourage our commissioners to follow the wishes of citizens.
Is there any other information you would like to share?	I will take a part in running rallies/protests against developments inside the town

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 10:47:25 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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Name (optional)	Robert W Legge, Jr
In what area of Castle Rock do you live?	The Oaks/ Phase 2
Email	<a href="mailto:rwleggejr@gmail.com">rwleggejr@gmail.com</a>
What do you think about the proposed development?	This development MUST NOT PROCEED!!! What are we doing here? Why do we need even more growth and development, with all its requisite demands on water and natural resources, not to mention wildlife. I thought Castle Rock once prided itself on rural/agriculture and natural landscapes? The results of overdevelopment are evident already with increased traffic and noise. This proposal will benefit no one developers and perhaps a few shoppers. This is a BOONDOGGLE!
Is there any other information you would like to share?	<i>Field not completed.</i>

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Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 3:14:06 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	L
In what area of Castle Rock do you live?	Founders
Email	Mscmomma@gmail.com
What do you think about the proposed development?	Do not do it! This town is out of control crowded! You are all out of your minds with this development idea. Stop the chaos!
Is there any other information you would like to share?	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 6:37:50 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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<b>Name (optional)</b>	<i>Field not completed.</i>
<b>In what area of Castle Rock do you live?</b>	Founders Village
<b>Email</b>	<i>Field not completed.</i>
<b>What do you think about the proposed development?</b>	It's terrible. We are losing every inch of open land in castle rock. As a native of Douglas county it's sad to see it all going away. The promenade is not what we were told it would be. Downtown has been destroyed. We were built on a small town feel with ranchers and open areas. They are gone. You say it's the 30 year plan but I dont buy it. We are out of resources, infrastructure, emergency services and are taxed beyond belief. Crime and drugs are up. What more do you want from this beautiful used to be small town.
<b>Is there any other information you would like to share?</b>	Stand for the people that elected you and listen to what we want.

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Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 6:37:12 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Terrain
Email	Stan_toronto@yahoo.co
What do you think about the proposed development?	Keep Castle Rock as is we don't need more building!
Is there any other information you would like to share?	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 5:16:35 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	Pamela Brockhaus
In what area of Castle Rock do you live?	Crystal Valley
Email	Pamelabrockhaus m@gmail.com
What do you think about the proposed development?	CR has waaayyy too much traffic, poorly designed and inadequate roads and no water! Why in the world would ANYONE even stupid politicians think this is a good idea??? I vote NO!!!!
Is there any other information you would like to share?	CR has lost their family/community feel and it will NEVER come back! How stupid of you chasing the almighty dollar and ruining what USED TO BE A NICE PLACE!!!!

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Thursday, August 8, 2024 5:07:04 PM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Castle North
Email	wflamm@hotmail.com
What do you think about the proposed development?	We are not in favor of this development.
Is there any other information you would like to share?	Castle rock has too much traffic issues and parking issues and most of all we are concerned about the water. I don't like paying \$5000 property tax a year and drinking gray water. It's almost impossible to make a left out of castle north of Oakwood most of the time and now we're gonna have way way more traffic and less views and less green space. Totally against this.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Friday, August 9, 2024 10:38:26 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

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<b>Name (optional)</b>	Martha Terwilliger
<b>In what area of Castle Rock do you live?</b>	Timber Canyon
<b>Email</b>	<a href="mailto:glenmar4@gmail.com">glenmar4@gmail.com</a>
<b>What do you think about the proposed development?</b>	Terrible. I agree with the town's opposition. We moved here in Dec 2020. Since then there have been hundreds of homes built on Crowfoot Valley Rd. Now, they want to build a huge development on Founders near our homes. We already have road noise that is unacceptable. I would not have moved here if It had been disclosed about Crowfoot homes and now this on. It is difficult to sell our homes due to road noise that has gotten worse. Founders abuts up to our neighborhood. Enough is enough. There seems to be construction and new housing everywhere you drive in Castle Rock. What a shame to spoil this lovely town with too much growth.
<b>Is there any other information you would like to share?</b>	I love Castle Rock and hate seeing this unchecked growth. I am unable to attend the Sept 10 meeting. What is the best way to stop this? Do we have any say as citizens of this town that is impacting our home value and deafening noise from trucks and cars that exceed the speed limit? One cannot enjoy their yard or open their windows. Does anyone go the speed limit in CO?? It

seems like the speed limit is only a "suggestion". Couldn't the town raise thousands of \$\$\$ to enforce the speed limit and cut down on numerous accidents and loss of life?  
Thank you. Martha Terwilliger

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Kristin Read](#)  
**Subject:** Online Form Submittal: Pine Canyon Feedback  
**Date:** Friday, August 9, 2024 10:03:29 AM

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## Pine Canyon Feedback

### Pine Canyon

The Town of Castle Rock continues to oppose the unincorporated Pine Canyon project, which is proposing urban-level development in the heart of Castle Rock, on 530 acres of land located in unincorporated Douglas County that is completely surrounded by the Town.

The Town's opposition is based on the clear fact that it is impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.

Use this form to share your thoughts about the proposed development. The the Town will relay feedback shared to Douglas County.

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Founders
Email	Knight1528@gmail.com
What do you think about the proposed development?	It's wrong, wildlife need to roam and the residents moved here to get away from Denver
Is there any other information you would like to share?	Please do not develop.

Email not displaying correctly? [View it in your browser.](#)

**From:** [Matt Lisowski](mailto:Matt.Lisowski@co.douglas.colorado.gov)  
**To:** [concernedwoodlandsresident@protonmail.com](mailto:concernedwoodlandsresident@protonmail.com)  
**Subject:** RE: Concerned Woodlands Resident Pine Canyon Ranch Development  
**Date:** Monday, August 12, 2024, 8:06 AM

Natasha B. Cook

Thank you for your comments on the ZR2020-010 application. These comments will be included in the public file and provided to the Board of County Commissioners for their review of the application.

As to your question regarding the equipment and activity on the applicant's property, I understand it is related to the relocation of a Black Hills Energy gas pipeline on the property. It just so happens that this work started at the same time as the public hearing notice signs went up. However, it is unrelated to the overall project, and was planned regardless of whether the application proceeds or not.

Matt

**Matt Lisowski, AICP** (Chief Planner)  
Douglas County Department of Community Development  
Planning Services Division  
Address: 150 West 30th, Golden, CO 80401  
Phone: (303) 440-7400  
Email: [mlisowski@co.douglas.colorado.gov](mailto:mlisowski@co.douglas.colorado.gov)

**From:** KCCO <[KCCO@kccotv.com](mailto:KCCO@kccotv.com)>  
**Sent:** Sunday, August 11, 2024 8:13 AM  
**To:** Matt Lisowski <[mlisowski@co.douglas.colorado.gov](mailto:mlisowski@co.douglas.colorado.gov)>  
**Subject:** FW: Concerned Woodlands Resident: Pine Canyon Ranch Development

**From:** Natasha Valera <[nvalera@protonmail.com](mailto:nvalera@protonmail.com)>  
**Sent:** Saturday, August 10, 2024 12:22 PM  
**To:** KCCO <[KCCO@kccotv.com](mailto:KCCO@kccotv.com)>  
**Subject:** Concerned Woodlands Resident: Pine Canyon Ranch Development

I am writing to you today as I was unable to attend the development review meeting that took place last week.

As a 9-year resident of The Woodlands, specifically of Whispering Oak Drive that backs up to the Pine Canyon Ranch, my family has many concerns about the negative impacts this development would have on our community and neighborhood, and fear that it would take away from the natural beauty of The Woodlands.

These lands provide natural habitats to various wildlife in our community, including deer, wild turkeys, bobcats, coyotes, and endless bird species, including the endangered Mexican Spotted Owl. These habitats would be disrupted, causing animals to be displaced or lead to their demise if the proposed development proceeds.

The Woodlands currently offers an escape for its residents from the bustle and heights of the city, even though we are just a few minutes away from US. These natural lands that provide this serenity and buffer from urban development would be destroyed if the Pine Canyon Development proceeds.

This development would include 1,300 homes and 600,000 square feet of commercial spaces, and would be detrimental to the serenity and beauty that The Woodlands community has to offer, and is one of the many reasons we decided to plant our roots here. There would be increased traffic and noise, congested roads, and longer commute times taking away from the beautiful small-town feel of Castle Rock and the Woodlands community.

This could also put strain on the local infrastructure, leading to deteriorating road conditions, overcrowded schools, and slower emergency response times. There is also no plan for water supply or fire services.

Pollution would increase due to construction, as well as additional carbon emissions from nearly 1,300 more homes with at least one if not multiple vehicles.

The Woodlands currently feels just as it should, wooded with beautiful surroundings. With this development, these natural views will be lost and additional congestion may negatively affect our property values in the long run.

The Woodlands has a unique character and charm, and as a resident, I fear that this will be lost with such a large-scale development just a stones throw from our backyard. The sense of community and connection to nature that we currently enjoy would be severely diminished.

I ask that you fully consider the negative impacts that the Pine Canyon Development would have on the residents of The Woodlands. Castle Rock will lose its small-town charm, and any developments need to be considered fully, thoughtfully and sustainably, and in a responsible way that preserves the character of neighborhoods and protects our natural environment.

Thank you for your time. I have also noticed parking on the east side of the property that is adjacent to Boulder Parkway, as well as digging happening in my backyard today. Is this unrelated to the development given that it is not yet approved? See pictures below of signs seen off of Boulder and my backyard today:





Natasha & Josh Kerton  
712 Whispering Oak Drive  
Sent from my iPhone

**From:** [Matt Jakubowski](mailto:Matt.Jakubowski@DouglasCountyCO.gov)  
**To:** [dstucky55@gmail.com](mailto:dstucky55@gmail.com)  
**Cc:** [BOCC](mailto:BOCC@douglas.co.us)  
**Subject:** RE: Pine Canyon proposal  
**Date:** Monday, August 12, 2024 9:30:00 AM

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Robert & Donna,

Thank you for your comments on the ZR2020-010 application. These comments will be included in the public file and provided to the Board of County Commissioners for their review of the application.

Matt Jakubowski, AICP | Chief Planner  
Douglas County Department of Community Development  
Planning Services Division  
Address | 100 Third St., Castle Rock, CO 80104  
Phone | 303-660-7460  
Email | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

-----Original Message-----

From: BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
Sent: Sunday, August 11, 2024 8:53 AM  
To: Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
Subject: FW: Pine Canyon proposal

-----Original Message-----

From: Donna Stucky <[dstucky55@gmail.com](mailto:dstucky55@gmail.com)>  
Sent: Friday, August 9, 2024 4:52 PM  
To: BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
Subject: Pine Canyon proposal

We are AGAINST this development!

#1- It is beyond ridiculous that it will not be part of the town of Castle Rock!

#2-As residents of the Woodlands, we purchased our home because of the view and wonderful open space.

The amount of traffic on Front Street as well as those racing down Scott Blvd. is already a nightmare. No way can these roads handle cars from 1800 more houses!

And, who builds a hotel in the middle of family homes???

#3- We conserve every drop of precious water. This development will negatively impact the aquifer.

#4- these will not be "affordable housing" as a couple of people mentioned at the meeting.

In conclusion; It is completely unrealistic and unthinkable that this development would NOT be a part of Castle Rock when there people would be using our already congested roads, water, and services. An island in the town without fire protection is a very bad idea.

The representatives of the City of Castle Rock all spoke out AGAINST this development.

We , as homeowners, are against it as well.

Please vote NO on this!

Robert & Donna Stucky  
930 Whispering Oak Dr  
Castle Rock



**From:** [Matt Jakubowski](mailto:Matt.Jakubowski@gmail.com)  
**To:** [jpinkowski3454@gmail.com](mailto:jpinkowski3454@gmail.com)  
**Subject:** RE: Pine Canyon Rezoning / Water Appeal  
**Date:** Monday, August 12, 2024 10:32:00 AM

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Laura & Joe,

Thank you for your comments on the ZR2020-010 application. These comments will be included in the public file and provided to the Board of County Commissioners for their review of the application.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Sent:** Monday, August 12, 2024 10:20 AM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** FW: Pine Canyon Rezoning / Water Appeal

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**From:** Joseph Pinkowski <[jpinkowski3454@gmail.com](mailto:jpinkowski3454@gmail.com)>  
**Sent:** Monday, August 12, 2024 9:57 AM  
**To:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Subject:** Pine Canyon Rezoning / Water Appeal

Hello Commissioners,

We are writing you to share our comments with you regarding the Pine Canyon Rezoning/Water Appeal matter that will come before the Planning Commission on Monday, August 12. We have briefly reviewed the county's staff report 2640 - Staff Report: ZR2020-010 and MI2020-009 ([legistar.com](https://legistar.com)) and are stunned at the outrageous level of residential, commercial, and other mixed use development for this property. Additionally, we have reviewed the Town of Castle Rock's referral comment on the project

Pine Canyon Proposed Development Douglas County Referral - Consolidated Comments ([crgov.com](https://crgov.com)). To say that this proposed development would have massive impacts to water, traffic, infrastructure, public services, etc. to surrounding communities and taxpayers is an understatement.

We therefore respectfully ask that you deny this applicant's application and ask that the applicant significantly scale back the size and scope of this development.

Thank you,

Laura & Joe Pinkowski

PROJECT FILES:

ZR2020-010

MI2020-009

**From:** [Matt Jakubowski](#)  
**To:** ["zumman@aol.com"](mailto:zumman@aol.com)  
**Subject:** RE: Pine Canyon Development  
**Date:** Friday, August 16, 2024 1:02:00 PM

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Hi Laura,

I received your message earlier today and thought it would be just as well to respond over email.

The rezoning and water appeal applications are not approved.

The Board of County Commissioners will be reviewing the proposal and making that determination at the upcoming September 10, 2024 public hearing.

If the Board were to approve these 2 items, all that would be in place at that point is the proposed zoning and an agreed upon water demand standard. However, other steps, including subdivision or site plan processes, would be required to even begin entitling development.

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Matt Jakubowski  
**Sent:** Thursday, August 15, 2024 9:10 AM  
**To:** zumman@aol.com  
**Cc:** BOCC <BOCC@douglas.co.us>  
**Subject:** RE: Pine Canyon Development

Laura,

Your email was forwarded from the Board of County Commissioners as I am the case manager with the Douglas County planning department processing the proposed Pine Canyon Planned Development (or PD) (ZR2020-010) through the steps required in County review of such application. Your comments will be included in the public comment file and provided in the future staff report for the Board of County Commissioners to review at its future public hearing on September 10, 2024 at 2:30pm in the Commissioners Hearing Room (100 Third St., Castle Rock).

As to the numbered questions in your email:

1. The grading you noticed is related to an existing Black Hills Energy gas line on the property that is being re-routed. This is not related to the PD. It just happens to be occurring at the same time as the signs for the public hearings were installed.

2. The Planning Commission has 9 members plus alternates. The adopted policies and procedures identify 5 members as a quorum to hold a hearing. A decision is based on the majority vote of those attending that particular night. Being there was a 5-person quorum, the vote may proceed.
3. Douglas County is following its process. The due process rights of the applicant culminate in public hearings. The Board will ultimately review all these factors (including the concerns raised by the Town and citizens) to determine whether the proposal has met the criteria for approval (or if not, denial).
4. The applicant has proposed a water appeal to Douglas County's demand standards. Similar to the above, the applicant has a right to due process to make a proposal and have it reviewed in the venue of a public hearing. The Board will ultimately review all these factors (including the concerns addressed by the Town and citizens) to determine whether the proposal has met the approval criteria for the water appeal.
5. See responses to questions 3 and 4.
6. The proposal is currently in a taxing fire district and will be taxed and served by other applicable Douglas County services (like other developments in the County). The applicant is proposing additional recreation dedications or fees by negotiation with the impacted entity (or municipality) in addition to the parks and trails provided as part of the plan. This wouldn't occur until subdivision if the project were approved. The applicant proposes its own taxing Metropolitan District to support infrastructure and its own Water and Sanitation District to serve the PD. The Board will ultimately review this plan to determine whether the approval criteria regarding adequate facilities and services are met.
7. See response to item 6 above, as well as 3 and 4. If approved, the applicant is also required to implement its traffic study which includes offsite transportation improvements made within the Town. The applicant will construct its own internal roads within the development (including a proposed underpass of I-25). These roads will be open to public travel.
8. There are 8 open space planning areas proposed (1 of which is proposed for conservation) totaling approximately 153 acres. There are 3 park planning areas totaling approximately 23 acres. The parks planning areas already allow for ball fields or a recreation center. It is typically not until subdivision that specific uses, parks programming, or a specific recreation center use is proposed. As a good neighbor gesture, the applicant indicated on the record that it would like to be considered as a potential location for replacement ball fields.
9. The applicant has not indicated a desire to sell the land, but has proposed a desire to pursue development, as is its right.

Regards,

Matt Jakubowski

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

**From:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Sent:** Wednesday, August 14, 2024 3:47 PM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** FW: Pine Canyon Development

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**From:** [zumman@aol.com](mailto:zumman@aol.com) <[zumman@aol.com](mailto:zumman@aol.com)>  
**Sent:** Wednesday, August 14, 2024 2:26 PM  
**To:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Subject:** Pine Canyon Development

Dear Commissioners Thomas, Leydon and Teal,

My name is Laura Zumwalt. I live in the Meadows in Castle Rock and a few weeks ago noticed a sign on some roads I normally travel. Wondering what was happening in that area where I have seen cows grazing, I did some research and found out that the area, that is completely encircled within the town of Castle Rock, is an unincorporated area and a very large development was proposed. It appears that the developer has already started digging up the land before any citizens had the chance to speak about this development.

Within a couple of days, I got a notice with a letter that Castle Rock had sent to you in opposition to this development with several valid points of contention. That same day I responded to that letter and voiced my concerns. How would this area be protected from fires, what police department would respond to any problem/accident or disasters in this area, how would this development affect our already congested roads and why would this development be approved when there is not enough water.

I have written to you about an all-around lack of water in all of Douglas County and Colorado's Front Range and got a response from Ms. Thomas but got no responses from Mr. Teal or Mr. Leydon. All the while I watch as more and more development happens in all the towns and cities of Douglas County. While some of these developments have adopted water saving measures, I see, as I drive on Ridgegate going towards Parker, that new grass is being installed in the medians and on the curb areas. And I have to wonder why the County and its commissioners, as the representatives of the county, would not put better restrictions in place that would disallow this new grass and also requiring older developments to remove grassy areas as they can. I know this is happening in the Meadows as we get a newsletter that tells us what areas they are removing grass from and how much money and water it will save. This is a plan that will last several years as the Meadows continues to remove grass that requires so much water and puts in drought resistant plants, bushes and trees instead. In fact, we have a very small patch of grass that was installed by prior owners, and we have taken about 1/3 of it out, replacing it with rocks. If we had more money (we are retired and on a fixed income) we would have the entire thing removed just to help conserve water. Every single homeowner and landowner need to do their part to conserve water, and if anyone needs the water it is the agricultural lands that grow food, but they can even do their part in conservation. Which brings me to the points I want to make about this new development. I have

several questions to ask you:

- 1) Why did they start grading and destroying this land before the meeting was held with the planning commission?
- 2) When the meeting was held, only 5 planning commissioners showed up out of the 11. 1 voted not to approve the other 4 voted to approve, but that is only about 1/3 of the planning commissioners and less than a quorum. So, why wasn't a quorum required before a vote and why did 6 planning commissioners miss the meeting?
- 3) I'm sure you have read Castle Rocks objections to this development. Why would you allow it to continue when it is so obviously a problem for the town as well as most of the citizens of Castle Rock?
- 4) The amount of water this development is proposing and the way they will get this water is well below any standards of a sensible water department/expert. So why would you allow this development to continue when water will become an issue?
- 5) I heard on this morning's news that this development and the lack of water is going to be discussed at your next meeting. Will you listen to Castle Rock, The Mayor, water managers, fire department, police department, roads and bridges, and yes, even the citizens of Castle Rock? How can the county completely ignore all the departments and people that will be affected?
- 6) Do you really think that this development, with thousands of more people and homes, can be serviced by county facilities already in existence such as fire and police, plowing, road repairs etc.?
- 7) Do you think it is fair to allow this huge development within the city of Castle Rock to not pay city taxes when they will be using city roads, when their water runoff from rain and snow will go into city streets, gutters, etc.?

I also know that you have proposed \$250,000 to have a feasibility study done on county property near Daniels Park with the intent to see if a large park with baseball fields and other types of recreation can be built there. I believe the intent of that is to move the park and recreation fields that are presently next to the fairgrounds in order to make "improvements" to the fairgrounds. 8) If this is the intent, then why not require the developer of this new Pine Canyon development to add a lot of open space which includes all of those recreation type fields as well as another indoor recreation facility for winter use similar to the MAC center or the Woodlands Recreation Center?

9) In fact, why not purchase the land and turn the entire thing, with the help of Castle Rock and possibly a small sales tax increase, into another huge park, open space, hiking trails, biking trails etc? Was that ever considered? It is a better idea than letting a development that won't pay for city services nor have the proper water resources to be built. I honestly think the people of Castle Rock would approve a small sales tax increase in order to have that.

Please let me know the answers to all my questions and I truly hope that when this comes before you in your next meeting you soundly reject it. I would like to be there to voice my opposition in person but cannot because of other conflicts.

Thanks

Laura Zumwalt

[zumman@aol.com](mailto:zumman@aol.com)

719-660-8199

**From:** [Matt Jakubowski](mailto:Matt.Jakubowski@DouglasCountyCO.gov)  
**To:** [blyersin@yahoo.com](mailto:blyersin@yahoo.com)  
**Cc:** [BOCC](mailto:BOCC@douglas.co.us)  
**Subject:** RE: Pine Canyon  
**Date:** Monday, August 19, 2024 10:44:00 AM

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Lincoln,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file as well as the staff report for the upcoming Board of County Commissioners hearing on September 10, 2024 in the Commissioners Hearing Room (100 Third St., Castle Rock).

Regards,

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

---

**From:** LBY <[blyersin@yahoo.com](mailto:blyersin@yahoo.com)>  
**Sent:** Sunday, August 18, 2024 9:27 AM  
**To:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>; lincoln yersin <[blyersin@yahoo.com](mailto:blyersin@yahoo.com)>  
**Subject:** Pine Canyon

We need to tap the breaks on growth in DC. This project, in particular is nuts, given the desires of Castle Rock were ignored.

Wondering, where do you all live?

I moved from San Francisco in 2017, to get out of the rat race of uncontrolled growth, followed by crime and increasing cost of living. That is now happening in DC. My property taxes when up 20% and the overall cost of living is making a mark on working families.

I was on Wall Street for 40 years and moved back to Colorado for the advantages. Many of those advantages are gone. I'm now faced with the decision of moving.



You represent the people, not the developers.

Happy to discuss with you, any time, any place.

Regards,

Lincoln Yersin

2559 Eastview Drive

80104

415-940-5336

**From:** [Matt Jakubowski](#)  
**To:** [slesperance@sbcglobal.net](mailto:slesperance@sbcglobal.net)  
**Cc:** [BOCC](#)  
**Subject:** RE: Pine Canyon Development  
**Date:** Monday, August 19, 2024 10:45:00 AM

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Shawn,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). These comments will be included in the public comment file as well as the staff report for the upcoming Board of County Commissioners hearing on September 10, 2024 in the Commissioners Hearing Room (100 Third St., Castle Rock).

Regards,

Matt Jakubowski, AICP | Chief Planner  
Douglas County Department of Community Development  
Planning Services Division  
Address | 100 Third St., Castle Rock, CO 80104  
Phone | 303-660-7460  
Email | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

-----Original Message-----

From: Shawn L'Esperance <[slesperance@sbcglobal.net](mailto:slesperance@sbcglobal.net)>  
Sent: Saturday, August 17, 2024 12:22 PM  
To: BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
Subject: Pine Canyon Development

As a resident of Douglas County and Castle Rock I am opposed to Douglas County creating the Pine Canyon Development. If the area is to be developed it should be annexed by the Town of Castle Rock in order to assure compliance with all existing safeguards in place as well as to ensure proper support for the services to be used by these future residences. I'm concerned about the increased traffic on Town roadways, risks to the Town's water supply and storm water system, odors on Town trails from the proposed wastewater system, Fire service, wildfire mitigation, and strains on Town recreational centers, parks and trails.

I urge you to vote NO zone this development.

Sincerely,  
Shawn L'Esperance  
2358 Tavern Way  
Castle Rock, CO 80104

Sent from my iPad

**From:** [Diana Love](#)  
**To:** [Curt Weitkumat](#); [Matt Jakubowski](#)  
**Cc:** [Commissioner Lora co. Thomas](#); [Abe Laydon](#)  
**Subject:** RE: Pine Canyon Commissioners meeting 9/10  
**Date:** Monday, August 26, 2024 8:41:11 AM

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Thank you, Curt. I hope the Commissioners continue the 9/10 hearing to give the DCWC time to do the job they were appointed for.  
The variance request from 18A in the Pine Canyon development makes no sense and is very concerning to many.

Diana

Sent from my T-Mobile 5G Device

----- Original message -----

**From:** Curt Weitkumat <cweitkumat@douglas.co.us>  
**Date:** 8/26/24 8:22 AM (GMT-07:00)  
**To:** Diana Love <rllove1@msn.com>, Matt Jakubowski <mjakubow@douglas.co.us>  
**Cc:** "Commissioner Lora co. Thomas" <lorathomas@douglas.co.us>, Abe Laydon <alaydon@douglas.co.us>  
**Subject:** RE: Pine Canyon Commissioners meeting 9/10

Diana,

Thank you for providing comments on Pine Canyon Water Appeal. Your comments will be included as part of the record.

Sincerely,

Curt

**Curtis J. Weitkumat, AICP** | Long Range Planning Manager  
**Department of Community Development | Planning Services**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Direct** | 303-814-4365 **Main** | 303-660-7460  
**Email** | [cweitkumat@douglas.co.us](mailto:cweitkumat@douglas.co.us)



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**From:** Diana Love <rllove1@msn.com>  
**Sent:** Saturday, August 24, 2024 6:03 PM  
**To:** Curt Weitkumat <cweitkumat@douglas.co.us>; Matt Jakubowski <mjakubow@douglas.co.us>  
**Cc:** Commissioner Lora co. Thomas <lorathomas@douglas.co.us>; Abe Laydon

<alaydon@douglas.co.us>

**Subject:** Pine Canyon Commissioners meeting 9/10

Hi Curt,

I have just reviewed the latest water plan on the above development. There are some conflicts and issues that concern us. As just one of many examples, in Lytle Water Solutions, LLC., dated March 8, 2024, Section 2.0, ESTIMATED WATER SUPPLY, Table One, the non-use of the proper name of the individual aquifers by incorrectly naming the Upper Dawson is misleading to your constituents. That aquifer to southern Douglas County is extraordinarily important and essential, therefore, its name should always be clear.

Very importantly, I, also, have just found out that the Douglas County Water Commission has NOT had an opportunity to meet, discuss or prepare a report on this significant development affecting the groundwater of Douglas County. Apparently, they finally have this issue on their agenda this Monday, August 26th.

We think it's very important that this Commission have the time to meet and prepare a report to advise the Board before any decision.

It was the Douglas County Commissioners who put this Commission together to:

1. Create a comprehensive water plan through 2050;
2. ADVISE the Board of County Commissioners (emphasis added) on water topics; and
3. Broaden public awareness of Douglas County's water supply.

We request the Board hearing on 9/10 be put over for, at a minimum, 90 days or longer to give the Commission time to review and prepare a report in order to meet the purpose the Board created this Commission:

To address and advise the Board on water issues significant to Douglas County through 2050. This development is a major one concerning the public! Without the Commission's report, there would be an important factual gap necessary to avoid an incomplete, uninformed and insufficient decision.

Because of that, the Board should have a full picture of the information needed for your decision. Please reschedule this important hearing to give the Commission time to prepare their report on this development.

Thank you for your consideration.

Diana Love  
President  
FCC II

**From:** [Matt Jakubowski](#)  
**To:** [Jill Holland](#)  
**Cc:** [BOCC](#)  
**Subject:** RE: Pine Canyon input  
**Date:** Monday, August 26, 2024 8:44:00 AM  
**Attachments:** [Minutes-PC-8-5.pdf](#)

---

Jill,

Thank you for your comments. These are received and will be included in the public file for the proposed ZR2020-010, Pine Canyon Planned Development. These will also be included in the staff report to be reviewed by the Board of County Commissioners at their hearing.

- All public comments that have been sent to me, including comments that the Town of Castle Rock have collected and provided to me, are in the file. These are part of the package to be reviewed by the Board at its upcoming hearing.
- The Planning Commission has 9 members plus alternates. The adopted policies and procedures identify 5 members as a quorum to hold a hearing. A decision is based on the majority vote of those attending that particular night, not the entire Planning Commission membership. Being there was a 5-person quorum, the vote may proceed.
- The appeal in and of itself is an appeal of the presumed water demand standards. The Board will be reviewing the approval criteria specific for a water appeal request as found in County Zoning Section 1808A.07.
- The minutes have been on the County website for the 8-5-24 hearing. These are attached. The Planning Commission has to approve the minutes at the next hearing for the 8-12-24 minutes to be released. There hasn't been another hearing to approve those minutes yet, so that's why they are not on the website. With that said, the hearing videos have been on the County website and are typically available a day or two after a hearing occurs. The video is the actual "record" of the hearing and a better source than the minutes because you can listen to the hearing word for word. Following is a link to the videos of both hearings:
  - 8-5-24 [https://douglascounty.granicus.com/player/clip/1362?view\\_id=1&redirect=true](https://douglascounty.granicus.com/player/clip/1362?view_id=1&redirect=true)
  - 8-12-24 [https://douglascounty.granicus.com/player/clip/1366?view\\_id=1&redirect=true](https://douglascounty.granicus.com/player/clip/1366?view_id=1&redirect=true)

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Sent:** Sunday, August 25, 2024 12:12 PM

**To:** Matt Jakubowski <mjakubow@douglas.co.us>

**Subject:** FW: Pine Canyon input

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**From:** Jill Holland <jholland1506@gmail.com>

**Sent:** Friday, August 23, 2024 1:11 PM

**To:** BOCC <BOCC@douglas.co.us>

**Subject:** Pine Canyon input

Commissioners:

The home page of the DC website contains the following quote:  
“Citizen engagement is the heartbeat of effective local government.”  
How can that be so, when citizen engagement falls on deaf ears?

Over the past several weeks, MANY citizens of DougCo have commented loudly and often on NextDoor and Facebook regarding the Pine Canyon development. About 95% of the comments STRONGLY oppose this development (hereafter referred to as PC). It would behoove you to see these, a sampling of which I’ve copied below.

I’ve been told that land use decisions by the DC commissioners (DCM) will be based on whether they meet the criteria. To that, I ask two questions:

- 1). How can PC possibly “meet the criteria” when only 5 of 9 planning commissioners showed up to the meeting, AND the rezoning and water resource standard exceptions were approved by LESS THAN a 50% majority of the members? Sorry folks, but that dog don’t hunt!
- 2) How can reducing the amount of groundwater to 1/5 of what larger water providers in DC require qualify as “meeting the criteria.”

If for no other reasons (although there are plenty), these two unmet criteria alone reeks of the planning commissioners selling their souls to the highest bidder, and if you continue to approve PC, you will be guilty of the same!

By the way, I was out of town on 8/12 and unable to attend the PC meeting. Curious as to why, 11 days after the fact, minutes from the meeting still have not been posted? Hmm...

My husband and I live on 5 acres in unincorporated DC. Our west property line abuts the Town of CR boundary, at the proposed Chateau Valley development. When we built our home in 2014, we drilled our well. Unable to hit water in rechargeable aquifers, we had to drill into the NON-RECHARGEABLE Denver aquifer. Our \$40,000 well and subsequent \$15,000 filtration system due to high iron content makes us especially concerned about our water supply. Imagine our concern when the developer states that the SOLE WATER SOURCE for PC (1800 dwellings = 4,000-5,000 new water users) is going to come from the same NON-RECHARGEABLE aquifer! It is incomprehensible that the planning commissioners, as well as you 3, would think this is acceptable.

I respectfully ask you to consider the following as an alternative to the PC proposal:

1) Retain the current zoning as AG and RR\*

\* RR being lo-density, single family dwellings, with a MINIMUM average density of 2 acres per dwelling (per DC website)

2) the developers could carve up their land into as many 2 acre parcels as they can squeeze in, and each purchaser of a parcel can drill their own wells (as we did). Who knows? maybe they'll hit water in the RECHARGEABLE Upper or Lower Dawson, and avoid depleting the Denver aquifer even further than it already is!

3) The Walker boys could still make their money, and you, the commissioners could still have a shred of integrity, knowing that you listened to the will of the constituents who elected you.

If you'd read this far, I thank you for staying with me in my longwinded diatribe. If you haven't read this far, then shame on you for abandoning the quote that I mentioned at the top of this email.

Finally, I'd like to share with you a sampling of the opinions posted on social media recently:

\* What is the upside of this development, except for the Walkers?

\*What do the commissioners intend to do about the lack of renewable water resources?

\*How many planning commissioners live in DC, and how many are in real estate related fields?

\*Why would you bend your rules and approve this incredibly flawed urban project? DC has the discretion to NOT approve rezoning, nor grant a waiver so that the developers can skirt water regulations.

\*It's really hard to think about conserving water for ourselves when cities and counties will continue to allow developers to build more density...depleting that water while our family tries to be respectful of that resource.

\*Check for some form of "payola"...certainly has the look and smell of corruption.

\*Greed is sucking the life out of this town.

\*Why are developers and "friends and family" of applicants' property rights more important than existing communities' and taxpayers' rights?

\*Oh, but you better do your part to conserve water! (Extreme sarcasm intended)

In closing, I urge you to do the right thing for ALL of your constituents, and not just a chosen few.

Sincerely,  
Jill Holland  
3251 Plum Creek Parkway  
Castle Rock CO 80104



**From:** [Matt Jakubowski](#)  
**To:** [Jill Holland](#)  
**Subject:** RE: Pine canyon  
**Date:** Tuesday, August 27, 2024 8:10:00 AM

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Hi Jill,

The next Planning Commission meeting isn't until September 9<sup>th</sup>, so the minutes wouldn't be posted any earlier than September 10<sup>th</sup> or September 11<sup>th</sup>. As I mentioned, however, all the information found in the minutes can be gleaned from the video record. You can skip ahead or go backwards very easily.

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Jill Holland <[jholland1506@gmail.com](mailto:jholland1506@gmail.com)>  
**Sent:** Monday, August 26, 2024 10:11 AM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** Re: Pine canyon

Thanks for clarifying. I don't agree with a decision of this magnitude being decided by less than a majority of members, but it is what it is (one of my least favorite phrases in the universe.) ESPECIALLY when water availability exceptions are granted, to the tune of 1/5 of normal standards!

I haven't checked over the weekend, but when will minutes from the 8/12 meeting be posted?

On Mon, Aug 26, 2024 at 8:45 AM Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)> wrote:

Jill,

The Planning Commission has 9 members plus alternates. The adopted policies and procedures identify 5 members as a quorum to hold a hearing. A decision is based on the majority vote of those attending that particular night, not the entire Planning Commission membership. Being there was a 5-person quorum, the vote may proceed.

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Jill Holland <[jholland1506@gmail.com](mailto:jholland1506@gmail.com)>  
**Sent:** Sunday, August 25, 2024 1:26 PM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** Re: Pine canyon

One more question:

How can the project have been approved to move to the next step when less than 50% of the planning commission voted to approve? Is a majority vote not a requirement any more?

Thank you.

On Wed, Aug 7, 2024 at 9:59 AM Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)> wrote:

Hi Jill,

No problem at all. I would rather we make sure that we have everyone's comments are in the file – as well as communicating that we have it all.

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Jill Holland <[jholland1506@gmail.com](mailto:jholland1506@gmail.com)>  
**Sent:** Tuesday, August 6, 2024 6:10 PM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** Re: Pine canyon

Thank you for the explanation. After I sent this email, I did find my letter in the very last attachment, which I hadn't gotten to yet. Sorry about that!

Thanks again,  
Jill

On Tue, Aug 6, 2024 at 12:22 PM Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)> wrote:

Hi Jill,

I apologize for the confusion. We received your letter, but since it was forwarded to us from the general Planning Commission email, you didn't get a direct response to confirm we received it. That letter (the same as at the bottom of today's email) was included in correspondence that went to the Planning Commission on Friday, August 2<sup>nd</sup>. I have attached this for your reference (see page 115). All this information and comments from the general public are in the file for the Pine Canyon project (ZR2020-010). To make sure we have the full record, I will further include today's email in the public file. All comments will be provided to the Board of County Commissioners in its review of the project going forward.

Also, please be aware that last night's Planning Commission hearing was continued to Monday, August 12<sup>th</sup> at 6pm in the Commissioner's Hearing Room ([100 Third Street, Castle Rock](#)). The applicant provided their presentation and public testimony was given. Thus, the meeting on the 12<sup>th</sup> will generally include deliberation from the Planning Commission on the item. With all that said, the Board of County Commissioners is scheduled to hear this item on September 10<sup>th</sup> at 2:30pm. The Planning Commission is the first of two review steps. You can participate and provide testimony at the upcoming Board hearing if you like.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Jill Holland <[jholland1506@gmail.com](mailto:jholland1506@gmail.com)>  
**Sent:** Tuesday, August 6, 2024 6:57 AM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>; Michael Pesicka <[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)>  
**Subject:** Fwd: Pine canyon

So, I guess I didn't submit my comments to the correct email addresses, since I've received no response, and my email didn't show up on the DougCo citizen response attachment re: Pine Canyon.

So, here it is again (3rd attempt). I have read and/or skimmed most of the 1000s of pages of attachments on this proposal, primarily regarding water resources, and wholeheartedly agree with the CR Town Council's opposition to the Pine Canyon development proposal. Please see screen shot of my original message.  
Sorry, my screenshot cut off the final sentence.

Thank you,  
Jill Holland  
[3251 Plum Creek Parkway](#)

----- Forwarded message -----

**From:** Jill Holland <[jholland1506@gmail.com](mailto:jholland1506@gmail.com)>  
**Date:** Sat, Aug 3, 2024 at 8:27 AM  
**Subject:** Pine canyon  
**To:** <[planningcommission@douglas.co.us](mailto:planningcommission@douglas.co.us)>, <[bqcc@douglas.co.us](mailto:bqcc@douglas.co.us)>

This is an email I sent to each of you several days ago. Now, it has disappeared from my gmail account. I know it sent, because I checked it, and then copied and posted it on NextDoor. I'm re-sending it, in case you didn't receive it.

Sincerely,  
Jill Holland

Planning commission members, plus George, Abe, and Commissioner Lora Thomas...

As a resident of unincorporated DougCo (our property line borders Town of CR's property line), I must vehemently protest against the proposed Pine Canyon development! I will be in Oklahoma on 8/5, and can't attend your meeting.

Picture this...a family of five has moved into your personal home/residence...uninvited and unwelcomed. Your new residents are eating your groceries, using your water, parked in your garage, enjoying your deck and landscaping, your electricity, your Wi-Fi, your natural gas, etc. oh, did I mention your WATER resources, which are in danger of depletion?

ALL without paying you a single penny for the use of your resources! What would this family of five be called? That's right...SQUATTERS! Would you accept that? Guess what? That is precisely what the Pine Canyon development would be! Get the damn dollar signs out of your eyes and do the right thing... DO.NOT.LET.THE.PINE.CANYON.DEVELOPMENT.ADVANCE!

Second question...if you continue to be in favor of this (and vote accordingly), are you willing to require (with very hefty fines for non-compliance) full disclosure to developers, builders, and homebuyers/renters that the water source for Pine Canyon will from a non-renewable/non-rechargeable aquifer? Those of us who rely on the Denver aquifer for our water supply are disgusted by your pushing of this development. Your pockets are already lined enough by greed. Do the right thing for Douglas County residents who have already paid our dues.

Shame on you all for even considering this development. Your greed will bite you in the backside one of these days.

I beg you...get the dollar signs out of your eyes and do the rig...[See more](#)

2d  2

Like Reply Share

**From:** Matt Jakubowski  
**Sent:** Wednesday, August 28, 2024 10:08 AM  
**To:** conniemcd1@gmail.com  
**CC:** BOCC  
**Subject:** RE: Pine Canyon

Connie,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file and attached to the staff report for review by the Board of County Commissioners.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development  
Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Sent:** Wednesday, August 28, 2024 8:52 AM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** FW: Pine Canyon

---

**From:** Connie McDonough <[conniemcd1@gmail.com](mailto:conniemcd1@gmail.com)>  
**Sent:** Wednesday, August 28, 2024 4:37 AM  
**To:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Subject:** Pine Canyon

I am opposed to this new development which will steal water and resources from Castle Rock without paying taxes. Responsible growth is needed and in the absence of that we will suffer as a community.

Thank you.

Connie McDonough  
4256 Hickory Oaks Street  
Castle Rock Colorado

**From:** Matt Jakubowski  
**Sent:** Wednesday, August 28, 2024 10:10 AM  
**To:** George Tocquigny  
**CC:** BOCC  
**Subject:** RE: Opposition to Pine Canyon Project

George,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file and attached to the staff report for review by the Board of County Commissioners.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development  
Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** George Tocquigny <[gtocquigny@gmail.com](mailto:gtocquigny@gmail.com)>  
**Sent:** Wednesday, August 28, 2024 8:38 AM  
**To:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Subject:** Opposition to Pine Canyon Project

I am opposed to the above project unless it is annexed into the Town of Castle Rock town limits, and then required to follow all Town standards and processes. My reasons for this are as follows:

- The development would construct an unneeded new standalone sewage treatment plant facility within 460 yards of Castle Rock residences, bringing with it odors and potential overflows
- The development would cause daily depletion of Denver Basin Groundwater – Castle Rock’s long-term water supply source in times of drought – as no renewable water sources are proposed for the project
- Pine Canyon residents would drive daily on Castle Rock’s roads without paying into Town projects, which is a requirement of building a home in Castle Rock
- Despite being located in the middle of Town, the development would not pay its fair share toward Castle Rock infrastructure improvements, which would create a financial burden for the Town and its residents

George Tocquigny  
5844 Diamond Ridge Pkwy  
Castle Rock

Sent from my iPad

**From:** Matt Jakubowski  
**Sent:** Wednesday, August 28, 2024 10:11 AM  
**To:** David Grothe  
**CC:** BOCC  
**Subject:** RE: Pine Canyon development

David,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file and attached to the staff report for review by the Board of County Commissioners.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** David Grothe <davidgrothe@hotmail.com>  
**Sent:** Tuesday, August 27, 2024 8:41 PM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** Pine Canyon development

Hello,

I'm writing to ask for your vote against the Pine Canyon development being approved outside of the town of Castle Rock's boundaries.

Within the town of Castle Rock and connecting to existing water infrastructure and being part of the town's master plan makes a lot more sense. It makes common sense. Why not make a requirement development of this small part of land in the center of Castle Rock needs to be annexed into the town somehow?

I live just across the road from where the proposed water treatment plant will go. This would be such an unnecessary structure and development of the beautiful land along the bike path and Plum Creek valley.

I hope you will do what the overwhelming majority of residents prefer, which is reject this development as currently proposed.

**From:** Matt Jakubowski  
**Sent:** Wednesday, August 28, 2024 10:13 AM  
**To:** Brian Berry  
**CC:** BOCC  
**Subject:** RE: Pine Canyon Development

Brian,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file and attached to the staff report for review by the Board of County Commissioners.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Brian Berry <btberry1@gmail.com>  
**Sent:** Tuesday, August 27, 2024 7:21 PM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** Pine Canyon Development

Hello,

My name is Brian Berry, Castle Rock resident. I strongly opposed the Pine Canton Development for the following reasons:

- The development would construct an unneeded new standalone sewage treatment plant facility within 460 yards of Castle Rock residences, bringing with it odors and potential overflows
- The development would cause daily depletion of Denver Basin Groundwater – Castle Rock’s long-term water supply source in times of drought – as no renewable water sources are proposed for the project
- Pine Canyon residents would drive daily on Castle Rock’s roads without paying into Town projects, which is a requirement of building a home in Castle Rock
- Despite being located in the middle of Town, the development would not pay its fair share toward Castle Rock infrastructure improvements, which would create a financial burden for the Town and its residents

Additionally, this is destroying a beautiful natural area of Castle Rock that is frequently occupied by wildlife. If lost, I will truly miss seeing deer, turkeys, coyotes, foxes, and occasionally our local and increasingly scarce elk herd.

Please keep our town and our county a great place to live. We are counting on you.

Respectfully,

Brian Berry

**From:** Matt Jakubowski  
**Sent:** Wednesday, August 28, 2024 10:12 AM  
**To:** Jamie Nations  
**CC:** BOCC  
**Subject:** RE: Pine Canyon

Jamie,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file and attached to the staff report for review by the Board of County Commissioners.

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner  
Douglas County Department of Community Development  
Planning Services Division  
Address | 100 Third St., Castle Rock, CO 80104  
Phone | 303-660-7460  
Email | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

-----Original Message-----

From: Jamie Nations <[jamie.nations@gmail.com](mailto:jamie.nations@gmail.com)>  
Sent: Tuesday, August 27, 2024 8:02 PM  
To: BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
Subject: Pine Canyon

I more than strongly oppose the Pine Canyon development and more so the Sewage system they are wanting to build less than a block behind my house!

Our home is our greatest investment and this proposed sewage system would immediately impact the value of every home within this area. Not to mention the detriment to the restaurants and businesses right there AND there's a daycare right next to it! Those poor children shouldn't have to smell shit all day at school because you all want to be greedy.

Think about if YOU lived within walking distance of a sewage system. Please put yourself in our shoes and what a major detriment this would be to the homes we all work so hard to build and maintain.

If they want build Pine Canyon so bad they should figure out how to build the sewage right in the middle of their own neighborhood. Do not burden the people who chose to move to the Meadows for how the Meadows is, not for the Meadows to smell like shit. I am telling you this will have a MAJOR impact on home values and our ability to sell our greatest asset.

Jamie Strobusch  
3398 goldfield way

Sent from my iPhone



**From:** Matt Jakubowski  
**Sent:** Wednesday, August 28, 2024 10:14 AM  
**To:** stu managedchaos.com  
**CC:** BOCC  
**Subject:** RE: Pine Canyon Development

Stu & Ola,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file and attached to the staff report for review by the Board of County Commissioners.

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner  
Douglas County Department of Community Development  
Planning Services Division  
Address | 100 Third St., Castle Rock, CO 80104  
Phone | 303-660-7460  
Email | mjakubow@douglas.co.us

-----Original Message-----

From: stu managedchaos.com <stu@managedchaos.com>  
Sent: Tuesday, August 27, 2024 5:35 PM  
To: BOCC <BOCC@douglas.co.us>  
Subject: Pine Canyon Development

Good afternoon Commissioners.

As always, thank you for the service you give to our County.

While I am and have always been a strong proponent of property owner rights, and believe the Walkers have every right to develop their property, I firmly believe this project should be annexed into the Town of Castle Rock if it is to go forward. The potentially negative impact on Castle Rock infrastructure from this project is such that the Town should be able to receive the funding this development would generate to maintain/upgrade the existing roadways and utility needs brought on by this development.

I strongly urge you to push this development back into the Town so that the full water needs for this project can be handled utilizing the infrastructure and water the Town has worked very hard to keep up. The idea of pulling the water out of the Denver Basin Groundwater without a long term plan for renewable water sources seems very short sighted and not in the best interest of the community as a whole.

The standalone sewage treatment plant down next to the creek and close to existing homes is concerning.

This project with its location in the heart of the Town of Castle Rock would put undue burden on the Town and its resources. This project should only go forward as a Town annexed project in our view.

Thank you for your time and consideration,

Stu & Ola Butler  
1967 Ridgetrail Drive, Castle Rock  
720-273-6526

**From:** Matt Jakubowski  
**Sent:** Wednesday, August 28, 2024 10:16 AM  
**To:** brooke linendoll  
**CC:** BOCC  
**Subject:** RE: Pine Canyon Development Concerns

Brooke,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file and attached to the staff report for review by the Board of County Commissioners.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development  
Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** brooke linendoll <[blinendoll8@gmail.com](mailto:blinendoll8@gmail.com)>  
**Sent:** Tuesday, August 27, 2024 3:00 PM  
**To:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Subject:** Pine Canyon Development Concerns

Dear Douglas County Commissioners,

As a proud member and homeowner in the Castle Rock community, I am writing to you to voice my concerns for the implementation of the Pine Canyon development. This development is anticipated to further strain our water resources, build a sewage treatment plant that with potential for odors and overflows, and destroy the beautiful landscape of our town. Traffic and maintenance on both roads and trail systems will also be negatively impacted, leaving other residents to fund this.

Obsessive greediness and overdevelopment of land is a plague destroying the natural beauty and tight knit community in Castle Rock, and I beg you please consider rejecting this proposal.

Thank you for your time,

Brooke Linendoll  
[blinendoll8@gmail.com](mailto:blinendoll8@gmail.com)

**From:** Matt Jakubowski  
**Sent:** Wednesday, August 28, 2024 10:15 AM  
**To:** Shanna de Potts  
**CC:** BOCC  
**Subject:** RE: Pine Canyon Development

Shanna,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file and attached to the staff report for review by the Board of County Commissioners.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Shanna de Potts <shannapotts@gmail.com>  
**Sent:** Tuesday, August 27, 2024 5:12 PM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** Pine Canyon Development

Dear Sirs and Madame,

This development is NOT advantageous for Castle Rock and as you sit in seats where the citizens of castle rock voted and put you. Those seats give you opportunities to vote for the good of a town or create issues that hurt the town.

This will hurt in so many ways. Traffic added to roads already full, especially during active school hours, tapping into water that is zoned for the town, not to mention how this will impact the first responders.

No one should EVER be allowed to move into a town and get out of taking care of and supporting the town in which they are located. This should not be allowed without each and every house that is projected in Pine Canyon to pay their fair share into the town and continue to pay their share long into the future. We

Finally, making the meetings at 2/2:30 in the afternoon is sneaky and should not be allowed on subjects that effect this town so deeply.

We won't forget during voting how you handley this and stand up for the town you represent and it's constituents, constituents that put you in those seats!

Shanna Potts  
Homeowner  
904-318-1117

**From:** Matt Jakubowski  
**Sent:** Wednesday, August 28, 2024 10:17 AM  
**To:** Michael Schiebout  
**CC:** BOCC  
**Subject:** RE: PINE CANYON Project

Michael,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file and attached to the staff report for review by the Board of County Commissioners.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development  
Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Michael Schiebout <michael@mihiproco.com>  
**Sent:** Tuesday, August 27, 2024 2:48 PM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** PINE CANYON Project  
**Importance:** High

The residents appose this as does the Town of Castle Rock. Of course you already know that. DO THE RIGHT THING.

Best regards,  
Michael Schiebout  
LINE-X Total Truck Center  
624 Atchison Way  
Unit 102  
Castle Rock, CO 80109  
O: 303-900-7795  
[michael@linexspray.com](mailto:michael@linexspray.com)

**From:** Matt Jakubowski  
**Sent:** Wednesday, August 28, 2024 10:17 AM  
**To:** Linda Wood  
**CC:** BOCC  
**Subject:** RE: Pine Canyon Opposed

Jeff & Linda,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file and attached to the staff report for review by the Board of County Commissioners.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development  
Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Linda Wood <[getaways.linda@gmail.com](mailto:getaways.linda@gmail.com)>  
**Sent:** Tuesday, August 27, 2024 2:37 PM  
**To:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Subject:** Pine Canyon Opposed

The best part of our backyard view in Castle Rock is the beautiful wildlife open area we've looked at every day- until the gas pipeline has torn up a large area & has construction vehicles every day. This is only a small disappointment compared to this insane development we heard at the first meeting! No one in our area wants this and wonder if you will replace the value lost to our homes?? Not enough water--no city connection--insane traffic and a Hotel & Spa??? Please stop this destructive plan!!!

Jeff & Linda Wood

**Getaways**  
by  
**Linda Wood**  
**(559) 960-1628**  
[getaways.linda@gmail.com](mailto:getaways.linda@gmail.com)

An independent affiliate of Nexion Travel Group

**From:** Matt Jakubowski  
**Sent:** Wednesday, August 28, 2024 10:18 AM  
**To:** Debbie costello  
**CC:** BOCC  
**Subject:** RE: Pine canyon development

Debbie,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file and attached to the staff report for review by the Board of County Commissioners.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development  
Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Debbie costello <debcostello56@gmail.com>  
**Sent:** Tuesday, August 27, 2024 1:40 PM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** Pine canyon development

Commissioners. Please Listen to your Castle Rock constituents and do NOT approve the Pine Canyon development. This development will put an unnecessary and undue burden on the town of Castle Rock for water , emergency services and more. And not collect revenue to cover these services as it is in unincorporated Douglas county. We are already stretched too far with water availability.

2 of you are up for re election and will not win your seats again if you continue to push this development through. Listen to the people your represent and do NOT allow this development to happen.

**Debbie Costello**

**Carriage Hills resident**

**From:** Matt Jakubowski  
**Sent:** Wednesday, August 28, 2024 10:19 AM  
**To:** Richard Groat  
**CC:** BOCC  
**Subject:** RE: Oppose Pine Canyon Ranch

Richard,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file and attached to the staff report for review by the Board of County Commissioners.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development  
Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** Richard Groat <groat86@gmail.com>  
**Sent:** Tuesday, August 27, 2024 1:31 PM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** Oppose Pine Canyon Ranch

Commissioners,

I oppose the development of the Pien Canyon ranch as part of unincorporated Douglas county. This land sits right in the middle of Castle Rock and should be incorporated into the town for development. There are several reasons for my opposition.

1. Pine Canyon is right in the middle of Castle Rock and should be developed as part of Castle Rock. This is not Sterling Ranch or the Pinery where the development exists outside the boundaries of an existing town.
2. People living in the development will effectively and practically be part of Castle Rock. they should pay taxes and have a say in town.
3. The water proposal is inefficient and places a burden on those of us who live in Castle Rock.
4. Do not set the precedence that the adjoining property will also use to develop as part of unincorporated Douglas County.
5. We should not be approving building different communities within a town's effective border without being part of the town the developments are in.

This is a very important issue to me and will factor heavily in my voting decisions for future elections. Please deny Pine Canyon Ranch in unincorporated Douglas County and send this back to the Town of Castle Rock.

Respectfully,  
Richard Groat  
Castle Rock resident since 2018

**From:** Matt Jakubowski  
**Sent:** Wednesday, August 28, 2024 10:21 AM  
**To:** L Mc  
**CC:** BOCC  
**Subject:** RE: Pine Canyon Development

Leslie,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file and attached to the staff report for review by the Board of County Commissioners.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** L Mc <macles50@hotmail.com>  
**Sent:** Tuesday, August 27, 2024 1:14 PM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** Pine Canyon Development

To Commissioners Abe Laydon, George Teal and Lora Thomas,

The Town of Castle Rock just posted information about the proposed Pine Canyon Development, where evidently Douglas County owns land in the middle of Castle Rock. Now it is being proposed that:

The proposed Pine Canyon development in Douglas County would bring 1,800 homes and 600,000 square feet of commercial space into the center of Castle Rock. Here are just a few reasons why Town Council should oversee the development of the property:

- The development would construct an unneeded new standalone sewage treatment plant facility within 460 yards of Castle Rock residences, bringing with it odors and potential overflows
- The development would cause daily depletion of Denver Basin Groundwater – Castle Rock’s long-term water supply source in times of drought – as no renewable water sources are proposed for the project
- Pine Canyon residents would drive daily on Castle Rock’s roads without paying into Town projects, which is a requirement of building a home in Castle Rock
- Despite being located in the middle of Town, the development would not pay its fair share toward Castle Rock infrastructure improvements, which would create a financial burden for the Town and its residents

If all of this is true, then the citizens of Castle Rock are getting the raw end of the deal while someone is making a lot of money at our expense. Why would we want these people living here who don't contribute to our town, which already has way too many people and way too many new developments. How is this even just? Clearly someone was able to figure a way to do this legally without any regards to Castle Rock citizens. I guess it is time for most of us here in Castle Rock to move somewhere else that hasn't yet been overtaken by



greed and development that is not needed. How long before Castle Rock stops being able to provide water and our property values all plunge!

Hopefully, this development is voted against and does not occur. But I doubt that will happen and we will just all suffer because of it! It's time to put an end to continuous unnecessary development and preserve what there is left of this town!

Please vote against this!

Thank you!

Leslie McFarland

**From:** Matt Jakubowski  
**Sent:** Wednesday, August 28, 2024 3:35 PM  
**To:** jennieruport@gmail.com  
**CC:** BOCC  
**Subject:** RE: Pine Canyon Development

Jennie,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file and attached to the staff report for review by the Board of County Commissioners.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Sent:** Wednesday, August 28, 2024 1:58 PM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** FW: Pine Canyon Development

---

**From:** Jennie Ruport <[jennieruport@gmail.com](mailto:jennieruport@gmail.com)>  
**Sent:** Wednesday, August 28, 2024 1:04 PM  
**To:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Subject:** Pine Canyon Development

I am a Douglas County resident in Sedalia, CO and I am VERY opposed to the Pine Canyon development. Castle Rock's development is moving too fast for its residents and infrastructure to keep up. Please preserve the great things that keep Castle Rock special: community, conservation and affordability.

Thank you.

Jennie Ruport

**From:** Matt Jakubowski  
**Sent:** Wednesday, August 28, 2024 3:36 PM  
**To:** awohletz3@gmail.com  
**CC:** BOCC  
**Subject:** RE: Additional communities in Pine Canyon

Alex,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file and attached to the staff report for review by the Board of County Commissioners.

Regards,

Matt

**Matt Jakubowski, AICP** | Chief Planner  
**Douglas County Department of Community Development  
Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Phone** | 303-660-7460  
**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

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**From:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Sent:** Wednesday, August 28, 2024 3:00 PM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** FW: Additional communities in Pine Canyon

---

**From:** Alex Wohletz <[awohletz3@gmail.com](mailto:awohletz3@gmail.com)>  
**Sent:** Wednesday, August 28, 2024 2:39 PM  
**To:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Subject:** Additional communities in Pine Canyon

Dear Commissioner,

It is increasingly apparent that additional communities in Castle Rock would put excessive strain on our current infrastructure and communal areas. This would also negative impact the quality of life of established residents. Please do not allow this to go forward.

Thank you,

Alex Wohletz  
2819 Fellswoop Dr, Castle Rock, CO 80108