


Staff Report Addendum

DATE: APRIL 8, 2024

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT 

CC: ERIC PAVLINEK, PRINCIPAL PLANNER *EP*
JEANETTE BARE, AICP, PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES

SUBJECT: **CREEKSIDE ACRES - MINOR DEVELOPMENT FINAL PLAT & APPEAL TO SECTION 18A – WATER SUPPLY OVERLAY DISTRICT – SUPPLEMENTAL INFORMATION**

PROJECT FILE: SB2023-055

No formal comments or concerns were received from the public at the writing of the staff report. Staff did receive two public comments immediately prior to the Planning Commission hearing on April 1, 2024. That correspondence is attached.

ATTACHMENT
Public Comment

Eric Pavlinek

From: ren showalter <renshowalter@msn.com>
Sent: Monday, April 1, 2024 5:12 PM
To: Matt Grosjean; Eric Pavlinek
Cc: BOCC; marc@horowitz.us.com; zwinkelman@yahoo.com; t.whittemore@comcast.net; michael@healthyimpactnow.com; Kirk Pankey; len@lenlarsen.com
Subject: Re: Opposition to Creekside Acres SB2023-055

Showalter's agree, we purchased 80 of 160 acres recently with the idea of preserving the ruralness that makes Franktown special. Prior to our purchase, the 160 acres was negotiated for sale to be divided to 10 acre lots, which Douglas County rejected for the reasons listed above. This would be a foolish proposal for Douglas County to allow, inconsistent with all prior practices, and as mentioned above, could set a dangerous precedent.

Sent via the Samsung Galaxy S21 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Matt Grosjean <matt@centennialgunclub.com>
Sent: Monday, April 1, 2024 4:48:45 PM
To: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Cc: bocc@douglas.co.us <bocc@douglas.co.us>; marc@horowitz.us.com <marc@horowitz.us.com>; zwinkelman@yahoo.com <zwinkelman@yahoo.com>; t.whittemore@comcast.net <t.whittemore@comcast.net>; michael@healthyimpactnow.com <michael@healthyimpactnow.com>; renshowalter@msn.com <renshowalter@msn.com>; Kirk Pankey <kirk@lvinc.us>; len@lenlarsen.com <len@lenlarsen.com>
Subject: Opposition to Creekside Acres SB2023-055

Dear Mr. Pavlinek,

We are writing in opposition to Creekside Acres development plan, project number SB2023-055. We represent all neighbors directly bordering the parcel for the proposed sub-division (2507-101-00-001) and several others that would be directly impacted by this project. Our concerns include residential density, property value, view obstruction, sewage drainage, water usage, and right-of-way easement traffic.

All adjoining parcels to the proposed project, and parcels beyond those, on three sides to the South, West and North are 35-40 acre lots. These lots were purchased and improved with the understanding that further subdivision in adjoining lots would not be a concern due to the Franktown long-term master plan and its implied intent to keep Franktown a rural agricultural community.

The prior owner of these lots directly adjacent, and others in direct view to the proposed project, were denied the right to subdivide these properties in two different attempts by two different developers before being sold to the current under signers of this letter. This lent further to the expectation of these properties remaining 35+ acre parcels.

By using the two smaller parcels to the East of Creekside Acres (2507-030-00-036 and 2507-100-00-006) as a precedent for allowing Creekside Acres to be subdivided (as implied in your Staff Report) ignores the interest of the majority of the neighbors affected by the proposed project. In addition, it opens 10 adjoining 35-40 acre lots to further subdivision and higher residential density. Allowing this subdivision and the potential for more like it would degrade property values to current residents through greater housing density. The continued subdivision of the valley would additionally create more stress to the usable water aquifers as well as create more sewage flow in the direction of Willow Creek.

We strongly encourage Douglas County Planning and our County Commissioners to deny the proposed subdivision.

Signed,

Matt and Torrie Grosjean- Parcel 2507-034-00-005

Marc Horowitz and Zach Winkelman- Parcel 2507-033-00-001

Marc Horowitz- Parcel 2507-102-00-002

Todd Whittemore- Parcel 2507-034-00-004

Michael Lyoutskanov- Parcel 2507-

Ren and Carrol Showalter- Parcels 2507-102-00-003 and 2507-102-00-102-004

Len Larson- Parcel 2507-033-03-002

Kirk Pankey- Parcel 2507-033-03-001