

Memo

Date: July 18, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development *TQ*
CC: Mike Pesicka, Principal Planner
Curtis J. Weitkunat, AICP, Long Range Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **Pinery Planned Development 31st Major Amendment – Supplemental Information**
Project File: ZR2023-002

Planning Commission Hearing:	August 19, 2024 @ 7:00 p.m.
Board of County Commissioners Hearing: continued	September 24, 2024 @ 2:30 p.m.
Board of County Commissioners Hearing: continued	November 19, 2024 @ 2:30 p.m.
Board of County Commissioners Hearing: continued	December 10, 2024 @ 2:30 p.m.
Board of County Commissioners Hearing: tabled	January 28, 2025 @ 2:30 p.m.
Board of County Commissioners Hearing:	July 22, 2025 @ 2:30 p.m.

Attached are additional emails and letters from the public relating to the Planned Development Amendment request being heard by the Board of County Commissioners on Tuesday, July 22nd at 2:30 p.m.

Attachments

Emails and letters from the public.

From: [John Fritschler](#)
To: [Michael Pesicka](#)
Subject: Re: Pinery Planned Development 31st – Major PD Amendment. Project number/Filing number ZR2023-002.
Date: Wednesday, July 9, 2025 9:51:44 PM

Mike it has come to my attention that the Horse Park Project 2023-002 is being resubmitted with only minor changes by the Pinery 40 LLC developers.

Please note that my and our Two Bridges HOAs positions have not changed. They are as prior stated:

I wanted to write you personally to state my concern about the rezoning request for the equestrian center and encourage the continuation of the disapproval of this request.

I am a resident in the Two Bridges community that is almost directly across from this proposed development. Our community was built under the existing standards of 3 to 10 acre lots with large amounts of open space in order to preserve the character of our community and provide a sanctuary for the local wild life. This whole area according to Douglas counties, long-term plan, needs to have large acreage lots with open space to protect the animal corridors and preserve some of the historic feel of our county.

In the past few weeks, I have seen herds of elk, deer, antelope, packs of coyotes amongst many other animals that use this open space as well as the land proposed for rezoning as a safe haven from the high density construction that is going in other nearby parts of the county.

Allowing the rezoning of this area makes no sense, other than to developer who just wants to make money, and it serves no value to the community as a whole. There are plenty of areas in our county that are being built with high density housing and to consider changing the 30 year plan to appease one developer is a terrible precedent. I know that other developers have asked to change the zoning requirements in this area (including where I live), and have been denied this request as they should've been.

In conclusion, the developer that is requesting this bought the property knowing the current zoning requirements are in place. Additionally the proposed high density development would be completely out of character with the property in the surrounding area. It also is vastly counter to the intent of the long-term plan in the area which is to protect the open space and wildlife.

Once again reiterate my opposition to this rezoning attempt.

Thank you for your consideration,

John Fritschler
3331 Arnica way
Franktown, Co 80116

On Jan 7, 2025, at 1:07 PM, Michael Pesicka <mpesicka@douglas.co.us> wrote:

John,

Thank you for your correspondence regarding the proposed Pinery Planned Development 31st Major Amendment, Project No. ZR2023-002. Your comments will be included in the public record and will be provided to the Board of County Commissioners as part of their consideration of the PD Amendment request.

Regards,

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

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

From: John Fritschler <jcfritschler@gmail.com>

Sent: Tuesday, January 7, 2025 10:08 AM

To: Michael Pesicka <mpesicka@douglas.co.us>

Subject: Pinery Planned Development 31st – Major PD Amendment. Project number/Filing number ZR2023-002.

Hi Mr. Pesicka,

I wanted to write you personally to state my concern about the rezoning request for the equestrian center and encourage the continuation of the disapproval of this request.

I am a resident in the Two Bridges community that is almost directly across from this proposed development. Our community was built under the existing standards of 3 to 10 acre lots with large amounts of open space in order to preserve the character of our community and provide a sanctuary for the local wild life. This whole area according to Douglas counties, long-term plan, needs to have large acreage lots with open space to protect the animal corridors and preserve some of the historic feel of our county.

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Allowing the rezoning of this area makes no sense, other than to developer who just wants to make money, and it serves no value to the community as a whole. There are plenty of areas in our county that are being built with high density housing and to consider changing the 30 year plan to appease one developer is a terrible precedent. I know that other developers have asked to change the zoning requirements in this area (including where I live), and have been denied this

request as they should've been.

In conclusion, the developer that is requesting this bought the property knowing the current zoning requirements are in place. Additionally the proposed high density development would be completely out of character with the property in the surrounding area. It also is vastly counter to the intent of the long-term plan in the area which is to protect the open space and wildlife.

Once again reiterate my opposition to this rezoning attempt.

Thank you for your consideration,

John Fritschler

Jenna Preston
7998 Cistena Way
Parker, CO 80134

July 9, 2025

May 5, 2025, sent this letter sent to all three commissioners via certified mail, no response

Feb, 11 2025, emailed and mailed this letter to all three commissioners, no response

Commissioners Laydon, Teal & Van Winkle,

On January 28, 2025 our community attended a BOCC hearing regarding the Pinery Planned Development 31st – Major PD Amendment, Project # ZR2023-002 Major Rezoning request on the 47 acres adjacent to the Colorado Horse Park [CHP] in Parker. The outcome was disappointing, when it ended without a vote. Instead, as commissioners you voted to “table” the vote to allow the developer time to reach out to the community and schedule [another] town hall.

Please note, to date, it's has been 162 days since our BOCC hear and the developer HAS NOT reached out to the community at all since the hearing. Now another BOCC hearing is scheduled for July 22nd and the developer gave the community ONLY three weeks' notice. The developer dropped their proposal by 1 house (44 instead of 45). Since Aug of 2023 (nearly 2 years), they have dropped their proposal by 8 houses and still want to build 3 times the current zoning!

I wrote this letter in Feb to give context to why the recommendation (at the end of the 28 Jan BOCC hearing) to “table” a vote and allow time for a “townhall” as a next step left our community feeling frustrated and concerned that the BOCC did not fully understand how negatively the developer (referred to in this letter as “Pinery 40 LLC”) has actually treated and interacted with this community over the past 2+ years. On June 30th, Pinery 40 LLC updated the sign at the end of my cul-de-sac stating a BOCC hearing is set for July 22nd! No outreach, no communication with the community!! Pinery 40 LLC completely disregarded your request to “table” this in order to allow for community outreach.

I am asking that during the BOCC hearing on July 22, 2025 (1) Pinery 40 LLC be asked about their disregard for outreach to the community over the past 6 months, (2) that the community be given a voice to express their ongoing opposition to this Major Rezoning, and (3) the Major Rezoning request be vote down due to not meeting the Major Rezoning amendment criteria and not making an attempt to talk with the community since Jan 28, 2025.

(Feb 2025 letter below)

Recall, our Planning Commission hearing was held on August 19, 2024. The Planning Commissioners voted 6-0 to reject the Major Rezoning request, demonstrating a thoughtful understanding on how Major Rezoning amendment criteria 1520.01, 1520.02, and 1520.03 were not met. You expressed the same concerns.

Horse shows and competition have started at the incredible Colorado Horse Park [CHP]. Have you eve visited this venue? If you have never visited the CHP? I would be happy to show this incredible gem in the heart of Parker adjacent to the beautiful 47 acres at the heart of this major re-zone request that this community REJECTS.

Timeline of Pinery 40 LLC's claim to be “good neighbors”

Pinery 40 LLC held three neighborhood meetings claiming to be “good neighbors.” I attended all three. In retrospect, I believe their only goal was to be able to stand in front of you and say they offered “neighborhood meetings,” but they were not forthcoming with you on how they scheduled or ran those meetings.

- **Meeting #1 - May 10, 2023** – (more than two years ago!!) Pinery 40 LLC presented their plan to build 53 non-equestrian homes on the 47 acres. **NOT 63 homes like they stated during the hearing!** Our community expressed several concerns that evening. The meeting ended abruptly after a real estate agent (Jayne Cordes), not a resident of our community, who sold the property to Mr. Russell “Rusty” Hall, James Marine & Chris Meeks, took the microphone from me and proceeded to talk about how horses around humans are dangerous because she knew someone who became a “quadriplegic” by a horse. Jayne did this at the request of her friend Rusty Hall.
- **Meeting #2 – August 12, 2024** (15 months later!). Pinery 40 LLC **sent a neighborhood meeting invitation only ONE WEEK before the Planning Commission hearing** on Aug 19th. They informed us of their intent to proceed with a rezoning request for 45 houses (a decrease of only 8 homes since May 2023). They maintained their stance that horses would be “incompatible” and “violent” on these acres. **This is how they show they are being good neighbors? Equestrian friendly?**
- **Meeting #3 – November 21, 2024.** Pinery 40 LLC asked you, the BOCC for **TWO hearing continuances** on the grounds that they wanted to schedule a “neighborhood meeting.” Many residents (myself included) still took time out of our lives to be present at the Sept 24th and Nov 19th BOCC hearings in case the continuance requests were denied and we could proceed with our hearing.

It took Pinery 40 LLC **THREE MONTHS** to schedule a “neighbor meeting!” Again, they gave us one week’s notice. The invite stated, *“The purpose of this meeting is for the applicant to share information about the proposal, take feedback, and answer any questions you might have.”* (see copy of their letter in your packet). Instead, Pinery 40 LLC only presented what they called a “Neighborhood Agreement” and maintained their goal to building 45 houses, still eliminating equestrian properties. We sat there stunned, confused and frustrated. A letter was sent to Mr. Mike Pesicka that night expressing our reaction (see our letter in your packet dated Nov 21, 2024).

To answer Commissioner Van Winkle’s hearing question, **Pinery 40 LLC made NO CHANGES since the August 19, 2024 Planning Commission 6-0 vote.** The developer maintained their plan to build 45 non-equestrian properties. They maintained reference to horses being “violent,” and horse properties being “incompatible” with people and pets. They dismissed our concerns, letters, and those of the equestrian community (e.g., Dr. Tischer, equine businesses, etc.). They accused us of possibly using social media to send “false and misleading information” without ANY evidence to date. In my opinion, Pinery 40 LLC is only ‘checking boxes,’ trying to appear in good faith, but their goal and intent has not changed. They want quantity over the intent of 15 Equestrian Estates on this unique Parker land, that they bought knowing what it was zone for.

It has been 162 days since our 28 Jan 2025 BOCC hearing. The developer has yet to schedule a neighborhood meeting.

Questions for our Douglas County Commissioners:

You heard from 20+ residents for 3 hours on Jan 28, 2025 which included HOA presidents representing hundreds of households nearby and impacted by this rezoning, you listened to Dr. Tischer the owner of the CHP & equine veterinarian hospital on how much funding equestrian services bring to DOCO and his opposition to the rezoning, you have a packet of 1000+ pages filled with nearly 200 letters opposing the rezoning, written by residents, equine businesses, riders, etc., you received names of 1300 petition signatures (almost 700 from DOCO) all opposing the rezoning!

1. *What proof of support has Pinery 40 LLC provided from the community, equine businesses, the CHP for their major rezoning request?* Answer: one letter.

2. The developer repeatedly referenced how “incompatible,” smelly and cruel it would be to keep a horse on 2.5 acres, that it was just a “romanticized” vision from long ago. *After 2 years and 4 hours into our hearing, why were they suddenly open to discussing the option of putting a horse on a one-acre property.* Answer: they don’t really care about horses, they only care about building a quantity of houses and satisfying their investors, in my opinion.
3. *Why were the developers who stated they heard 100 residents complained about animal smells at another location, not asked to provide any evidence of this?*
4. *Why were the developers allowed to make claims they there is no market for 2.5 acre Equestrian properties in Parker and provide no proof of this claim?* Our speakers provided concrete stats on what we all know. 2.5 acre Equestrian estates will sell quickly and for a big profit! Likely more than the proposed 45 homes. *Where in the Amendment criteria does it reference revenue, real estate markets and profit as criteria for authorizing rezoning?*
5. *Why was the disability references and emotional state of James Marine, the engineer and part property owner of these 47 acres a consideration for not taking a vote on Jan 28th?* As I mentioned in my 3-minute speech, I am a licensed clinical psychologist who works full-time with the military and I am proudly married to an Air Force veteran. I live near neighbors who have served to include a Vietnam Vet Purple Heart recipient currently on dialysis. I was appalled by Mr. Marine’s attempt to use his military disability as a means to service himself. His greed and self-centered comments, dismissed the voice of his fellow veterans, DOCO residents, and the intent of these 47 acres, in my opinion. Mr. Marine has a home in Parker, is part owner of a \$2,500,000.00 property, has a career as an engineer, disability benefits funded by taxpayers, and apparently a goose hunting property, which he disclosed at the hearing. Mr. Marine has expressed he wants to move back into the Timbers community and onto these 47 acres. *Commissioners, where in the Major Rezoning Amendment is the disability, emotions, and wants of the engineer and property owner requesting rezoning, criteria for approving rezoning?* In fact, in my opinion, this comes close to violating Amendment Approval Criteria ZR-1520.04 “Whether the sole purpose of the amendment is to confer a special benefit upon an individual.”

Additionally, Mr. Marine was the Pinery 40 LLC representative who stood up at the hearing to disgrace the deceased Helen Kriebel, the creator the CHP, referencing financial stress and trying to erase Helen’s intent for this property. I found this moment incredibly disrespectful, desperate, and questionable. Helen died three years ago. She is respected by the CO equestrian community. She was a developer, a philanthropist, mother, and as several of our residents spoke about, she deliberately took steps to protect these 47 acres with the intent of seeing 15 equestrian estates on 2.5 acres adjacent to her beloved CHP. **This is how Pinery 40 LLC demonstrates being a “good neighbor?”**

On Jan 28th, individual public speeches were held to the 3-minute speaking limit, yet a real estate agent (David Simonson) from Highlands Ranch was allowed to stand at the podium for 30 mins (10 times the amount allow for individuals). He was even given the last word (4:43 – 5:13 on the hearing video).

6. *Why wasn’t David Simonson, who repeatedly stated “I am not speaking on their [developers] behalf,” asked to state his affiliation to this rezoning?* A realtor was given permission to talk and talk after public comment was closed. He was allowed to refer to our community negatively using phrases such as “...they [the community] enjoy it as vacant land that doesn’t belong to any of these people here ...[the developer is] doing everything for people who simply don’t want change...” **Is this how Mr. Hall and the Pinery 40 LLC show they are “good neighbors?”**

Commissioners, I left the Jan 28th BOCC hearing after 8pm exhausted and convinced you cared more about statements and emotions from real estate agents (and former planner commissioner?), developers, investors, and engineers than the residents of our community who came out to oppose this rezoning, the CHP, Helen’s Kriebel’s intent for that land, or following the Major Rezoning Amendment criteria hearing process. I left

feeling the Major Rezoning approval criteria process was in jeopardy, if rezoning is authorized for ANYTHING ABOVE the current zoning for 15 Equestrian Properties. Even allowing 16 homes would desecrate the commitment and overall intent of this planned development (1520.01) and not be consistent with the intent, efficient development and preservation of the entire planned development (1520.02). Pinery 40 LLC will go on to build developments such as Chateau Valley and Founder's Vista (nearly 1000 homes) in Castle Rock. They aimed for quantity and profit, not history, community engagement, and intent for THIS land.

As I pleaded in my Jan 28th speech, honor those who elected you, honor this land as it was intended. **REJECT THIS REZONING. Say "NO" to Pinery Planned Development 31st – Major PD Amendment, Project # ZR2023-002.** Instead, be there for the ribbon cutting on the future site of 15 new Equestrian Properties adjacent to Parker's International CHP that will be there forever. To quote Dr. Tischer, "*the decision is not anti-development, it's smart development.*"

Again, please note, to date, it's has been 162 days since our BOCC hear and the developer HAS NOT reached out to the community at all since the hearing. They scheduled a BOCC hearing for July 22nd and notified the public on June 30th, giving your constituents ONLY three weeks' notice! Please listen to your community and REJECT THIS MAJOR REZONING.

Respectfully

Jenna Preston

Dr. Jenna Preston

From: [Charles Pittock](#)
To: [Michael Pesicka](#)
Subject: Colorado Horse Park
Date: Thursday, July 10, 2025 7:30:54 AM

We say NO to the major rezoning adjacent to the Colorado Horse Park.

Thanks

Charles & Esther Pittock

From: [Nancy Klein](#)
To: [Michael Pesicka](#)
Subject: Oppose horse proposal
Date: Thursday, July 10, 2025 3:00:27 PM

Absolutely against this project !

Let's keep the south Parker Pinery area green and natural .

Do these projects along Hess Road project !! Care about the green - and wildlife and beautiful pine trees .

Please vote no

Nancy Klein

Sent from my iPhone

From: [SK Malecki](#)
To: [Michael Pesicka](#)
Subject: Horse Park Development rezoning proposal by Pinery 40 LLC
Date: Thursday, July 10, 2025 3:08:13 PM

Mike, as a resident of the High Prairie Farms community, please note our strong opposition (and many others in HPF) to the subject rezoning being requested by Pinery 40 LLC (Pinery 40). These properties are currently zoned for 2.5 acre lots (similar to HPF) and there is no plausible argument to further densify an area and associated infrastructure that is already being strained tremendously by extensive development (e.g. Anthology, Crowfoot, Looking Glass, Allison Ranch, etc.). As you're well aware, community master planning is performed to ensure that the character of an area can be maintained while providing a reasonable means for smart development. Recurrent deviations from these plans undermines their intent and could ultimately render Master Planning in Douglas County meaningless.

Additionally, assertions made by Pinery 40 that 2.5Ac lots are not in high demand are proven false by the very robust sales history in HPF as well as nearby Fox Hill in Franktown. The bottom line is that more density means more money in Pinery 40s pockets and diminished quality of life for surrounding communities.

I urge you to hold the line on zoning deviations and advise our County Commissioners to do the same.

Best Regards,
Steve Malecki

From: [Sumer Sandel](#)
To: [Michael Pesicka](#)
Subject: OPPOSE MAJOR REZONE PROJECT 2023-002
Date: Friday, July 11, 2025 9:12:03 AM

I do NOT approve of the rezoning in this area!!!!!!

Sumer Daley
Pinery Resident

Sent from my iPhone

Regards; Rezoning Project 2023-002

Date: July 8th, 2025

To the Honorable Douglas County Commissioners,

I hope this message finds you well. I'm writing to express my family's deep concern regarding the proposed rezoning at The Timbers at the Pinery; 2023-002. My wife and I, along with our three young children, made a deliberate and lasting choice to plant roots in Parker based on the character, zoning, and long-term vision for this community. We are in opposition to Major Rezoning Project 2023-002

When we purchased our home, we did so with the clear understanding that development would happen, we were not opposed to growth then, and we're not opposed to it now. However, what gave us confidence in our decision was knowing the surrounding lots were zoned at 2.5 acres. That zoning struck a fair and reasonable balance: it supported responsible development while preserving the openness, views, and sense of space that drew us here in the first place.

That balance is now at risk. The revised site plan showing 40 homes on this parcel represents a drastic departure from what was originally intended. While the developers have stated that our sightlines would remain unaffected, the site map and elevations tells a different story. Not only would the scale of the proposed development remove the sense of openness we and our neighbors rely on—it would also directly block our views and change the character of the land in a way that negatively affects our daily lives and property value.

This is not simply about views. I live with anxiety and panic disorder, and the sense of space and visibility around our home was a critical element in our decision after 2 years of looking into homes. The loss in question would be highly detrimental, potentially rendering it unfeasible for my family to continue residing in our home. Additionally, we would likely experience negative equity due to the property's devaluation resulting from the loss of the Pikes Peak view.

We appreciate your commitment to thoughtful planning in Douglas County. All we ask is that you honor the original zoning expectations that families like ours relied on when making one of the most significant decisions of our lives. Growth is important, but so is trust—and the zoning code was part of the promise made to homeowners when we chose to live here.

Thank you for your time, your public service, and your attention to this matter.

With respect and sincerity,

Eric, Jaimie, Asher, Jaidon, & Kallan Haugen

7928 Towhee Rd,

Parker CO 80134

Douglas County Commissioners
Re: Major Rezoning ZR2023-002

Dear Douglas County Commissioners,

My name is Jaimie Stickl Haugen, and I'm writing to express my **strong opposition to Major Rezoning 2023-002.**

When my husband and I purchased our home in Parker, I was pregnant with our third child. We had a 4-year-old and a 2-year-old, and we believed we had found the perfect place to raise our growing family. We researched the zoning carefully and understood the surrounding land would be developed—but under the 2.5-acre zoning standard. We envisioned neighbors with horses and families who, like us, wanted room to breathe, play, and grow.

We invested nearly all our savings into making this home our forever home—one filled with peace, quiet, and beauty. The view from our windows is more than scenery; it is inspiration. It reminds me daily of God's majesty—His creation alive in the deer and turkeys that wander through our yard and the open landscape beyond.

Allowing 40 lots, as proposed, not only breaks the expectation we relied on—it will destroy what we hold most dear about this home. It will block the view that lifts me and fill this tranquil space with density and noise. The thought of leaving is painful, but it may be necessary. We simply cannot live in a place that no longer brings peace. Further, we believe rezoning in this manner violates the following amendment criteria required:

- 1520.01
- 1520.02
- 1520.03
- 1520.04

I ask you to consider not just what can be built, but what should be preserved—for the sake of families who trusted in the county's planning process and the spiritual and emotional well-being of the community.

Thank you for your time and your service.

Sincerely,
Jaimie Stickl Haugen
Parker, CO

July 12, 2025

Douglas County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Reference: Project #ZR2023-002, Rezoning Proposal of 46-acre plat next to Colorado Horse Park by Pinery 40 LLC, AND Pinery 40 6th Submittal date June 21, 2025.

Dear Chairman Laydon, Commissioner Teal and Commissioner Van Winkle,

Reference is made to my earlier letter dated February 7, 2025, written following the Douglas County BOCC hearing on January 28, 2025. In that letter I thanked you for the extensive time given all in this public hearing and expressed our dismay at how this hearing ended. Specifically, Mr. Simonson's filibuster that occurred just before you were going to call for a vote; a vote you believed would likely be a rejection of the rezoning request, 3-0. While we realize Mr. Simonson is a well-known realtor in Douglas County and a former Douglas County Planning Commissioner; it was inappropriate and insulting to all attendees; especially to the BOCC and your process. He simply refused to let the Commissioners move forward.

Near the end of the above hearing, you suggested if the developer did not wish to have his proposal rejected, he could withdraw his submittal. Mr. Simonson, on behalf of the developer agreed to this withdrawal of the developer's application for rezoning. Chairman Laydon, your parting suggestion to the developer, which was echoed during this meeting by Commissioners Teal and Van Winkle, was to have a meeting with the Timbers residents and see if an alternative way could be worked out.

For the last five (5) months we have heard nothing from the developer. On June 21, 2025 Pinery 40 LLC filed a new submittal for rezoning of this parcel of land. NO ONE in the Timbers, that we are aware, was contacted by Pinery 40 to discuss or have a meeting prior to this filing. In fact, only yesterday did one homeowner mention he had just received an email inviting him to a meeting hosted by Pinery 40 on July 16, 2025. Commissioners this is wrong and not consistent or in keeping with your suggestion and the agreement to do by the developer during the January 28, 2025, hearing. To call a "town hall" meeting POST FILING and then notify only a few people at most? Further, to have this meeting 6 days before the BOCC meeting is another example of the lack of candor and openness this developer professes. And yes, the developer, as he told you in the hearing, has the Timbers residents email/contact information which he collected in our earlier two (2) meetings. Hopefully, you are beginning to see the developer has been nothing if not consistently making false statements about his relationship with the community. We have always been clear with the developer. That is, we welcome new 2 ½ horse estates as zoned. They are representative of a professional, established, and knowledgeable horse community such as the Timbers. To allow what this builder wants, beginning with the initial 131 homes all the way down to the now requested combination of 44 homes and 20 horses is just ludicrous. I can understand why he does not want to discuss with anyone other than those who do not know horses. Granted, we do not know all in his plans but from what I have read, this is not only amateurish but potentially devastating to our community. Hopefully, the Planning Commission will be able to review this prior to any BOCC action.

Commissioners, I hope what we have heard from Douglas County Staff regarding your upcoming

July 22, 2025, meeting is inaccurate. That is, the newly submitted application from the developer dated June 21, 2025, will NOT be reviewed by the Planning Commission and the BOCC will not allow public comments at this hearing even though it is a new and entirely different plan. Further, we have heard that you will vote on this submittal at the July 22, 2025, meeting. This causes great concern, especially if there is not a Planning Commission review and no public comments are allowed. We all hope the above are untrue.

Commissioners, I will not repeat the many specifics of the earlier meetings as to why the original submittal was so unacceptable to almost all the Timbers residents. With over 200+ letters against this rezoning and a very large majority of the approximately 2,000 residents opposed to this, I believe you know the only support the builder has is his investors and realtor. Clearly, we support the current zoning and believe it is in the best interest of the community, the Timbers and its 30+ year history anchored by the Colorado Horse Park, and the horse culture represented by both. It is not our responsibility nor is it right to sacrifice our community and the culture it embraces to bail out a builder who may have made a financial decision prematurely. I urge you to look carefully at what this builder is now proposing. It is very unworkable and shows a lack of knowledge.

Gentlemen, I wish to say honesty and integrity of the developer, the community, and our leaders in a process that could irreversibly change the culture and future of a community such as the Timbers is paramount. Once any of the above lose their credibility, it is difficult if not impossible to recover it.

I look forward to seeing you all at the BOCC hearing on July 22, 2025.

Sincerely yours,

Honorable William H. Pickle
8018 Cistena Way
Parker, Colorado 80134
202-679-6789
bp@wpickle.com

CC: Michael Pesicka

From: [Ruth and Larry Bohrer](#)
To: [Michael Pesicka](#)
Subject: Re: Project File ZR2023-002
Date: Saturday, July 12, 2025 1:52:58 PM

Dear Mr. Pesicka

I am writing in response to the recent updated filing by Highline Engineering concerning the above-referenced project. Yesterday (July 11), we received a notice from the Developer of a new meeting on July 22 with the Board of Commissioners along with an updated proposed development plan for the Project which we wholly oppose. This new proposal has not been vetted with the community before filing with the County as they were asked to do by the Board of Commissioners at their last meeting. The notice indicated they would be holding a community meeting on July 16, only five days from the date we received it, and this meeting is also only 6 days from their next meeting with the Board of Commissioners. The details of their revised plan on their drawings were so small that they could not be read.

In this most recent filing, the Developer has now proposed including an equestrian boarding facility in the middle of their Project. In prior filings and in prior meetings, the Developer has claimed that odors and waste from equine property would be offensive to surrounding homes, yet now they have proposed a large boarding facility right in the middle of their development -completely inconsistent with their prior stance. Further, the Developer has provided no details as to how the boarding facility would be operated or maintained. In this new filing, there does not appear to be any provisions for equestrian trails, let alone provisions for ingress or egress for horse trailers to the new boarding facility. If there are, they cannot be discerned on the plat maps they included.

In their prior filing, the Developer proposed 46 residential lots/homes without an equestrian boarding facility. In their most recent submission, they are now proposing 44 homes but including an 11.7 acre equestrian facility, yet they provided no description of what was deleted to accommodate this change. Are they shrinking lot sizes? Are they removing pocket parks? Significant details like this appear to have been excluded.

While we expect that some details will be revealed at the July 16 community meeting, we find it disingenuous that the Developer filed a new plan with the County before obtaining community feedback as the Board of Commissioners asked them to do (at the last Board meeting), and cannot support any new filing with the County before community feedback is taken into consideration. We sincerely hope that public comments will be allowed at the July 22 meeting and sincerely hope that the Developer will create a revised plan that does take community feedback into consideration.

Sincerely,

Lawrence and Ruth Bohrer
7760 Running Fox Way
Parker, CO 80134

From: [eddie shelton](#)
To: [BOCC](#); [Michael Pesicka](#)
Subject: Rezoning Pinery 40 LLC
Date: Saturday, July 12, 2025 6:05:33 PM

I am opposed to the rezoning proposed by Pinery 40 LLC

Eddie Shelton
5426 Soapweed Circle
Parker, CO 80134

Sheldon and Nancy Irish
7978 Cistena Way, Parker Co. 80134

14 July 2025

TO: Douglas County Board of County Commissioners
CC: Mike Pesicka, Principal Planner, Douglas County Department of Community Development

Subject; BOCC Land Use Public Meeting for 22 July 2025, Project ZR2023-002

Commissioners,

On 22 July 2025, your land use meeting will have an agenda item regarding Pinery 40 LLC Project ZR2023-002 per the Douglas County Planning Department. This agenda item provides Pinery 40 LLC (Developer) an opportunity to present a revised project plan from the one you reviewed and made rulings against on January 28, 2025. This letter is to request that public comment be allowed as part of your project review.

Background:

At the 28 January BOCC meeting public comment was allowed, however once Mr. David Simonson (an unannounced spokesman for Pinery 40 LLC) stood up from the audience and was allowed to start negotiations with you to salvage their project, public comments were not reopened. Your TABLED decision vs a denial, included suggestions to Pinery 40 LLC of incorporation of an equestrian focus and a suggested lot density of around 30. You also specifically asked Pinery 40 LLC to conduct a community/neighborhood meeting to solicit input and seek support for their revised project. You correctly noted that they have had no community support to date.

On 30 June 2025, DC Planning department posted new Pinery 40 LLC documents, and the Douglas County Planning Department subsequently scheduled the next BOCC project review for the 22 July 2025 land use meeting. In over 5 months since your January 28, 2025, BOCC rulings, there has been NO Community Outreach by Pinery 40 LLC-- NO ONE in the Timbers, that we are aware of, had been contacted by Pinery 40 LLC to discuss community concerns or collect any support prior to this recent filing.

On Friday 11 July 2025, some homeowners mentioned they had just received a notice inviting them to a meeting hosted by Pinery 40 LLC on July 16, 2025 (less than a week prior to the 22 July BOCC land use meeting). This is the first and only community meeting since the January 28 BOCC hearing - no community feedback was sought prior to the submittal of Pinery 40 LLC's new plan. This is a prime example of how Pinery 40 LLC is just "checking a box" to conduct a community meeting and demonstrates their lack of interest in effective community outreach as you requested on January 28, 2025.

We have been informed that you have the option to not have public comment on 22 July, based on the 28 January 2025 BOCC project review public comments that were allowed. The Pinery 40 LLC proposal to incorporate an 11.7-acre, HOA managed

“private equine boarding and enjoyment area”, while basically maintaining the same density (44 lots in this proposal versus 45 lots in previous), creates many concerns and risks the community wants the opportunity to address with you.

We respectfully request you allow public comment at your 22 July BOCC land use meeting when the revised proposal ZR2023-002 is reviewed. Our community will be in attendance and ready to speak. By not allowing public comment you would be rewarding Pinery 40 LLC’s lack of earnest community outreach and their disregard for your guidance at the 28 January hearing.

Also, please keep in mind our community supports the DZCR Special Use sections 2405 and 2406 where boarded horses are allowed on 2.3 acres minimum, which is the current zoning for the 47 acres. This provides individual homeowner choice and responsibility for equestrian implementation.

Sheldon & Nancy Irish

From: [Ani Aaparyti](#)
To: [Michael Pesicka](#)
Subject: Proposed new housing development next to CO Horse Park
Date: Monday, July 14, 2025 2:51:39 PM

Sir,

I have written to you before about this. Strongly oppose the 44 units that are proposed. This is a voice from the neighborhood where I bought a home believing that it would not become a slum.

I am sure people more eloquent have written to you already, as I have. It is evident that quick buck influences rezoning and related demands by the developers.

It is tempting to use stronger language to express my opposition, but it appears that greed overrides all reason.

Ani Aaparyti

303-929-2132

Robert & Sarah Fugazi, 5416 Soapweed Circle,
Parker CO 80134 bfugazi@gmail.com

July 14, 2025

To: Douglas County Board of Commissioners

CC: Mile Pesicka, Principal Planner, Douglas County Department of Community Development

RE: BOCC Land Use Public Meeting July 22, 2025 Project ZR2023-002

Sirs,

At the end of the January 28, 2025 BOCC session on the above Project, you tabled a decision and instructed realtor consultant Simonson and Mr. Hall to reach out to the community via a town hall style meeting and to consider revising the plan to possibly 30 homes. To date no meeting has occurred, yet on June 30, 2025 a revised plan with 44 homes and acreage for horse stables has been submitted for approval at the July 22, 2025 meeting.

Three days ago only homes adjacent to the proposed project received a letter from Mr. Hall indicating he has scheduled a public meeting for this Wednesday July 16, 2025 even though he had already submitted a revised plan for your consideration.

As you know there are hundreds of homes in the Timbers and Pinery that have expressed keen interest in the proposed Rezoning via letter and in person testimony so:

Due to the fact that Mr. Hall has not sought out any community input prior to revising the plan (as you asked), and the fact that the proposed horse stable facility raises a myriad of new questions that would impact all surrounding neighborhoods, we **respectfully request that public comment be part of the July 22, 2025 meeting.**

This revision is a change with possible negative impact to adjacent neighborhoods that needs careful consideration AND community input.

The extreme short notice of the plan revision, a public meeting (during prime vacation season) and the BOCC meeting, warrants that the board allow comments from its affected citizens.

Thank you.

From: [William Hartwick](#)
To: [Michael Pesicka](#); [BOCC](#); [Kevin](#)
Subject: Fwd: Re: Pinery 40/ Shire Meadows Project ZR2023-002 (Draft)
Date: Wednesday, July 16, 2025 2:30:56 PM
Attachments: [Planning Commission Letter 8.2024.pdf](#)

To: Michael Pesicka, Principal planner, Douglas County
Department of Community development
CC: Douglas County Board of Commissioners
From: Pinery 8B HOA Board

Subject: July 22, 2025 land use public meeting, project ZR
2023-002

Sirs,

Our community, Pinery 8B HOA has been informed of the hearing scheduled to re-consider a zoning request by the developer of this project. I am writing on behalf of our HOA community to express our continued opposition to this rezoning.

As you are aware, a public meeting was held on January 28, 2025 at the Douglas County Board of Commissioners hearing room. At that time, all three commissioners were ready to vote unanimous to deny this rezoning request. A spokesman for the developer, Pinery 40 LLC was allowed to address the commissioners, persuading them to allow the developer to table this zoning request and submit a revised zoning request at a later date. It was also suggested by the commissioners that the developer interface with communities/HOA's involved to obtain their input regarding a suitable compromise to their land-use project. This included a reduction in the number of homes within the Shire Meadows development and accommodations to address the surrounding communities desire to maintain an "equestrian environment" within this project. Unfortunately, no additional comment was allowed or requested from residents attending this meeting and the hearing was closed at this time.

Since that time, our HOA community has not been contacted by any representative of Pinery 40 LLC/Shire Meadows in order to discuss issues brought up at the January 28th hearing. We have received notice of the hearing scheduled for July 22, 2025 to be held at the Board of County Commissioners hearing room within the past week, leaving very little time to review this proposal and prepare for this upcoming hearing.

We have also been notified that the developer has scheduled a presentation of their zoning resubmittal to take place on July 16, 2025 at the South Metro fire station, approximately one week prior to the scheduled hearing at the BOCC. This is the only community meeting scheduled by the developer since January 2025 to provide input and to receive community feedback regarding the the Pinery 40 LLC revised land use plan. This does not suggest a serious attempt to obtain input/comment regarding the impact of this development on our communities.

Based upon a review of the Pinery 40 LLC's submitted proposal, they make little attempt to address the issues previously presented by members of the surrounding communities and the suggestions discussed by members of the commission at the previous hearing.

Specifically, regarding the number of homes and housing density, the developer has recommended reducing this project by only one home site, from 45 to 44! This will do little to address home density and traffic congestion within the proposed project. A compromise was suggested by one of the commissioners that the current zoning of 15 homes to be somewhere in the range of 30 home sites. The suggestion has been ignored by the developer to maximize the number of homes within the proposed development.

Furthermore, the developer proposes the creation of a 11.7 acre HOA managed private equine boarding area within the same housing density of this project. There is very little detail regarding who would fund, maintain and manage this facility. There has been no discussion of the impact of this "equine facility" within the development with the surrounding communities.

In addition, Pinery 40 LLCs zoning resubmission does not address any of the concerns forwarded to your offices in multiple emails and letters submitted by residents of the surrounding communities and as discussed at the last public hearing. This includes increased traffic and noise created by the addition of 44 homes within this area with additional commercial and delivery vehicles traveling into and through this development daily. This home density will also increase the amount of traffic commuting on Pinery Drive from Pinery Parkway, into and through the Shire Meadows project. This creates safety concerns for residents who utilize this roadway for recreational activities including biking and walking on a daily basis. This issue has been brought up in written submission and at

previous hearings. There are no recommendations within the rezoning proposal that includes improving Pinery Drive from the Meadow View intersection to Pinery Parkway to address these safety issues either by the developer or the Douglas County Planning Commission.

For all the above reasons, our HOA, continues to oppose the rezoning of this land area from 15 home sites to 44 home sites. I have included our previous submission dated August 19, 2024 detailing our concerns regarding this land use rezoning request. Thank you.

Respectfully
William Hartwick, VP
Pinery 8B HOA

CC; Commissioners Abe Layton, George Teal, Kevin Van Winkle

Pinery 8B HOA Board of Directors

Pinery South
Parker, CO 80134
hoaboard@pinerysouth.org

August 19, 2024

Mike Pesicka

Principal Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

RE: ZR2022-010, Pinery Planned Development 29th - Major Amendment

Dear Mr. Pesicka,

We, the Board of the Pinery South 8B Homeowners Association, are writing to express our strong opposition to the proposed rezoning of the open space from its current designation of a 15-site equestrian ranch to a much higher density 45-home residential area. We firmly believe that this rezoning will have adverse effects not only on our HOA but also on the surrounding communities within the Timbers and South Pinery areas. Please find our primary areas of concern and their related approval criteria below.

Traffic Concerns (approval criteria 1520.02)

One of our primary concerns is the significant increase in traffic that will result from this rezoning. The proposed 45 homes, with an average of two vehicles per household, will undoubtedly lead to a substantial rise in traffic on S. Pinery Dr. and Cestena Way. This increased traffic will affect both directions throughout the day and will include deliveries and other vehicles using these roads as shortcuts. A traffic study commissioned by the developer claims that the traffic increase will be “negligible”. However, this assessment does not align with our daily experiences on Parker Road and S. Pinery Parkway, where we already face traffic congestion. A “negligible” impact defies common sense and calls into question the objectivity of the study.

Safety and Accessibility Issues (approval criteria 1520.03)

If an emergency gate is added at the northern end of the project, it will funnel all traffic through Pinery Drive, which serves as a recreational area for residents who walk dogs, jog, and bike. This will increase the danger for pedestrians and disrupt daily recreational activities. Furthermore, S. Pinery Dr. will only be upgraded from the Meadow View stop sign to the new project's entrance, leaving the rest of the road unchanged. This lack of improvement will create unsafe conditions for pedestrians and cyclists, and limits the use of the roadway.

Noise and Congestion (approval criteria 1520.02)

Homeowners whose properties back onto S. Pinery Dr. from Meadow View to the proposed project entrance are concerned about increased noise and congestion. The traffic flow has already intensified due to Parker Road, and if this project proceeds, we anticipate further disturbances. Homeowners have even requested privacy fences to mitigate noise, highlighting the anticipated negative impact on their quality of life.

Impact on Wildlife (approval criteria 1520.03)

For over 25 years, residents of the Timbers and Pinery areas have enjoyed a thriving deer population that migrates through our communities. This rezoning will severely disrupt their natural habitat, forcing wildlife to cross heavily trafficked roads, which increases the risk of deer strikes and accidents involving displaced animals. The developer's proposal includes only a minimal amount of open space with gravel walkways, which is a significant reduction from the natural habitat and food supply currently available to wildlife.

Erosion and Flooding Risks (approval criteria 1520.01)

Another critical issue is the potential for increased erosion in the Timbers Creek area and Colorado Horse Park, which could eventually affect S. Pinery Dr. The developer's drainage report mentions the construction of detention ponds to manage erosion, but we are concerned that this may not be sufficient to prevent potential flooding. The effects of increased water flow and inadequate drainage need thorough consideration before approving this

high-density development.

For these reasons, as representatives of the Pinery South 8B Homeowners Association, we strongly oppose the rezoning of this area to a 45-home residential development. We believe the current zoning for 15 properties better aligns with the lifestyle of our community and will have a significantly lower impact on the surrounding areas.

Thank you for your attention to these important concerns.

Sincerely,

Susan Kellar - President

William Hartwick - Vice President

Joe Kempsell - Secretary

Jenna Preston
7998 Cistena Way
Parker, CO 80134

July 17, 2025

To Whom It May Concern,

I cant believe I even have to take the time to write this letter to specifically request permission for residents/tax payers of Douglas County, o be allow to speak and have a voice, during the BOCC land use meeting next week on July 22nd @ 2:30, regarding the Pinery Planned Development 31st – Major PD Amendment, Project # ZR2023-002 Major Rezoning request. There are several of us who are missing a half day of work to attend the July 22nd meeting, which was abruptly scheduled by developer. Please give all of us voice.

Please allow residents, to have their allotted time to voice opposition to the Major Rezoning, during the July 22, 2025, hearing,

Respectfully

Jenna Preston

Dr. Jenna Preston

Richard and Amy Hurelbrink
7730 Running Fox Way, Parker, CO 80134

TO: Douglas County Board of County Commissioners

CC: Mike Pesicka, Principal Planner, Douglas County Department of Community Development

Subject: Request to allow Public Comments regarding **Project ZR2023-002**
at the BOCC Land Use Public Meeting on 22 July 2025

Commissioners,

As we live adjacent to the northern boundary of the proposed Pinery 40 Project #ZR2023-002, we have been following the applicant's proposals and responses to homeowner concerns, etc., and attending public meetings during the past 2 ½ years. It has come to our attention that it is not clear whether or not public comments/questions will be allowed during the upcoming 22 July 2025 Land Use Meeting regarding this project.

With this letter we are requesting that public comment be allowed at the meeting for the following reasons:

--From the beginning of this rezoning request, most questions that existing homeowners have sought answers for have been answered by Pinery 40 with: "These kinds of things will be answered later; we just need to get the rezoning approval first."

--Per the 28 January 2025 Hearing where the Commissioners suggested that Pinery 40 come back with a proposal that includes some level of an equestrian element, Pinery 40's 30 June 2025 Resubmittal attempts to satisfy that request; however, it does seem like an extreme deviation from what they have been proposing over the last 2 ½ years (except for maintaining the same number of dwellings, i.e. 44 rather than 45).

Given that this recent submittal includes several concerning changes, a large number of area homeowners attended Pinery 40's 16 July 2025 Community meeting seeking clarification on many aspects of their proposal, e.g.:

- Viability of the proposed equine center in terms of HOA ownership and management
- Financial feasibility
- Advisability of boarding (20) horses on 11.7 acres (less acreage when considering barn, hay shed, parking lot, etc.) surrounded by 44/45 residences

The meeting ended with more questions than answers as, even at this stage, Pinery 40 continues to indicate most everything will be decided AFTER approval of their rezoning request.

For these reasons, we request that public comment be allowed at the 22 July 2025 Land Use Meeting.

Thank you for considering our request,
Richard & Amy Hurelbrink

Carl R. Finamore
7902 Towhee Road. Parker, CO 80134
(720)-851-7935 - (720) 250-8655

July 14, 2025

Mr. Mike Pesicka, Principal Planner
Douglas County Community Development
100 Third Street
Castle Rock, CO 80104

RE: Project ZR2023-02 (Pinery Planned Development 31st- Major PD Amendment)

Dear Mr. Pesicka,

We received notification that another hearing on the above-referenced development (aka Pinery 40 LLC and Shire Meadows) is scheduled for Tuesday, July 22, 2025.

As an adjoining property owner, I am writing to express opposition to the revised proposal. There are many reasons to deny the rezoning request. The majority have been discussed at previous meetings. The latest proposal does little to resolve the open issues. Unfortunately, it adds to homeowner concerns and should be a red flag to the Planning Commission and County Commissioners.

Why was a new hearing granted? On January 28th, after two hours of presentations from the applicant, HOA, and homeowners, the Commissioners advised Shire Meadows that they did not have the votes for approval of their 45-home plan. Commissioner Layden recommended, after a lengthy follow-up discussion with the applicants' representative, that Shire Meadows meet once again with the HOA and homeowners to come to a compromise. Shire Meadows representatives agreed and invited the commissioners to attend the meeting. The rezoning request was then tabled. **There has been no such meeting.** There has been no communication until the recent County hearing notification. A day later, we received notification of a July 16th community meeting. What purpose will a community meeting have at this late date? It has no apparent purpose other than for Shire Meadows representatives to review their new plan and report that they complied with the Commissioners' suggestion. Their revised plans have been submitted, without homeowner input, and the hearing is set.

New Concerns: The proposed development plan is a repeat of previous iterations, with many contradictions, opinions, misleading statements, and unrealistic expectations. The revised proposal calls for approval of 11.7 acres for a Private Equine boarding facility to be owned and managed by a new HOA. At every meeting since this saga began, we were told that horse property wasn't compatible with nearby neighborhoods, and barns were unsightly. Horses brought insects, rodents, and foul odors. Horse property wasn't appropriate for the area. Now, while these unfounded assertions remain in their current Narrative, they curiously propose adding a community-run horse boarding facility.

The current proposal calls for a barn, stables, corals, fencing, and a caretaker residence to be built. (They also mention, for the first time, a community center.) An operating plan will be developed after the fact. **Seriously? What is being proposed is a free-standing business.** Why would a volunteer HOA board take on the responsibility? Is the developer donating the land and improvements when the development is completed, or is there a direct cost to the homeowners? With the proposed 20 stalls and 45 homes, there is potential for conflict from day one. If it is a "common area," will all residents pay the build-out and operational costs? Who will pay the property, state, and federal taxes? (If the center charges for services, it must be registered.) Who hires the caretaker and decides on pay and benefits? If residents are using the facility for a fee, what happens when the caretaker leaves without notice? This is simply an unrealistic proposal. It is being presented with no detail, operating plan, or regard for the consequences. It is, in my opinion, a poorly designed ploy offered for the sole purpose of gaining approval. Douglas County has several HOAs with serious financial problems. This proposal, if approved and implemented, will only add to the problem down the road.

There is, again, mention of the need for the HOA to become a part of the High Prairie Farms Metro District to support and maintain the upkeep of roads, lighting, and common areas, among other considerations. Any such agreement should be in place before considering approval. Shire Meadows has had two years to work out an agreement. There must be unresolved issues. Kicking the can down the road is no solution. Failure to reach an agreement, after the fact, will put added financial stress on the new HOA with no apparent options or solutions.

These are just a few of the issues that jump out as I read the revised narrative. In the interest of time, I haven't addressed many of the concerns that resulted in the Planning Board and Commissioners rightly voting unanimously to reject and then, surprisingly, tabling the rezoning proposal. Those concerns remain.

I respectfully request that the Pinery 40 LLC (Shire Meadows) rezoning request be denied and that the current, long-standing zoning requirements be honored. Pinery 40 can move forward with the development under the existing zoning requirements. I, and many others, would have no objection to the 13-15 lot plan.

Thank you for your time and consideration.

Best regards,

A handwritten signature in cursive script, appearing to read "Carl R. Finamore".

Carl R Finamore

CC: Mr. George Teal, County Commissioner

Date: 7/17/2025

Douglas County Board of County Commissioners

We have learned recently that the Pinery40 group has a scheduled agenda item to go over their next plan for Project ZR2023-002 in hopes of getting approval.

The short notification timing of getting on the BOCC agenda for 22 July (I am out of town), prompt this letter to be written.

First:

To clear up a few incorrect statements related to the applicant's comments (and planning departments' statements) at the meeting in which this was tabled. Our property (the Colorado Horse Park) retains its original zoning and has not been rezoned to be a commercial type zoning. We still can and do have public horse boarding and training currently at the Colorado Horse Park. When we remodel and move our business to the Colorado Horse Park from Littleton, it remains to be seen what else we will have on the grounds of the park but will always and forever have public horse shows at this venue.

Second:

The applicant is still asking for a zoning change to allow increased density. This is not an infill property with an application for a certain use, but a zoning change to increase density. Our property has a very large border with the applicant's property and the change in zoning affects us significantly. Having equestrian lots to our North border (and a middle school and high school on our other borders) gives the Horse Park the look and feel intended with the original design. And the 15 equestrian lots (the parcels original zoning) compliment this amenity in Douglas County, preserving a type and product that is sorely needed. These equestrian lots would have a high dollar value and can easily be sold to even seasonal use for the many competitors attending the Colorado Horse Park horse shows. This type of product is very common next to large horse parks in Michigan and Florida to name a couple. I do not believe that the applicant is being unduly harmed financially by "needing" this zoning. It just seems the easiest path and is a sad change from the original zoning that makes this part of Douglas County unique.

Third:

A HOA horse facility with 44 homes obligated to support it is not something I have seen work. That is a very small number of homes to support the needs of a horse facility. Ken Caryl for example has a HOA horse property with what I would guess are thousands of homes to help support it. This does seem like a way to try to appease the BOCC with an equestrian feel, without any real thoughts on how it might work.

Fourth:

We believe in the rights of landowners and are not anti-development. But zoning is in place for a reason, and it seems very clear to me that the original intention of this zoning is still very much in play today. I urge you to vote no on this next plan and encourage them to develop under the original equestrian estate zoning that the parcel came with.

Lastly:

As I stated at the last BOCC meeting, the horse industry in Colorado has a multi-billion-dollar impact on our state's economy, and the Colorado Horse Park in Douglas County leads the state in hosting by far the largest shows that the region sees bringing significant revenue to the County every year. We purchased this amazing amenity partly because there was a zoning in place to our North that would compliment our business and limit any negative impact that direct non-equine neighbors would have right next to our property line. If you have had a chance to tour our property, the thing you will notice is that our property has a build in buffer between our operations and the neighbors to the East and West. The density increase to the North does not allow the appropriate buffer and the houses will be right on our property line. With the original zoning and plan these equestrian lots form the obvious and correct blend from our property to the North.

At the last BOCC meeting, it was obvious that the Board agreed that they did not meet the criteria and were going to vote no on the rezoning efforts to increase the density of the development from 15 equestrian lots to 45 home sites. Then, in what seemed like a weird turn of events, the Board started negotiating with one of the applicants' team that obviously was a known person to the Board. As a citizen of Douglas County and an adjacent property and business owner, I was really surprised by this conversation. While I do not understand all the governance rules related to the Board, it seemed like a No vote was pending and prudent and let Pinery 40 LLC figure out what might work next instead of negotiating at the meeting.

Please do what is the right thing and vote no on the increase in density.

Dr Kelly B Tisher



President Singletree Equestrian owners of The Colorado Horse Park
President Littleton Equine Medical Center