

## Memorandum

**Date:** October 15, 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, 31<sup>st</sup> Amendment – Major PD Amendment**  
**Project File:** **ZR2023-002**

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|                                                           |                                       |
|-----------------------------------------------------------|---------------------------------------|
| <b>Planning Commission Hearing:</b>                       | <b>August 19, 2024 @ 7:00 p.m.</b>    |
| <b>Board of County Commissioners Hearing (continued):</b> | <b>September 24, 2024 @ 2:30 p.m.</b> |
| <b>Board of County Commissioners Hearing (continued):</b> | <b>November 19, 2024 @ 2:30 p.m.</b>  |
| <b>Board of County Commissioners Hearing (continued):</b> | <b>December 10, 2024 @ 2:30 p.m.</b>  |
| <b>Board of County Commissioners Hearing (tabled):</b>    | <b>January 28, 2025 @ 2:30 p.m.</b>   |
| <b>Board of County Commissioners Hearing (tabled):</b>    | <b>July 22, 2025 @ 2:30 p.m.</b>      |
| <b>Board of County Commissioners Hearing:</b>             | <b>October 28, 2025 @ 2:30 p.m.</b>   |

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### **I. SUMMARY**

The Pinery Planned Development, 31st Amendment, application was tabled by the Board of County Commissioners (“Board”) at its July 22, 2025 public hearing. The tabling was to allow the applicant to meet with the neighboring property owners and Homeowner Associations and attempt to address their comments and concerns.

The applicants have revised the proposed amendment with the intent of addressing comments from the Board and the public. The revised PD Amendment reduces the number of residential lots from 44 to 38 and now includes five larger equestrian lots. A revised Project Narrative, PD Guide, and PD Amendment Exhibit are attached to this summary along with the staff report to the Board dated January 16, 2025, and the memorandum to the Board dated July 9, 2025. The suggested conditions of approval in the original staff report remain unchanged. Engineering Services reviewed the revised documents, including an updated Phase I Drainage Report, and had no comments or concerns.

The 31st Amendment is located within the eastern half of the Pinery PD, east of S. Pinery Drive, south of S. Pinery Parkway, and immediately north of the Colorado Horse Park. A CMP vicinity map, zoning map, and aerial map are included in the original staff report and show the general location of the project area.

## **II. ASSESSMENT**

Per Section 1522.08 of the Douglas County Zoning Resolution, the Board shall evaluate the revised Major PD Amendment and shall approve, conditionally approve, table for further study, remand to the Planning Commission, or deny the amendment. Should the Board find that the approval standards for the Major PD Amendment are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation, all technical corrections to the Pinery Planned Development, 31<sup>st</sup> Amendment document shall be made to the satisfaction of Douglas County.
2. A Class III Cultural Resource Survey shall be provided with the submittal of a preliminary plan application for the site.
3. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is condition upon the applicant's full satisfaction of all such commitments and promises.

| <b><u>ATTACHMENTS</u></b>                                       | <b><u>PAGE</u></b> |
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| Revised Pinery PD Development Guide.....                        | 6                  |
| Revised Pinery PD 31st Amendment Map.....                       | 8                  |
| Public Responses received since July 22, 2025 BCC Hearing ..... | 10                 |

## SHIRE MEADOWS NARRATIVE

October 8, 2025

***Note:** To avoid repetition, the previous Narratives submitted for the January 28, 2025 and July 22, 2025 hearings of the Board of County Commissioners (“**Board**”) by Pinery 40, LLC (“**Applicant**”) are hereby incorporated herein, including but not limited to, the Applicant’s analysis of the approval criteria in Section 1520 of the Zoning Resolution, to the extent not modified by the following:*

### **Background**

The Applicant owns the Shire Meadows property, which encompasses 47 acres within the Pinery Planned Development (“**Pinery PD**”) known as Planning Area (“**PA**”) 63 wherein 15 equestrian estate residential lots are permitted.

Since approval of the Pinery PD in 1972, it has been amended 30 times. The permitted density within the PD has swung dramatically with market demand over the years from the originally planned 2,249 single family lots to 414 equestrian estate residential lots (3rd Amendment to the Pinery PD), then back to an urban level density with 1/3 to 3/4-acre single family lots in 1994 (5th Amendment to the Pinery PD). All of the equestrian estate residential lots were eliminated, except for those in Shire Meadows. As a result, Shire Meadows is surrounded by urban level residential density on the north, east, and west sides and by a commercial equine veterinary facility immediately to the south.

This property has sat undeveloped for 36 years since the approval of the 3rd Amendment to the Pinery PD, demonstrating that the equestrian estate lots were never viable. In contrast, the surrounding neighborhoods were rezoned to higher densities decades ago and have been sold and built out, reflecting market conditions and the community’s evolution. This application for a major amendment to the PD (“**Application**”) simply brings this long-vacant site into alignment with the development that has successfully established around it.

### **Revised Application – After July 22, 2025**

The Application will align the density of Shire Meadows with that of the surrounding neighborhoods, promoting land use compatibility and ensuring a smooth and consistent transition between planning areas. Specifically, as shown and described in more detail in the attached Development Guide and Development Plan, the Application proposes to:

- Amend the boundaries of PA-62 and PA-63 and add 23 lots to the maximum currently allowed in PA-63, for a total of 38 lots.
- Include five 2.3-acre equestrian estate residential lots along the southern property line in PA-63A-3, and 33 single family lots in PA-63A-1 and PA-63A-2.
- Include a 50’ equestrian easement along the southern property line, which will provide trail connectivity from High Prairie Farms to Bayou Gulch. Together, the equestrian easement and the equestrian estate residential lots will act as a transitional buffer to the commercial equine veterinary facility and Colorado Horse Park located immediately south of Shire Meadows.

- Include a 25' building height restriction for the northernmost planning area, PA-63A-1.

Several impactful changes were made to the Application since the July 22, 2025 Board hearing to directly address issues raised by the Board, individuals, and HOA representatives, including:

- Removal of the equestrian area.
- Inclusion of five 2.3-acre equestrian estate residential lots along the southern boundary.
- Inclusion of a 50' equestrian easement along the southern boundary.
- Reduction in the number of total lots in PA-63 from 44 to 38.
- Redesign of the planning areas within PA-63 to accommodate the changes above.

And the desired portions of the Application were preserved, including:

- The buffer areas surrounding the entirety of Shire Meadows.
- The 25' height restriction for lots in the northern planning area, PA-63A-1, to preserve views to the south.
- An equestrian component, including the equestrian estate residential lots and trail connections.

### **Neighborhood Meeting History – December 2022 through July 2025**

Since the original Application was submitted in December 2022, this Application has changed substantially in response to numerous meetings with HOA representatives and residents to address concerns raised. Below is a summary.

- December 2022: The Applicant presented a 130 single family lot site plan to the president of the Pinery Filing 8A.
- December 2022: The Applicant presented a 130 single family lot site plan to the neighboring HOA representatives.
- January 2023: The Applicant submitted the Pinery PD rezoning application proposing 63 single family lots to Douglas County.
- May 2023: The Applicant presented a 63 single family lot site plan at a community meeting.
- August 2024: The Applicant presented a 45 single family lot site plan at a community meeting.
- December 2024: The Applicant presented a 45 single family lot site plan at a community meeting.
- July 2025: The Applicant presented a 44 single family lot site plan at a community meeting with the equestrian facility.

### **Neighborhood Meeting History - After the July 22, 2025 Board Hearing**

- August 7, 2025: The Applicant met with the neighboring HOA representatives to explore potential areas of consensus.
- August 14, 2025: The Applicant met with neighboring HOA representatives following the August 7, 2025 meeting to review a conceptual site plan distributed by the Applicant on

August 12, 2025. The plan reflected what the Applicant understood to be areas of consensus, removing the equestrian area and proposing 38 half-acre lots and 4 equestrian estate lots along the southern border. The HOA representatives proposed 30 lots in total, including 10 equestrian estate lots.

## **Conclusion**

After the meeting on August 14, 2025, in an effort to obtain the support of the HOA representatives, the Applicant further reduced its lot count and proposed 38 lots in total (including 5 equestrian lots along the southern boundary) as shown in this Application. However, the HOA representatives were unwilling to consider more than 30 lots in total (including 10 equestrian lots).

The Applicant heard the Board's direction and engaged directly with the neighbors in good faith. Despite their efforts, full agreement was not achieved. Nevertheless, the Applicant believes the revised Application reflects a meaningful and balanced outcome that accommodates both perspectives, even if neither achieved all it sought, and satisfies the approval criteria of Section 1520 of the Zoning Resolution.

## **The Pinery Planned Development Guide 31<sup>st</sup> Amendment**

For detached single family dwelling units within Planning Area (PA) 63A-1, PA-63A-2, PA-63A-3 and a portion of PA-62 as listed below and shown on the Development Plan.

### **Article I - Preamble and Statement of Commitments**

#### **A. Preamble**

This 31<sup>st</sup> Amendment to the Pinery PD affects PA-62 and PA-63, consisting of 47 acres of the Pinery 5<sup>th</sup> Amendment, and sets forth land uses and development standards for the development.

This Development Guide has been modified several times to incorporate and address specific issues and concerns raised at numerous stakeholder meetings. In order to facilitate this PD, the commitments included herein will be binding upon the owner, its successors and assigns.

#### **B. Statement of Commitments**

1. Height restrictions in PA-63A-1 are established to protect the view-lines of the adjoining residences.
2. Existing residential development standards contained within the 5<sup>th</sup> Amendment to the PD are adopted for continuity and harmonious residential living.
3. The Pinery Development Homeowners Association will be created prior to the approval of the final plat for ownership and maintenance of PA-63A-4 and private open space within PA-63-A-1, PA-63-A-2 and PA-63-A-3.

### **Article V - Land Use Regulations**

#### **B.1 Equestrian Estate Residential Planning Area 63-A-3**

1. Intent - To provide for residential development of single family detached dwelling units and associated uses which may include the keeping of horses in Planning Area 63-A-3.
2. Uses Permitted by Right - To those uses permitted in Article V – Land Use Regulations, C-1. Single Family Planning Area, add the following:
  - a. Private horse stable and/or corral including related equestrian training facilities. Provisions regulating the keeping of animals and livestock shall be contained in the covenants and Douglas County Zoning Resolution.
3. Conventional Development Standards
  - a. Building Setbacks. The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

|                 | Dwelling Unit | Accessory Building |
|-----------------|---------------|--------------------|
| Building Front  | 30 feet       | 20 feet            |
| *Building Sides | 10 feet       | 10 feet            |
| Building Rear   | 50 feet       | 50 feet            |

\*Note: Building side setback adjacent to drainageways shall be 20 feet.

- b. Lot Area. The minimum lot area (net) shall be 100,000 square feet.
  - c. Building Height. No buildings or structures shall exceed 35 feet in height as defined in the Douglas County Zoning Resolution.

### **C.1 Single Family Planning Area**

1. Detached single family dwelling units for PA-63A-1 and PA-63A-2 as listed below and shown on the Development Plan.
2. Private Open Space Accessory Uses: Commonly associated accessory uses, incidental to the principal use and located on the same site as the principal use including, but not limited to, pedestrian and equestrian trails, pocket parks and tot lots. A trail system and equestrian easements shall be required to provide pedestrian and equine access and connectivity to nearby neighborhoods, schools and parks.

#### **C-1.1 Planning Area 63A-1**

##### **1. Conventional Development Standards**

a. Building Setbacks. The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

|                 | Dwelling Unit | Accessory Building |
|-----------------|---------------|--------------------|
| Building Front  | 30 feet       | 20 feet            |
| *Building Sides | 10 feet       | 10 feet            |
| Building Rear   | 25 feet       | 10 feet            |

\*Note: Building side setback adjacent to drainageways shall be 20 feet from the side lot line adjacent to the drainageway.

b. Lot Area. The minimum lot area shall be 21,780 square feet.

c. Building Height. No buildings or structures shall exceed 35 feet in height as defined in the Douglas County Zoning Resolution. To protect the views of neighbors adjoining to the north and east, the highest roof peak for all proposed homes in PA-63A-1 shall not exceed 25 feet in height based on the average elevation of the rear lot line at existing grade.

d. Buffer Width. The minimum external tract width adjacent to PA-61 and PA-65 shall be 25 feet.

#### **C-1.2 Planning Area 63A-2**

##### **1. Conventional Development Standards**

a. Building Setbacks. The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

|                 | Dwelling Unit | Accessory Building |
|-----------------|---------------|--------------------|
| Building Front  | 30 feet       | 20 feet            |
| *Building Sides | 10 feet       | 10 feet            |
| Building Rear   | 25 feet       | 10 feet            |

\*Note: Building side setback adjacent to drainageways shall be 20 feet.

b. Lot Area. The minimum lot area (net) shall be 21,780 square feet.

c. Building Height. No buildings or structures shall exceed 35 feet in height as defined in the Douglas County Zoning Resolution.

d. Buffer Width. The minimum external tract width adjacent to PA-62 shall be 50 feet.



THE PINERY PLANNED DEVELOPMENT, 31ST AMENDMENT  
A MAJOR AMENDMENT TO BOUNDARIES FOR PLANNING AREAS 62 AND 63

PORTIONS OF SECTION 14, TOWNSHIP 07 SOUTH, RANGE 66 WEST 6th PRINCIPAL MERIDIAN, DOUGLAS COUNTY, CO

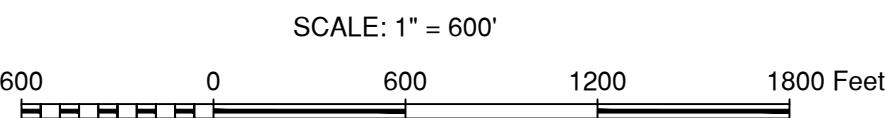
47 ACRES - 38 RESIDENTIAL LOTS

ZR2023-002

| PLANNING AREA 63         |       |       |         |         |
|--------------------------|-------|-------|---------|---------|
| LAND USE                 | ACRES | UNITS | DU/Acre | % ACRES |
| EQUESTRIAN ESTATE        | 15.0* | 5*    | 0.33*   | 31.9    |
| SINGLE FAMILY            | 24.7* | 33*   | 1.42*   | 52.6    |
| RESIDENTIAL - OPEN SPACE | 7.3   | -     | -       | 15.5    |
| TOTAL                    | 47.0  | 38    | 0.81    | 100.0   |

| PLANNING AREA 62        |       |       |         |         |
|-------------------------|-------|-------|---------|---------|
| LAND USE                | ACRES | UNITS | DU/Acre | % ACRES |
| RECREATIONAL FACILITIES | 40.1  | 0     | 0       | 100.00  |
| TOTAL                   | 40.1  | 0     | 0       | 100.00  |

AMENDMENT CHANGES:  
1. ELIMINATES 10 EQUESTRIAN ESTATE UNITS FROM PLANNING AREAS 62 AND 63 AND ADDS 33 SINGLE FAMILY RESIDENTIAL UNITS, AN INCREASE OF 23 UNITS.



LEGEND  
PROPERTY LINE — — — —  
PLANNING AREA BOUNDARY —————  
PROJECT LOCATION

County Certification  
THIS MAJOR AMENDMENT OF THE PINERY PLANNED DEVELOPMENT AMENDING THE BOUNDARIES AND DENSITY FOR PLANNING AREAS 62 AND 63 AS DEPICTED HEREON PURSUANT TO (specific section of Development Plan) HAS BEEN APPROVED BY BOARD MOTION NO. \_\_\_\_\_ ON \_\_\_\_\_ (month/day/year)

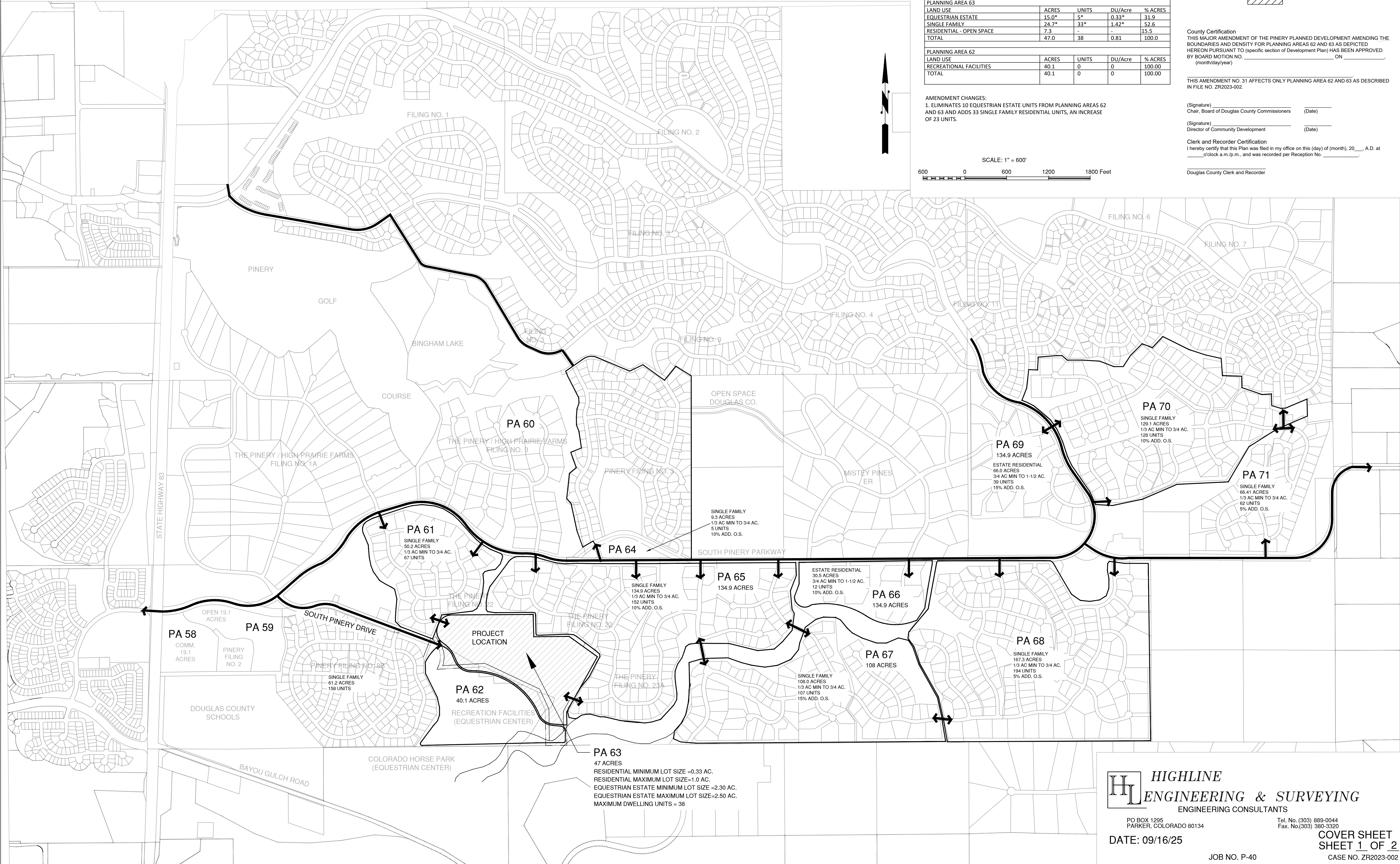
THIS AMENDMENT NO. 31 AFFECTS ONLY PLANNING AREA 62 AND 63 AS DESCRIBED IN FILE NO. ZR2023-002.

(Signature) \_\_\_\_\_  
Chair, Board of Douglas County Commissioners (Date) \_\_\_\_\_

(Signature) \_\_\_\_\_  
Director of Community Development (Date) \_\_\_\_\_

Clerk and Recorder Certification  
I hereby certify that this Plan was filed in my office on this (day) of (month), 20\_\_\_\_, A.D. at \_\_\_\_\_ o'clock a.m./p.m., and was recorded per Reception No. \_\_\_\_\_.

Douglas County Clerk and Recorder



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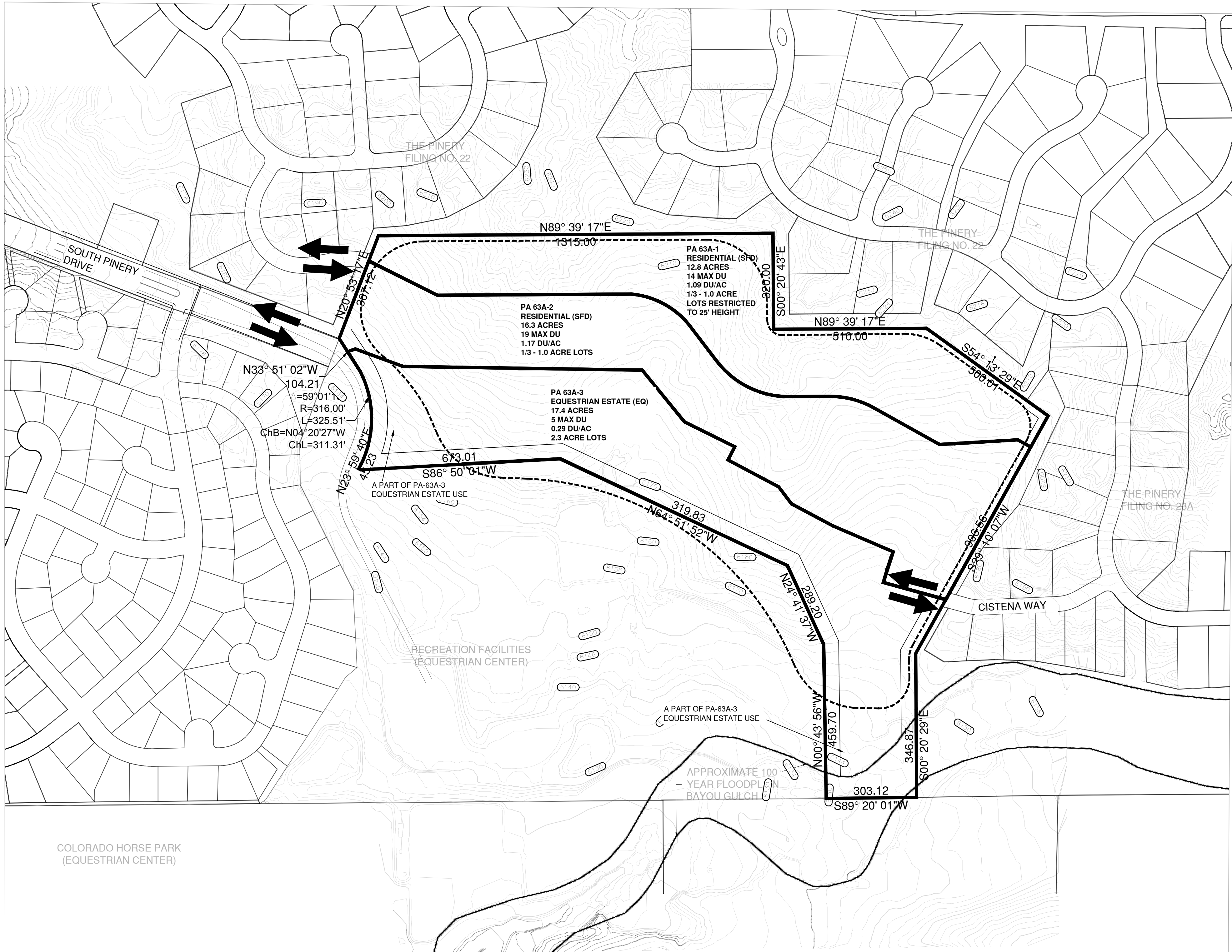
DATE: 09/16/25

JOB NO. P-40

COVER SHEET  
SHEET 1 OF 2  
CASE NO. ZR2023-002



THE PINERY PLANNED DEVELOPMENT, 31ST AMENDMENT  
A MAJOR AMENDMENT TO BOUNDARIES FOR PLANNING AREAS 62 AND 63  
PORTIONS OF SECTION 14, TOWNSHIP 07 SOUTH, RANGE 66 WEST 6th PRINCIPAL MERIDIAN, DOUGLAS COUNTY, CO  
47 ACRES - 38 RESIDENTIAL LOTS  
ZR2023-002



LEGAL DESCRIPTION OF PARCEL

A PARCEL OF PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 TO BEAR N 89°20' 02" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N 89°20' 02" E ALONG SAID SOUTH LINE A DISTANCE OF 1323.41 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;  
THENCE N 89°19' 56" E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 547.40 FEET TO THE POINT OF BEGINNING;

THENCE N 89°19' 57" E, CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 303.60 FEET TO THE SOUTHWEST CORNER OF THE PINERY FILING NO. 23A, RECORDED AT RECEPTION NO. 977535 IN THE RECORDS OF THE DOUGLAS COUNTY RECORDER;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID PINERY FILING NO. 23A THE FOLLOWING THREE (3) COURSES:

1. N 00°20' 43" W, A DISTANCE OF 479.96 FEET;
2. N 29°10' 07" E, A DISTANCE OF 906.56 FEET;
3. N 54°13' 29" W, A DISTANCE OF 90.73 FEET TO A POINT ON THE SOUTH LINE OF THE PINERY FILING NO. 22, RECORDED AT RECEPTION NO. 9858473 IN THE RECORDS OF THE DOUGLAS COUNTY RECORDER;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PINERY FILING NO. 22 THE FOLLOWING FIVE (5) COURSES:

1. N 54°13' 29" W, A DISTANCE OF 409.28 FEET;
2. S89°39' 17" W, A DISTANCE OF 510.00 FEET;
3. N 00°20' 43" W, A DISTANCE OF 320.00 FEET;
4. S 89°39' 17" W, A DISTANCE OF 1315.00 FEET;
5. S 20°53' 17" W, A DISTANCE OF 370.00 FEET;

THENCE S 33°51' 02" E, A DISTANCE OF 104.21 FEET TO A POINT OF CURVATURE;  
THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 59°01' 10" , A RADIUS OF 316.00 FEET, FOR AN ARC LENGTH OF 325.51 FEET;

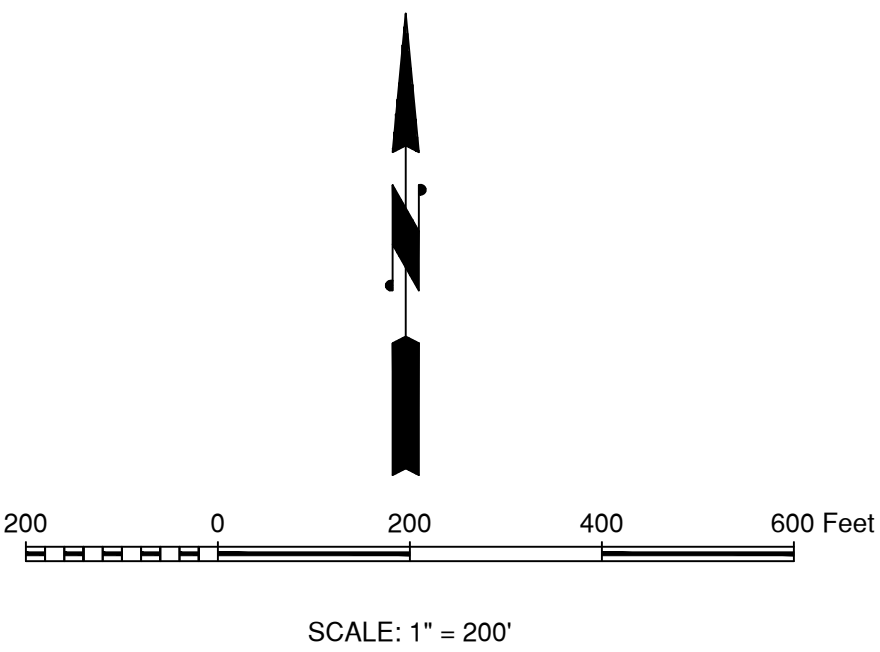
THENCE S 25°10' 08" W, A DISTANCE OF 25.28 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 05°19' 22" , A RADIUS OF 215.00 FEET, FOR AN ARC LENGTH OF 19.97 FEET;

THENCE N 86°50' 01" E, A DISTANCE OF 675.34 FEET;  
THENCE S 64°52' 44" E, A DISTANCE OF 839.26 FEET;

THENCE S 24°26' 09" E, A DISTANCE OF 286.29 FEET;  
THENCE S 00°40' 29" E, A DISTANCE OF 513.16 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING,

CONTAINING 2,028,746 SQUARE FEET OR 46.57 ACRES MORE OR LESS.

| PLANNING AREA 63A-1              |       |       |         |         |
|----------------------------------|-------|-------|---------|---------|
| LAND USE                         | ACRES | UNITS | DU/Acre | % ACRES |
| RESIDENTIAL - SINGLE FAMILY      | 9.6   | 14    | 1.51    | 75.0    |
| PARKS/OPEN SPACE/REC. FACILITIES | 3.2   | 0     | 0       | 25.0    |
| TOTAL                            | 12.8  | 14    | 1.09    | 100.0   |
| PLANNING AREA 63A-2              |       |       |         |         |
| LAND USE                         | ACRES | UNITS | DU/Acre | % ACRES |
| RESIDENTIAL - SINGLE FAMILY      | 15.1  | 19    | 1.26    | 92.6    |
| PARKS/OPEN SPACE                 | 1.2   | 0     | 0       | 7.4     |
| TOTAL                            | 16.3  | 19    | 1.17    | 100     |
| PLANNING AREA 63A-3              |       |       |         |         |
| LAND USE                         | ACRES | UNITS | DU/Acre | % ACRES |
| EQUESTRIAN ESTATE                | 15.0  | 5     | 0.33    | 85.7    |
| PARKS/OPEN SPACE                 | 2.5   | 0     | 0       | 14.3    |
| TOTAL                            | 17.5  | 5     | 0.29    | 100.0   |
| COMPOSITE LAND USE SUMMARY       |       |       |         |         |
| LAND USE                         | ACRES | UNITS | DU/Acre | % ACRES |
| RESIDENTIAL - SINGLE FAMILY      | 24.7  | 33    | 1.43    | 53.0    |
| EQUESTRIAN ESTATE                | 15.0  | 5     | 0.33    | 32.2    |
| PARKS/OPEN SPACE/REC. FACILITIES | 6.9   | 0     | 0       | 14.8    |
| TOTAL                            | 46.6  | 38    | 0.82    | 100.00  |



LEGEND

- PROPOSED PLANNING AREA BOUNDARY
- EXISTING PLANNING AREA BOUNDARY
- EXISTING CONTOUR

**HIGHLINE**  
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Fax. No.(303) 380-3320

DATE: 09/16/25

JOB NO. P-40

ZONE MAP  
SHEET 2 OF 2  
CASE NO. ZR2023-002

July 26, 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 (Pinery 40 6<sup>th</sup> submittal dated June 21, 2025)

Dear Chairman Laydon, Commissioner Teal and Commissioner Van Winkle,

I had hoped my letter of July 12, 2025, would be the last time I wrote you in regard to the above, and believe it was the last one you hoped to have received from me. However, the July 22<sup>nd</sup> hearing has changed that.

Unfortunately, I was one of the 20 or so who did not have the opportunity to provide comments. I understand completely the Board's decision and thank you once more for your attention to our community's comments but, in hindsight, I wish some of us who wanted to address different issues had been able to speak.

Specifically, the items that bothered you, Commissioner Teal, are what I would have tried to address if permitted and hope you will allow me to now. I realize this letter will be part of the official packet and have no problems with this. The first issue is the 5-month lag between the January 28<sup>th</sup> hearing and the submission of this most recent proposal by Pinery 40 LLC on June 21, 2025. During this 5-month period we received no communication and had no contact with the developer. Commissioners, NO ONE other than the developer and the Douglas County Planning Staff had any advance notice of this new proposal filed with the county on or about June 21, 2025. For the developer to blame Douglas County Planning staff for their delay in holding a meeting or town hall with the homeowners to discuss this new proposal is just outrageous. And for 5 months? The BOCC planning staff has always been professional, prompt, and courteous in this process. Their responsiveness is unquestioned. The developer says he called members of the community to discuss this proposal, and no one responded. No one that I know or am aware of in our community received a request from Pinery 40 to meet or speak during these 5 months. The one outreach acknowledged by those opposed to this rezoning was the email to Dr. Tisher of the Colorado Horse Park from Mr. Hall in February 2025. Contrary to what Mr. Hall has said about making many attempts to contact Dr. Tisher and getting no response, Dr. Tisher acknowledges one email from Mr. Hall in February 2025 asking about a

time to speak. Dr. Tisher says he informed Mr. Hall he was traveling and looked forward to dates from Mr. Hall when he returned to Colorado. Mr. Hall did not follow up on his one email to Dr. Tisher. Finally, during the BOCC hearing of July 22<sup>nd</sup> the developer avoided answering questions about his failure to meet with the community, as requested by Chairman Laydon, by rambling about some of his proposal specifics not relative to the questions from the chairman. One such item, as submitted by the developer, was the community support petition he offered with over one hundred signatures supporting his new June 21 submittal. What he did not say was that none of the individuals he asked to sign this petition lived in the Timbers. My understanding is the closest individual lives 5 miles away. Also, how can it be the developer has time to share his plan with non-resident strangers prior to a town hall meeting that he has been urged to hold by the BOCC? Our first knowledge of the developer's proposal was after submission to the county on June 21, 2025. The so-called town hall meeting occurred on July 16, 2025, just 6 days before the BOCC hearing. A "town hall" meeting that only a few were invited to attend. Yet, he had all of our emails and phone numbers from the previous 2 town hall meetings. This was nothing more than a CYA meeting on July 16 and an attempt to check the box for the BOCC.

Commissioners, I was pleased to hear Commissioner Teal offer the term "Honor" during his remarks at the hearing. I do not believe it is a word or characteristic to be avoided or ignored, especially in today's world. But to your point, Commissioner Teal, a very underused and unpracticed one. Our collective voices (community, developers, commissioners) all need and demand honor if we are to keep honesty and credibility for our community and our personal reputations.

Finally, the developer has told you "No one in the homeowner community would ever tell him how many homes the homeowners would accept". This is false. At the 3 meetings I have attended we have always been consistent. That is, we have said that the Timbers is a horse community and has been so for over 30+ years; it has been zoned 2 ½ acre horse estates the entire time and owned previously by two nationally known horse business owners that knew its value and its role in a horse community. They never once sought to damage the community by removing it from 2 ½ horse estate zoning. We want it to remain so for all the reasons discussed earlier and acknowledged by BOCC. We have consistently said the current 15 lot, 2 ½ acre equine/horse zoning was what the developers bought, and they knew fully this zoning. Their adamant refusal to include horses in their previous plan has only recently been softened by the new June 21 plan. A plan that even the experts have said is unworkable and detrimental to the Timbers. Their plan is essentially high-density housing (44 homes) that are not zoned horse/equine, and a separate standalone 11-acre horse boarding facility that will house 20 horses with no clear path for good management or survival. No horse lover or equestrian I know of would put their valued horse/asset in such a

facility. While the developer does not know nor understand the horse community and its significance to our neighborhood, he has had ample time to present a plan that preserves our zoning and community. There is a reason the 2 ½ acre zoning is the sweet spot for owning horses and their proposal does not acknowledge it. Simply put, it appears the developer's plan is build as many houses as he can, maximize his margins, hand over the 11-acre fenced area to the new HOA, and walk away. This is a recipe for disaster for our community and its rich history in Douglas County. As Dr. Toppin offered in his comments on behalf of the Colorado Horse Park, what the developer has proposed is unworkable and not seen in the equine community. If implemented, it will create not only an inhumane condition for horses, but chaos among those who want horses and those that do not. It is a recipe for dysfunction in our community, at best.

Commissioners, it just seems that the developer wants to please his investors and enhance his own financial future, caring nothing about the history and culture of this community or its almost 2,000 residents. As Commissioner Van Winkle has said, "this land will eventually be built upon, the demand is there". But why would we agree to damage our community and a horse heritage that it has been built on for the past 30+ years; a culture of western and equestrian lifestyle that this community is based on, just to satisfy a developer that knew the rules of the county when he bought this land. Commissioners, your predecessors and the many other developers/community leaders before us had a respect for our community that this builder does not. Only the builder and his investors benefit from this proposed development plan, a plan that is not in keeping with this community, its heritage, and Douglas County's respect for its communities.

While we are steadfast in wanting to maintain our community, we have reached out to the developer to try and find a solution that works for all once again. Hopefully, we will succeed. In the meantime, I believe the Pinery 40 LLC proposal, as written, does not meet the requirements of the Douglas County Major Amendment Approval Criteria; specifically, sections:

1520.01, 1520.02, and 1520.03

I once more urge you to reject this current submittal by Pinery 40, LLC until such time as the developer submits development proposal that protects the equestrian zoning of our community and ensures the preservation of our entire development.

Sincerely yours,

Honorable William H. Pickle

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