

Memorandum

DATE: SEPTEMBER 6, 2024

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER *DK for TD*

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

CC: MATT JAKUBOWSKI, AICP, CHIEF PLANNER
MIKE PESICKA, PRINCIPAL PLANNER
CURTIS J. WEITKUNAT, AICP, LONG RANGE PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES

**SUBJECT: ADDITIONAL CORRESPONDENCE
PINE CANYON PLANNED DEVELOPMENT – REZONING
PINE CANYON PLANNED DEVELOPMENT – WATER APPEAL**

**PROJECT FILE: ZR2020-010
MI2020-009**

Attached is additional correspondence received following submittal of the Board staff report. Additional documents include:

- Correspondence from the Applicant's Attorney
- Correspondence from Castle Rock Economic Development Council
- Correspondence from Parker Water and Sanitation District
- Public Comments received directly by County Staff

From: Bill Kyriagis
Sent: Thursday, September 5, 2024 2:14 PM
To: Matt Jakubowski; Michael Pesicka
CC: Terence T. Quinn; Thomas Ragonetti
Subject: Additional materials for record for ZR2020-10 and MI2020-09

Mr. Jakubowski and Mr. Pesicka-

As you know, we represent JRW Family Limited Partnership in connection with applications (the "Applications") filed with Douglas County (the "County") and designated as Project Files ZR2020-10 (the "Rezoning") and MI2020-009 (the "Water Appeal"). In addition to the other materials in the record for the Board of County Commissioners' review of the Rezoning and the Water Appeal, the applicant requests that the following also be included in the record:

- The portions of the video of the Douglas County Planning Commission meeting on August 5, 2024 addressing the Applications, available at https://douglascounty.granicus.com/player/clip/1362?view_id=1&redirect=true (starting at approximately 1:40:28 to end)
- The portions of the video of the Douglas County Planning Commission meeting on August 12, 2024 addressing the Applications, available at https://douglascounty.granicus.com/player/clip/1366?view_id=1&redirect=true (starting at beginning though approximately 1:47:12)
- The complete recording (excluding any properly held executive sessions) of the Board of County Commissioners' meeting on August 19, 2024 at which the Board discussed and approved motions to refer the Pine Canyon Water Appeal to the Douglas County Water Commission and to develop a process for referrals to the Water Commission. This discussion may have occurred during the Work Session portion or the Communication/Administrative portion of the Commissioners' August 19, 2024 meeting.
- The Board of County Commissioners' motions log reflecting such motions relating to the Douglas County Water Commission, available at: <https://www.douglas.co.us/documents/motion-log-8-19-24.pdf/>
- The portions of the video of the Douglas County Water Commission meeting on August 26, 2024 addressing the Water Appeal, including discussion of whether and how to review the Water Appeal, available at https://douglascounty.granicus.com/player/clip/1381?view_id=1&redirect=true (starting at approximately 1:21:10 to end)

Please let me know if you have any questions.

Thank you,
Bill

Bill E. Kyriagis
Attorney at Law

Otten Johnson Robinson Neff + Ragonetti PC

Suite 1600 | 950 17th Street | Denver, Colorado 80202
DIRECT 303.575.7506 | MAIN 303.825.8400 | FAX 303.825.6525 | CELL 720.300.7236
bkyriagis@ottenjohnson.com | My Profile | vCard

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Date: Sept. 3rd, 2024

TO: Douglas County Commissioners

FROM: Castle Rock EDC Executive Committee

RE: Pine Canyon Development

CC: Jason Gray (Castle Rock Mayor), Doug DeBord (Douglas County Manager), David Corliss (Castle Rock Town Manager) and Castle Rock Town Council.

Douglas County Commissioners, Layden, Teal and Thomas it is with great respect and careful thought and consideration that the Executive Committee of Castle Rock Economic Development Council (EDC) presents the following letter to clarify its position of support of the Town of Castle Rock that the Pine Canyon Development occur only within the Town of Castle Rock.

Castle Rock EDC has always encouraged ongoing dialogue between the Town and the Walker family to bring the Pine Canyon Development into the Town of Castle Rock. Castle Rock EDC has a strong interest in the commercial portion of the Pine Canyon development and its potential for significant economic and infrastructure impacts to the Town.

The EDC understands that significant developments like Pine Canyon take time, are complicated and present their own unique set of challenges and impacts on the community and would like to encourage the County Commissioners to allow that process to occur by encouraging the Town and Pine Canyon to continue to move toward a mutually beneficial development agreement inside the Town with appropriate level of attention to the integration of essential utilities and infrastructure.

While Castle Rock EDC believes that the Pine Canyon development team has worked hard to put together their submittal, The Castle Rock EDC Executive Committee unwaveringly supports the Town of Castle Rock's request that the Pine Canyon development continue to work toward an annexation agreement within the Town boundaries of Castle Rock where the impacts of the development would be felt.

Frank Gray

President and CEO



303-841-4627 • pwsd.org • 13939 Ancestry Drive • Parker, CO 80134

September 6, 2024

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, CO 80104

Re: Water and Sanitation District serving Pine Canyon Property

Dear Commissioners:

Castle Rock Water has asked that I comment on the proposal to approve a water appeal that would lower the non-renewable groundwater standard and to create a special district to provide water and sanitation services under that lower standard to a proposed development located in Douglas County referred to as the Pine Canyon Development.

As the District Manager for Parker Water & Sanitation District, I have been listening to the debate of all the stakeholders involved in providing water and sanitation services near the proposed development. Currently, Parker Water serves the Town of Parker and the Cities of Castle Pines and Lone Tree (east of I25). There are several large county enclaves embedded within and around our service area. I have attached a letter dated July 23, 2020, which outlines concerns relating to the formation of new special districts to provide water and sanitation services in Douglas County, particularly in areas that can be readily served by existing municipalities or special districts. The concerns expressed in 2020 remain valid. In the 4 years since sending that letter, we have seen several communities in Douglas County request help from Castle Rock and Parker Water to provide a reliable and sustainable water supply to their communities, including Bell Mountain Ranch (now served by Castle Rock Water), Happy Canyon, Keene Ranch, Sedalia and Louviers.

In 2003, the Rocky Mountain News ran a series of articles under the headline "Running Dry", highlighting the real concern of a fast-growing Douglas County where most of the water supply was from non-renewable groundwater. The Colorado Governor even threatened to put a sign on every new home alerting potential buyers to a looming water crisis. That was a call to action for Douglas County and there was a seismic shift in moving the region to a renewable water supply. Douglas County commissioners took an active role in that effort and continue to lead on that front.

Approving a water appeal solely on non-renewable groundwater and forming a special district to provide water and sanitation services to an urban-level development seems to be a shift in the County's approach to water policy. Specifically, the criteria I'm referring to are in Section 1808A.07, with which I know the Commissioners are familiar.

One of the most significant points being made to justify the current proposal is the difficulty an owner/developer faces in providing a renewable water supply or even a plan to provide renewable water upfront to develop in Douglas County. The process to acquire renewable water, go through water court, finance and build the infrastructure is difficult for the largest water providers in Colorado, let alone a special district serving a small community. In most cases I agree this is a heavy lift for the development community, which has a pivotal role in creating our community.

However, in the case of the Pine Canyon Development, the issue is simplified because the development is located in the center of Castle Rock Water's service area. Castle Rock Water has an outstanding record of planning, funding, and implementing a solid long-term water plan that will ultimately result in the community being served 100 percent by a renewable water supply. In addition, the proposed development is located just upstream of the Plum Creek Water Reclamation Authority, a state-of-the-art facility that currently provides sanitary services to Castle Rock, Castle Pines and the City of Castle Pines.

I fully understand the complexities and politics of land use approvals in Douglas County. I also appreciate the difficult decisions the Planning Commission and Commissioners must make to keep Douglas County one of the most desirable places in the country to live. The silver lining for this specific land use proposal is that there is a great solution for the development's water and sanitation needs; namely Castle Rock Water should be its water and sanitation provider. The future residents and business will be able to rest easy knowing that their long-term water and sanitation needs will be met by a larger, well-established provider that can take advantage of economies of scale to deliver reliable long-term water and sanitation services to the community.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron R. Redd". The signature is written in a cursive, slightly stylized font.

Ron R. Redd, PE
District Manager

Parker Water & SANITATION DISTRICT

RECEIVED

JUL 30 2020

Douglas County Planning

RECEIVED

JUL 28 2020

DOUGLAS COUNTY
COMMISSIONERS

Handwritten notes:
C. M.
B. M.
D. M.
C. M.

July 23, 2020

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, CO 80104

Re: Water and Sanitation District Serving Pine Canyon Property

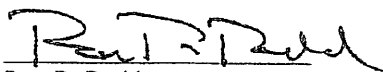
Dear Commissioners:

The Parker Water and Sanitation District has been asked to comment on the formation of a new special district providing water and sanitation service to a proposed planned unit development located in Douglas County on property commonly referred to as the Pine Canyon Property.

Parker Water is generally opposed to the formation of new special districts providing water and sanitation services in Douglas County, particularly in areas that can be readily served by existing municipalities or special districts. Douglas County is heavily reliant on non-renewable water resources and the development of additional land imposes a heavier burden on this finite resource. Parker Water, the Town of Castle Rock, and other water providers in Douglas County have actively worked and continue to work to procure renewable sources of water for their customers. The investment in renewable water, while costly, is vital to the long term well-being of the County, its economy, and its citizens. Approving the formation of new water providers that will rely solely on non-renewable water is contrary to good long-term planning and will result in serious issues for the owners of property served by such providers. Ultimately, these property owners will look to the County for a solution to their inevitable water shortages.

Moreover, the County has encouraged the consolidation of smaller water and sanitary sewer providers for a number of well-founded reasons. Larger, well-funded, experienced providers benefit from economies of scale and are able to deliver water and sewer services at lower costs to their customers and with greater certainty of service over time. Allowing multiple small service providers in the County results in unnecessary and duplicative infrastructure, increased cost of service, and increased risks of inadequate and/or unsustainable service. These small providers often lack the financing to construct and maintain their facilities to increasingly stringent federal and state standards. In addition, small districts have difficulty attracting and retaining skilled managers and operators. Ultimately, these shortcomings will result in the taxpayers of the County being asked to bail out failing districts to preserve homes and businesses of other members of their community. The original developer of these projects is often no longer in existence.

Parker Water does not take a specific stance with respect to the proposed Pine Canyon Planned Unit Development and its plans to provide water and sanitary sewer services. However, Parker Water strongly urges the Commissioners to consider the concerns set forth in this letter when deciding whether to allow the formation of additional small water and sewer providers in the County.



Ron R. Redd
District Manager

From: Matt Jakubowski
Sent: Thursday, September 5, 2024 12:16 PM
To: bfaley@outlook.com
CC: BOCC
Subject: RE: I oppose Pine Canyon

Brian,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file for review by the Board of County Commissioners.

Regards,

Matt

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

From: BOCC <BOCC@douglas.co.us>
Sent: Wednesday, September 4, 2024 1:14 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: FW: I oppose Pine Canyon

From: Brian Faley <bfaley@outlook.com>
Sent: Wednesday, September 4, 2024 12:44 PM
To: BOCC <BOCC@douglas.co.us>
Cc: Tfaley@outlook.com; Legal@CRgov.com; TVargish@crgov.com; tkucewesky@CRgov.com; parks@CRgov.com; Parks and Trails <parksandtrails@douglas.co.us>; TownCouncil@CRgov.com; jgray@CRgov.com; kbracken@CRgov.com; TownManager@CRgov.com; Water@CRgov.com
Subject: I oppose Pine Canyon

Dear Commissioners Laydon, Teal and Thomas,

My name is Brian Faley. I am a Castle Rock resident, small business owner, and homeowner living on Red Hawk Ridge golf course, very near the proposed *raw sewage treatment plant* for Pine Canyon. I oppose the development for all of the *very reasonable* reasons the Town of Castle Rock opposes this development. I oppose it more vehemently, however, because the proposed raw sewage treatment plant will have a direct negative impact on me, my family, our neighbors, and the local eco system, particularly East Plum Creek which is the only natural body of water for miles around. I ask you to vote as if this was proposed near your home. How would you personally feel this would impact your community? This entire development is obviously highly controversial. In order to enrich some privileged family and investors, you would be doing so much harm to the existing environment and the people of Castle Rock. Other than the greedy developers, there is no argument that can be made as to how this controversial development benefits anyone in the community. It's clear the developers don't care about the existing neighbors which is why they located the raw sewage plant nowhere near the homes they want to sell. They don't care about us, they just want to

extract every penny from the homes they are building. If the raw sewage plant is no problem, why don't they locate it in the main community of homes they are building, rather than pumping it near another neighborhood? Would they protest if you proposed this? At this point, we're in your hands; it's up to you to care about us. In your role as judge in this instance I implore you to please act like a Doctor would, adopt the Hippocratic Oath, and **DO NO HARM** please show us by example that local government can do the right thing.

Sincerely,
Brian Faley

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From: Matt Jakubowski
Sent: Thursday, September 5, 2024 12:17 PM
To: 'sndathome@comcast.net'
CC: BOCC
Subject: RE: Pine Canyon Development

Good Afternoon,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file for review by the Board of County Commissioners.

Regards,

Matt

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

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

From: BOCC <BOCC@douglas.co.us>
Sent: Wednesday, September 4, 2024 1:19 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: FW: Pine Canyon Development

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

From: Dona Myhre <sndathome@comcast.net>
Sent: Wednesday, September 4, 2024 11:07 AM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon Development

Dear Sirs,

My family has been a Castle Rock - Woodlands, residents since 1994. This comes with the understanding that development and growth are necessary. However, over the last few years it is a fact that responsible development has NOT been the priority that it should be. In fact, what has been allowed is a mismatched mess whereas the historical charm of the town has all but disappeared.

It is apparent that when a development project has been approved, there is little to no oversight on the projects. The most current project is the Meadows Extension that is on the West side of RedHawk Golf course. The original landscape was similar to the Pine Canyon property. The natural beauty of the land was thick with scrub oak rolling hills and rock outcrops. What actually took place was a complete scraping of the land down to bare earth with none of the original vegetation or natural topography left in place. That has created an environmental nightmare. The bare hills are now unable to absorb the water from the regular systematic storms and the erosion now appears to be unstoppable. It's been almost a year and they still are working to control the flow of water that comes with these storms. It has repeatedly flooded out the 16th fairway, with one of the most recent storms resulting in the closing of 1/2 of the fairway for days. When a town counsel member was taken up to tour the sight and the quote was made "this isn't what I signed off on". Who is held accountable and where do-the responsibilities lie, financially and environmentally. This is a complete lack of oversight and the land scar created can be seen from just about anywhere in town, if you bother to look versus turn a blind eye.

We can and should do better than this! Responsible and well managed development with step by step oversight of the all approved projects needs to be mandatory. Folks on this elected Commission should all look in the mirror and ask themselves, is Castle Rock a better place now or before these projects were approved and completed? The decisions made are irreversible. Are we being the good stewards of this beautiful land which is Castle Rock?

Pine Canyon Development and the Walker's have proven repeatedly, shown by their actions, that they are not interested in being an honest partner with the town and the laws governing developers dating back to 2003. If this proposal is approved by the commissioners the concern is the complete scrapping of the land because after all, it is the cheapest way to build 1800 homes etc.

This doesn't begin to consider all the valid concerns that the town leadership have repeatedly expressed, like water, infrastructure, fire management and fair taxation. It would appear that there are different laws and rules for the Walker property. This property is one of the last of the natural beauties that was once Castle Rock. We need to closely monitor each decision made to ensure that it can pass the smell test. The smell of impropriety! All decisions made regarding this development should be completely transparent, closely examined and throughly reviewed.

Please carefully consider the ramifications of this decision.

Sincerely,

Concerned Castle Rock residents and neighbors to the Walker property.

From: Matt Jakubowski
Sent: Friday, September 6, 2024 10:02 AM
To: David Takeda
Subject: RE: Pine Canyon - BOCC Meeting Public Comments

Good Morning David,

I will include these comments in the Pine Canyon Planned Development (ZR2020-010) file. Additionally, these comments will be included in the public comment file for review by the Board of County Commissioners.

Regards,

Matt

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

From: David Takeda <dave@mskwater.com>
Sent: Thursday, September 5, 2024 4:48 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: Pine Canyon - BOCC Meeting Public Comments

Matt,

I will be traveling during the BOCC meeting on 9/10/24. However, if possible, can you please have the following statement read or entered into the record for the meeting. Thank you.

My name is David Takeda and I am the engineer for the Independence Water and Sanitation District (District) in Elbert County. The District provides water and wastewater service to the Independence development, which currently has approximately 400 homes and has a buildout of approximately 1,400 homes. In addition to a centralized potable water system, the District operates a Water Resource and Recovery Facility (WRRF) that treats all of the wastewater to the Category 3 reclaimed water standards. Category 3, as governed by the Colorado Department of Public Health and Environment's Regulation 84, allows for the treated wastewater (also referred to as "reclaimed water") to be used to irrigate residential homes. The District's WRRF has been operating for approximately 4 years and was the first facility in Colorado to be permitted and constructed for Category 3 use.

Elbert County, similar to Douglas County, is concerned about long-term water reliability for its residents. The successful implementation of the District's reclaimed water system has reduced the need for the ground water wells to supply irrigation water to its customers and its irrigated public spaces.

I am also a past-President of WateReuse Colorado (WRCO), an organization of utilities and professionals dedicated to the safe and effective use of reclaimed water. I was part of the group that helped get Category 3 approved in Colorado. Much of our efforts and supporting information was based on regulations and experiences from other states like California and Florida. WRCO and I continued our efforts to expand reclaimed water use by working with CDPHE for Category 3+ (irrigation of edible crops) and potable reuse standards.

I am currently working with other clients to implement more reclaimed water projects. I am also aware of other utilities in the metro area attempting to do the same. All of these projects will be governed by Regulation 84 and will have extensive permitting reviews, design reviews, and water quality monitoring. The result from these projects is a reduction of overall water demand.

With regard to Pine Canyon, I believe that a setup similar to Independence will effectively reduce the irrigation water demand and provide a safe and reliable water resource for the development.

[End of Statement]

David Takeda, P.E.
MSK Consulting, LLC
303-903-0918
dave@mskwater.com

From: Matt Jakubowski
Sent: Friday, September 6, 2024 10:02 AM
To: Chrissy
CC: BOCC
Subject: RE: Property Development Plan

Chrissy,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file for review by the Board of County Commissioners.

Regards,

Matt

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

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

From: Chrissy <camswil@gmail.com>
Sent: Wednesday, September 4, 2024 3:21 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Property Development Plan

Good afternoon,

I wanted to take a moment to voice my disapproval of the proposed development plan of the property located to the north of DCHS, that is county property, yet situated in the middle of Castle Rock.

Earlier this year it was revealed that the County was looking to expand the Douglas County Fairgrounds. This plan would eliminate youth sports playing fields and I believe this property that is subject of new development would make a great location for the installment of youth sports fields/sporting complex. It seems like an easily accessible area and is close to Metzler Park, another location of baseball fields.

Respectfully,
Chrissy Saccardi-Williams

From: Matt Jakubowski
Sent: Friday, September 6, 2024 10:03 AM
To: Kane Smaller
CC: BOCC
Subject: RE: Vote NO to the Pine Canyon Development

William,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file for review by the Board of County Commissioners.

Regards,

Matt

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

From: Kane Smaller <kanesmaller@gmail.com>
Sent: Wednesday, September 4, 2024 2:48 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Vote NO to the Pine Canyon Development

Dear Board of County Commissioners,

I am writing to urge you to vote against the Pine County development in Castle Rock. I have reviewed the development proposal and feel very strongly that this plan would be extremely harmful for the residents of Castle Rock, greater Douglas County, and would be especially terrible for the residents who live in the neighborhoods next to the development. It is clear the proposed plan would create a number of significant long-term challenges and should be avoided at all costs!

First, the infrastructure into and out of the proposed development (Meadows and adjoining areas) is already very congested and cannot handle the amount of additional traffic the plan would introduce. It would be incredibly irresponsible for you to approve such a large increase in traffic when it's already at capacity. Second, since the development area is surrounded by the City of Castle Rock, CR citizens would be stuck with the cost of maintaining the roads and infrastructure of the increased traffic into and out of the development. This would be a large and unfair cost to pass to the citizens of Castle Rock. Lastly, building a new sewage treatment facility would inevitably create a foul smell, impacting a large area within and outside of the Pine Canyon development. This smell would have an extremely negative impact on the livability of surrounding areas and therefore negatively impact housing prices. These factors make this plan a disaster waiting to happen for those inside and adjacent to the development!

Again, I cannot urge you strongly enough to vote against the Pine Canyon development! I can assure you that approving this project would reflect negatively on the board and voters would take note!

Thank you for your time. Vote NO to the Pine Canyon Development!

Regards,

William Kane Smaller
Castle Rock Resident
kansmaller@gmail.com

From: Matt Jakubowski
Sent: Friday, September 6, 2024 10:03 AM
To: 'sltaspen@aol.com'
CC: BOCC
Subject: RE: Pine Canyon Development

Sharie,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file for review by the Board of County Commissioners.

Regards,

Matt

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

From: sltaspen@aol.com <sltaspen@aol.com>
Sent: Wednesday, September 4, 2024 1:24 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon Development

Dear County Board Commissioners,

This email is to voice my concerns and state that I am very much opposed to having this Pine Canyon Development project approved. Castle Rock is growing way to fast as it is. It's sad to see that Money Talks more than doing what is the best for the community. Please do not allow this project to go through. There are already concerns with how Douglas County is going to continue to fund Police and Fire support and Water requirements without adding another huge development into the mix. This project will impact its citizens in more negative ways than positive, that much is guaranteed.

It is not looking to me that you have our town in your best interests. I hope that you will reconsider what you are proposing for the approval of Pine Canyon Development. The happiness and well-being of the citizens is worth more than MONEY.

Very concerned citizen of Douglas County,
Sharie Travis

From: Matt Jakubowski
Sent: Friday, September 6, 2024 10:04 AM
To: jandazuber@gmail.com
CC: BOCC
Subject: RE: Pine canyon development

Adrienne,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file for review by the Board of County Commissioners.

Regards,

Matt

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

From: BOCC <BOCC@douglas.co.us>
Sent: Thursday, September 5, 2024 5:48 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: FW: Pine canyon development

From: Adrienne Zuber <jandazuber@gmail.com>
Sent: Thursday, September 5, 2024 4:45 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine canyon development

Hello Abe, George and Lora,

I am unable to attend the council meeting on September 10 for the Pine Canyon development meeting as like most Castle Rock residents, I will be working. Since I cannot attend in person I am writing to express my opposition.

I believe this development will not only cause a huge headache during the construction phase, but also add unnecessary taxing on the community. Like most residents, I'm concerned at the toll this will take on our great town while not providing any benefit as they will be taking beautiful open space and making their own town within our town. I thoroughly enjoy seeing cattle in that space as I drive everyday, and instead that will be replaced with more buildings and cause extra congestion. There is no gain for Castle Rock to allow this development to continue as they won't be paying taxes to our city and will have to add an additional water treatment plant to serve it. Not to mention, removing even more open space, something most Castle Rock residents have moved here for.

The amount of congestion and headache it will cause for students and families at DCHS is enough reason to stop it from going forward; but the lack of taxes paid and addition of a water treatment plant should be plenty to make the decision a hard no.

Please represent the residents and town of Castle Rock by unanimously voting down this proposal and tell the pine canyon developers to find another town to take advantage of. There is absolutely no gain for Castle Rock and I hope that you as our elected officials recognize that and do what is in the best interest of Castle Rock.

Thank you,

Adrienne Zuber - Crystal valley resident