

Memorandum

DATE: SEPTEMBER 4, 2024

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT *SK for TQ*

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:

- Douglas County Water Commission Memorandum reviewing the Pine Canyon Water Appeal
- Applicant Correspondence regarding Fire and Emergency Services at Pine Canyon
- Public Comments received directly by County Staff
- Public Comments provided from the Town of Castle Rock as received through its website

Memorandum

DATE: AUGUST 29, 2024

TO: DOUGLAS J. DEBORD, COUNTY MANAGER

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

CC: DJ BECKWITH, PRINCIPAL PLANNER
LAUREN PULVER, PLANNING SUPERVISOR
KATI CARTER, AICP, ASSISTANT DIRECTOR OF PLANNING RESOURCES
CHRIS PRATT, MANAGING COUNTY ATTORNEY

SUBJECT: **WATER COMMISSION'S REVIEW OF PINE CANYON PLANNED DEVELOPMENT
WATER APPEAL**

The Douglas County Water Commission (Commission) met on August 26, 2024, and were given the opportunity to offer referral comments for the Pine Canyon Planned Development Water Appeal (Appeal) at the request of the Board of County Commissioners (Board). The following is a summary of actions and comments from each Commission member.

James Eklund: Recused himself and left the room.

Frank Johns: Unable to make a comment due to technology issues with online participation. Member Johns attended a majority of the meeting in person and initially expressed a desire to wait on providing input on items like this until a Water Plan is developed. Member Johns excused himself before the end of the meeting and re-joined online.

Harold Smethills: No comment on project. Member Smethills provided an overview of the process for the Sterling Ranch Planned Development Water Appeal and commented on the need for the water appeal process to be held to a consistent standard.

Tricia Bernhardt: Opposes the Appeal. Member Bernhardt is concerned with the reliance on groundwater and emphasized the need to hold to Section 18A standards.

Clark Hammelman: Opposes the Appeal. Member Hammelman is concerned that Castle Rock will ultimately have to serve the development should the independent water system fail and at a cost to Castle Rock Water customers.

Evan Ela: Cannot support the Appeal. Member Ela expressed there is no basis to reduce the water requirement at this time, without a completed analysis on the aquifers.

Sean Tonner: No comment on project. Member Tonner did not know enough about the reuse process for the project.

Jim Maras: No comment on project. Member Maras did not feel educated enough about the proposal to make a comment.

Don Langley: Member Langley made comments in support of high-water demand standards, such as Parker Water & Sanitation District standards, to protect the aquifer for future use.

Roger Hudson: No comment on project. Member Hudson expressed that this conversation shows the need for a water plan in the County.

Jack Hilbert: No comment on project. Member Hilbert provided individual written comment prior to the project review by the Water Commission.

September 3, 2024

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VIA E-MAIL: mjakubow@douglas.co.us; mpesicka@douglas.co.us

Matt Jakubowski, Chief Planner
Mike Pesicka, Principal Planner
Department of Community Development
Douglas County
Planning Services Division
100 Third Street
Castle Rock, Colorado 80104

Pine Canyon Planned Development – Response to Town of Castle Rock Comments Concerning
Re: Fire Protection/Emergency Medical Services

Dear Mr. Jakubowski and Mr. Pesicka:

This firm represents JRW Family Limited Partnership, LLLP (the “Walker Family”) 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”). The Applications relate to certain property located within the County (the “Property”). Approval of the Rezoning will allow the Walker Family to develop the Property with a maximum of 800 single-family residential lots, a maximum of 1,000 multi-family units, a maximum of 600,000 square feet of non-residential square footage, an elementary school site, and approximately 176 acres of parks, open space and trails (the “**Project**”). Approval of the Water Appeal will allow for a modified water demand standard from the default standard applicable under Section 1805A of the County’s Zoning Resolution (the “DCZR”).

As part of the referral comments received by the County, the Town of Castle Rock (the “Town”) provided “Consolidated Comments” in a letter dated July 11, 2024 (the “Letter”). In particular, on Page 3 of the Letter, the Town made certain inaccurate and misleading comments regarding fire protection and emergency medical services for the Project, particularly relating to the relationship between the Property and the Castle Rock Fire Protection District (the “District”). It is important to correct the record here. While the Walker Family has addressed these issues previously, I am writing to provide additional information and detail refuting the Town’s comments regarding fire protection and emergency medical services.

To address these issues, it is first necessary to provide background on the status of the Property as it relates to the receipt of such services. The Property is included within the boundaries of the District. However, the District was dissolved in 1986 pursuant to an Order of the Douglas County District Court entered in Case No.

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Mike Pesicka, Principal Planner
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80-CV-209. In connection with the dissolution of the District, the District and the Town entered into an Intergovernmental Agreement whereby the Town agreed to provide fire protection/emergency medical services within the District and the District would pay the Town for those services. The current version of the Town of Castle Rock/Castle Rock Fire Protection District Amended and Restated Intergovernmental Agreement is dated September 15, 2009 (the “IGA”), and a copy is attached as Exhibit A.

As explained in the Town’s own words:

The department also receives funding from the Castle Rock Fire Protection District through a court order. In the mid-1980s, the courts established that the Town was annexing the district’s tax base and was thereby reducing the ability of the district to raise funds through property tax. The court order states the Town must provide service to the district, and the district provides the Town funds based on one of three formulas as detailed in the TOWN OF CASTLE ROCK/CASTLE ROCK FIRE PROTECTION DISTRICT AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, Article V.

Town of Castle Rock Fire and Rescue Department 2021 Fire Master Plan (the “Town Fire Master Plan”), pg. 5.¹

Article II, Section 1 of the IGA makes clear that the Town has a legal obligation to provide fire protection services to properties within the District, which includes the Walker Family’s Property:

Castle Rock shall be solely and completely responsible for the provision of fire protection and prevention services and emergency medical and rescue services throughout the entire territory of the District. It is the purpose and intent of this Agreement that Castle Rock shall fully discharge the District's obligation for service as a fire protection district . . .

The Town Fire Master Plan also acknowledges that the Town’s fire department “provides all the same emergency services to the [District], as directed by court order 80-CV-209.”

Article II, Section 3 of the IGA states: “The services to be provided to the District by Castle Rock will be of a comparable level as are provided within the municipal limits of Castle Rock but subject to the constraints inherent in servicing rural areas.” Given its geographic proximity to the Town, the Property is not in a rural area. Indeed, it is legally classified as an “urban area” according to the County’s 2040 Comprehensive Master Plan, specifically as part of an unincorporated Municipal Planning Area.

Article V of the IGA includes provisions for determining the amount of funding the District provides to the Town. Specifically, the IGA requires the District to fund a specified percentage of the Town’s fire department’s operations and maintenance budget, with that percentage determined based on the percentage of all Town fire department calls for service within the District, the percentage of the population of the entire area

¹ A copy of the Town Fire Master Plan is available at: <https://www.crgov.com/DocumentCenter/View/13645>.

served by the Town’s fire department that live within the District, and the approximate assessed valuation of the entire area served by the Town’s fire department that is within the District. Based on the applicable funding percentage, the District is obligated to “impose rates, tolls fees or charges and certify a mill levy” in each year sufficient to pay the Town the amount owed. The IGA requires the Town and the District to meet at least every three years to determine if the current funding formula is fair and reasonable based on the factors specified (i.e., percentage of volume of service calls, percentage of population and percentage of assessed valuation). Thus, as properties within the District require more resources from the Town’s fire department, the District will be required to provide additional funding to the Town. The primary funding mechanism used to generate this revenue is the District’s imposition of an annual mill levy. The District’s current mill levy amount is 11.300 mills, and in 2023, the District’s mill levy generated a total of approximately \$1.13 million.²

Article IV, Section 2 of the IGA provides that the District remains in existence

only to such extent as is necessary to: (1) provide payment to Castle Rock for services to the unincorporated area of the District as provided under this IGA; (2) certify to Douglas County a mill levy in an amount sufficient to allow the District to meet its financial commitments pursuant to Article V of this IGA; (3) ensure the performance of any condition of this IGA; and (4) negotiate any future modification of this IGA.

Accordingly, it is highly misleading for the Town to assert that the Walker Family has not “coordinated with the [District] to commit to a funding source” to serve the Project. The funding source and formula is set forth in the IGA. Because the Property is located within the District, the Walker Family pays the District’s mill levy. The District’s 11.300 mills constitutes the third-largest mill levy amount imposed against the Property, behind only the Re-1 School District’s mill levy and the County’s own mill levy. Of the approximately 85 mills in property taxes currently imposed against the Property, approximately 13.3% goes to the District. Given the present use of the Property for agricultural purposes, the assessed valuation and tax liability for the Property is currently low. However, it is anticipated that, upon full buildout of the Project, the assessed value of all of the Property will be well over \$100 million. Accordingly, over time, the District will receive millions of dollars of tax revenue from the Property, which funds can be used to pay the Town for any increases in costs for providing fire protection/emergency medical services to the Project.

It is similarly misleading for the Town to assert in the Letter that the Walker Family needs to discuss and reach agreements *with the District* concerning wildland fire mitigation and maintenance details. The District does not *exist* to perform any ongoing fire mitigation functions. All such functions are the Town’s obligation under the express terms of the IGA. Moreover, these detail issues do not apply at a rezoning stage of the process, but would instead be addressed during development review and subdivision review, where the Town’s fire department will be an appropriate referral agency. What is relevant for purposes of rezoning is whether such services “will be available concurrently with the impacts of such development.” *See* DCZR § 1503.04. This is satisfied here because, as discussed above, the Property is in the District, and the IGA ensures that services will be provided, including providing a funding mechanism for doing so.

² Source: Castle Rock Fire Protection District Transparency Notice, dated January 11, 2024, available at <https://publicnotices.douglas.co.us/wp-content/uploads/2013/02/1-11-2024-Castle-Rock-Fire-Protection-Dist-Transparency-Notice.pdf>.

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Finally, the Town's assertion that it "will seek to have the Castle Rock Fire Protection District exclude this development from its jurisdiction" is completely without legal basis. Exclusion of property from the District's boundaries is governed by C.R.S. § 32-1-501, which provides only two ways in which property may be excluded. The first requires a petition requesting exclusion be submitted by the fee owner or owners of 100% of the property to be excluded. C.R.S. § 32-1-501(1). The Town does not own any of the Property, and has no right to submit such a petition. As an alternative, the board of the District, itself, could adopt a resolution to exclude property from the District, but only "if the property to be excluded will be provided with the same service by another fire protection district or by a county fire improvement district and the board or governing body of that district has agreed by resolution to include the property into the district immediately after the effective date of the exclusion order." C.R.S. § 32-1-501(1.5)(a). The rationale for this requirement is clear: properties cannot be unilaterally excluded from the boundaries of a fire protection district and left without these critical services.

In short, the Walker Family has paid and will continue to pay property taxes to the District for fire protection services. The Town is obligated under the IGA to provide such services to all of the properties within the Project to the same extent as the Town provides such services within the Town and within the other parts of the District. Despite the Town's threats, the Property cannot and will not be removed from the District's boundaries.

The Walker Family has attempted to work with the Town concerning the development of the Property for over 20 years. That includes repeated efforts to negotiate an agreement to annex the Property to the Town. None of these efforts have been productive despite the Walker Family spending millions of dollars attempting to work with the Town in good faith. Now, the Town is going to extreme lengths to try to prevent the Walker Family from developing its Property in the County at all, including going so far in the Letter as to attempt to mislead the County on these fundamental life/safety issues.

On behalf of the Walker Family, we look forward to continuing to work with the County in connection with the Applications. Please do not hesitate to contact me should you have any questions or require additional information regarding the matters set forth in this letter.

Very truly yours,



Bill E. Kyriagis
For the Firm

BEK/lm

cc: Thomas J. Ragonetti (tjr@ottenjohnson.com)
Terence Quinn (tquinn@douglas.co.us)

TOWN OF CASTLE ROCK/CASTLE ROCK FIRE
PROTECTION DISTRICT AMENDED AND RESTATED
INTERGOVERNMENTAL AGREEMENT

THIS TOWN OF CASTLE ROCK/CASTLE ROCK FIRE PROTECTION DISTRICT AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT ("IGA"), made and entered into this 15th day of September, 2009, by and between the Town of Castle Rock, Colorado, a home rule municipal corporation and political subdivision of the State of Colorado (hereinafter referred to as "Castle Rock"), and the Castle Rock Fire Protection District, a quasi-municipal corporation and a political subdivision of the State of Colorado (hereinafter referred to as the "District"). Castle Rock and the District are sometime referred to collectively as the "Parties."

WHEREAS, among the purposes and powers of Castle Rock is the provision of fire protection and emergency medical services; and

WHEREAS, the District was organized to provide fire protection services; and

WHEREAS, following the filing of a Petition for Dissolution and Plan for Dissolution, and approval by the electors of the District, the District was dissolved pursuant to the Findings and Order of Dissolution ("Order") entered by the Douglas County District Court on November 7, 1986, copy of which is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, as a part of the dissolution, the District entered into an Agreement with Castle Rock dated March 20, 1986 whereby Castle Rock agreed to provide fire protection services within the District and District would pay Castle Rock for said services ("Original Agreement"); and

WHEREAS, the Original Agreement was approved by the electors of the District at the dissolution election; and

WHEREAS, the Original Agreement has been amended three times -- once in 1994 and twice in 1996. The term Original Agreement shall include all amendments thereto; and

WHEREAS, the Original Agreement required Castle Rock to provide fire protection and prevention and emergency medical and rescue services to the District comparable to the services provided within the Town in consideration of fair compensation for such services; and

WHEREAS, under the current circumstances, the Parties do not believe that the Original Agreement provides for fair compensation to Castle Rock for the services provided pursuant to the Original Agreement; and

WHEREAS, Castle Rock and District desire to amend and restate the Original Agreement to provide for a fair and equitable allocation of the cost of providing fire protection and prevention and emergency medical and rescue services between the Parties and to otherwise update the Original Agreement; and

WHEREAS, the Original Agreement provides that it may be amended upon execution by Castle Rock and the District and approval of the District Court; and

WHEREAS, the Original Agreement provided that the District would impose rates, tolls, fees or charges and certify a mill levy to pay Castle Rock for the services provided pursuant to the Original Agreement and the District's operations and maintenance expenses; and

WHEREAS, it is recognized by Castle Rock and the District that the public health, safety and welfare of the inhabitants of both Castle Rock and the District would be best served by providing the highest quality fire protection and emergency medical services possible in Castle Rock and the District; and

WHEREAS, political subdivisions of the State of Colorado are authorized and encouraged under the provisions of 29-1-203, C.R.S. and the Special District Act, 32-1-701, et seq., C.R.S., to cooperate or contract with one another to provide any function, service, or facility lawfully authorized to each of the cooperating or contracting units, including the sharing of costs, the imposition of taxes, or the incurring of debt, upon authorization by each party thereto with the approval of its legislative body; and

WHEREAS, Castle Rock owns and operates a fire protection system and facilities which are capable of providing adequate fire protection and emergency medical services to the territory of the District.

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, the mutual covenants and promises hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Castle Rock and the District agree as follows:

ARTICLE I
EFFECTIVE DATE OF AGREEMENT AND SUPERSESSION

This Agreement shall become effective upon execution by Castle Rock and the District and approval of the Douglas County District Court which has retained jurisdiction pursuant to the Order. Upon the effective date of this Agreement, this Agreement shall supersede and replace the Original Agreement.

ARTICLE II
SERVICES

1. Castle Rock shall be solely and completely responsible for the provision of fire protection and prevention services and emergency medical and rescue services throughout the entire territory of the District. It is the purpose and intent of this Agreement that Castle Rock shall fully discharge the District's obligation for service as a fire protection district under the authority provided by 32-1-701, et seq., C.R.S. Such responsibilities shall include, but not be limited to the following:

A. The prompt commitment of sufficient numbers of fire protection/prevention personnel to adequately and effectively furnish the complete fire protection and prevention services to the District which are contemplated by this Agreement.

B. The commitment of so much of Castle Rock's firefighting equipment as may be necessary to adequately, effectively and promptly furnish the complete fire protection and prevention services to the District which are contemplated by this Agreement. This commitment shall include any future equipment that may be acquired throughout the effective term of this Agreement.

C. The prompt commitment of Castle Rock's emergency medical and rescue services in the event of any medical emergency within the District.

D. Castle Rock's Fire Chief, or designee, shall act as the Fire Marshal of the District so that the performance of the necessary functions of the Fire Chief for Castle Rock shall have an equal priority with the performance of said functions by the Fire Chief for the District. These functions for the District shall include, but not be limited to the following:

(i) The performance of such fire protection and/or prevention activities required by applicable uniform fire codes now in effect or as hereafter amended to be performed by Fire Chiefs, Fire Marshals and/or Fire Prevention Engineers. Such activities shall include but not be limited to fire prevention activities, inspection activities, compliance activities, plant checking activities and professional consultation activities relative to potential fire problems within the District. Throughout this Agreement, if the District should resolve to enforce a fire code other than the Uniform Fire Code now in effect or as hereafter amended, then every reference herein to said Uniform Fire Code shall be automatically deleted and replaced by the name of the newly adopted code, without need for any amendment to this Agreement.

(ii) Investigation and determination of the cause of any fire within the District as may be deemed appropriate by the Fire Chief.

(iii) Performance of all functions of Fire Chief as authorized by the Special District Act, Title 32, Article I, E.R.S., including but not limited to those functions provided in 32-1-1002(3), C.R.S. Castle Rock further agrees that all violations of the Uniform Fire Code (now in effect or hereinafter amended) detected by its Fire Chief within the District shall be immediately reported to the owner of the property affected. Castle Rock agrees, in addition to the above, that any violations of Colorado statutes which occur within the District, which are in any way related to fire protection and prevention, shall be reported to the District Attorney of the 18th Judicial District with respect that all legal remedies relative to any such violations be pursued.

2. Castle Rock shall also provide any and all supportive services, administrative or otherwise, that are required, relative to the provision of services to the District as necessary and

required under this Agreement. Any future expansion of services for the protection against fire, emergency medical and rescue services, not included above, shall also be provided to the area of the District. Castle Rock shall be compensated for such additional services on a like basis as a payment hereunder for services now provided.

3. The services to be provided to the District by Castle Rock will be of a comparable level as are provided within the municipal limits of Castle Rock but subject to the constraints inherent in servicing rural areas.

ARTICLE III PERSONNEL, FACILITIES AND EQUIPMENT

1. The timing of fire and emergency responses, the training of personnel, and the staffing of fire stations and equipment as well as all other operational matters shall be the responsibility solely of Castle Rock and shall be in accordance with adopted levels of services. It is understood that Castle Rock shall utilize the services of the Castle Rock Fire and Rescue Department ("Castle Rock Fire Department"). The underlying intent of this particular provision is that the service and response provided within Castle Rock and within the District shall be comparable, in light of the geographical location of the territories involved herein.

2. All firefighting and emergency medical equipment and facilities, including, but not limited to, all fire stations and firefighting vehicles and all other related firefighting and prevention accessories, shall be owned by Castle Rock. Castle Rock shall have sole and complete responsibility for providing the equipment and facilities it owns with all necessary repairs and replacements. Castle Rock shall further have the sole and complete responsibility for maintaining said equipment and facilities. It is the intent of the parties hereto that Castle Rock shall use its best efforts to maintain at all times equipment and facilities it deems necessary in a fully operational condition at all times.

3. Except as stated in this Agreement, the District shall have no liability whatsoever for direct costs of the Castle Rock Fire Department or related emergency medical, or rescue services, including, but not limited to, payment of any salary, wage, compensation, or award to any officer, employee, and/or volunteer of the Town of Castle Rock performing services under this IGA within the boundaries of the District. Additionally, the District shall not be liable for the compensation and/or indemnification of any officer, employee, or volunteer of the Town of Castle Rock for any injury or illness arising from services provided under this IGA. To the extent that the District is held liable for the payment of any damages, compensation, salaries, wages, awards or indemnifications as a result of any act or omission on the part of Castle Rock, or any of its officers, employees or volunteers acting within the scope of this IGA, then the Castle Rock, to the extent permitted by law, agrees to fully indemnify and hold harmless the District for any and all of such amounts.

ARTICLE IV
DISSOLUTION OF THE DISTRICT

1. The District has, under the provisions of 32-1-701, et seq., C.R.S. and pursuant to the Order, been dissolved. The Original Agreement was the basis of the plan for continuation of services within the territory of the District and was approved by the Douglas County District Court. This IGA constitutes the basis of the plan for continuation of services.

2. Pursuant to the Order, the District shall remain in existence only to such extent as is necessary to: (1) provide payment to Castle Rock for services to the unincorporated area of the District as provided under this IGA; (2) certify to Douglas County a mill levy in an amount sufficient to allow the District to meet its financial commitments pursuant to Article V of this IGA; (3) ensure the performance of any condition of this IGA; and (4) negotiate any future modification of this IGA.

ARTICLE V
FUNDING SERVICES

1. The Parties acknowledge that a determination of the exact cost of services provided by Castle Rock to the District pursuant to this IGA cannot be determined with exactitude. For the purposes of this IGA, the term "services" encompasses both fire protection and prevention services and emergency medical response and rescue services, but excludes EMS transport costs. Nevertheless, Castle Rock and the District agree that the following methodology for estimating the appropriate payment of the services provided to the District is fair and reasonable.

A. As of the date of this IGA, the Parties stipulate that:

(i) 5% = approximate percentage of all Castle Rock Fire Department calls for service within the District;

(ii) 5% = approximate percentage of the population of the entire area served by the Castle Rock Fire Department that live within the District;

(iii) 10.5% = approximate assessed valuation of the entire area served by the Castle Rock Fire Department that is within the District.

B. Based upon the foregoing, the Parties agree that the District proportional cost for the services provided pursuant to this Agreement is five and five-tenths percent (5.5%) of the total annual operations budget, exclusive of capital expenditures, of the Castle Rock Fire Department.

C. The District shall impose rates, tolls, fees or charges and certify a mill levy to the Douglas County Commissioners no later than December 15 of each calendar year in an amount sufficient to pay Castle Rock five and five-tenths percent (5.5%) of the total annual

operations and maintenance budget of the Castle Rock Fire Department for the following year (e.g. 12/15/10 mill levy certification will reflect costs in 2011 Castle Rock Fire Department operations and maintenance budget). The District shall impose rates, tolls, fees or charges and mill levy sufficient to pay Castle Rock, as provided above, and to pay for the District's annual operations and maintenance expenses, including, but not limited to, legal and accounting, in an amount determined by the District.

D. The Parties shall meet by July 1 of 2011, 2014, 2017 and every third year thereafter to determine if the current percentage and funding formula is fair and reasonable based upon the then current factors, including those listed in paragraph A, above. If the Parties cannot mutually agree upon the percentage, the current percentage shall remain in force and Castle Rock or the District can petition the District Court for a determination of a fair and reasonable percentage.

2. The District shall pay to Castle Rock the amounts determined pursuant to the foregoing paragraph 1.B. and 1.C. pursuant to the terms hereof.

3. By way of example, if the methodology set forth herein were used to determine the amount payable by the District to Castle Rock in 2009, the amount due would be calculated as follows:

A. As of the date of this IGA, the 2009 Castle Rock Fire Department operations and maintenance budget (which excludes capital costs) is \$ 8,331,131.

B. Five and five-tenths percent (5.5%) of current Castle Rock Fire Department operations and maintenance budget is \$458,212.

C. The District's assessed valuation (as determined by Douglas County on December 5, 2008) is \$75,543,427.

D. In order for the District to raise \$458,212 based upon its current assessed valuation, the District would certify a mill levy of at least 6.07 mills.

4. One-half of all amounts due to Castle Rock pursuant to this IGA for a particular year shall be paid no later than July 1 of that year. The additional one-half of all such amounts due shall be paid by the District to Castle Rock on or before October 1 of said year, provided that if the District has not received sufficient amounts of its tax revenues from the Douglas County Treasurer by that date, to meet its obligation to Castle Rock, then the District shall only be required to pay so much of its revenues as it has actually received on October 1. Thereafter, the District shall pay any remaining amounts due and owing to Castle Rock within ten (10) days of the date such tax revenue monies are received from the Douglas County Treasurer's Office.

5. Notwithstanding any of the other provisions of this IGA, in no event shall the District be required to make total payments to Castle Rock for any one year in excess of the amounts the District is statutorily permitted to assess under §29-1-301, et seq., C.R.S., as now in effect or as the same may be hereinafter amended.

6. If in any year the District is unable to pay to Castle Rock its percentage of the total annual budget of the Castle Rock Fire Department as set forth in Section 1 above, it shall add such deficiency to the District's subsequent year budget and the budgets for all subsequent years until such payment deficiency has been paid to Castle Rock.

7. Should Castle Rock in any one year not spend all sums budgeted and appropriated for the Castle Rock Fire Department so that its budgetary figure used to compute the District's required annual payments under this Agreement is not utilized in its entirety, then the District shall be entitled to a credit on amounts due in the succeeding year for its proportionate share of the unspent amounts to the extent the District has actually paid such amounts to the Town. The foregoing shall not apply if the Castle Rock Fire Department expenditures exceed ninety-five (95%) percent of sums budgeted and appropriated.

8. It is understood and agreed by the Parties that it is both necessary and important for the District to be allowed input into the Castle Rock Fire Department budget preparation process. Accordingly, the Fire Chief for the Castle Rock Fire Department shall give written notice of the commencement of preparation of such budget to the Board of Directors of the District by July 15 of each year. The District may then request or suggest items that should be included in and/or excluded from the budget, but Castle Rock shall retain final budget authority as to such matters.

9. Upon the completion of the proposed Castle Rock Fire Department budget, the Fire Chief shall notify the Board of Directors of the District, in writing, that said proposed budget is complete. Such notice shall be given to the District by October 15 of each year. The District shall then be allowed to appoint a representative to review said proposed budget on behalf of the Board of Directors of the District and to point out and attempt to resolve any conflicts or disputed points within said proposed budget with the Fire Chief.

10. After the Fire Chief has attempted to resolve all conflicts presented to the Fire Chief by the representative of the District, the proposed budget will be presented to the Castle Rock Town Council as part of the overall Town budget. At that time the representative of the District shall be allowed to make report to the Castle Rock Town Council, which report must be heard prior to the final adoption of said budget by said Town Council.

11. All notifications by the Fire Chief as provided herein shall be provided within time limitations and at such times as will permit the District to meet any and all budget requirements and the certification of the levy of the County Commissioners of Douglas County, Colorado, as required by statute. However, the District or its representative cannot delay or otherwise act in a manner with respect to the acceptance of the budget proposals that would result in Castle Rock violating its responsibilities and statutory duty for consideration and adoption of the Town budget.

ARTICLE VI
EXCLUSION OF TERRITORY

1. Castle Rock is surrounded by the District and from time to time property within the District is annexed to Castle Rock. All such annexed territory is eligible for exclusion from the area of the District under the provisions of 32-1-501, et seq., C.R.S. Territory of the District annexed to Castle Rock shall be excluded from the territory of the District for all purposes including the levy for purposes of taxation. The effective date of exclusion shall be the date annexation is final under applicable statute and ordinances of Castle Rock. Provided, however, the exclusion of such annexed territory will not be effective for taxation purposes until the first day of January of the year subsequent to annexation.

The ordinances of Castle Rock annexing territory of the District shall recite the provisions of this Agreement as being a part of the plan of dissolution of the District approved by the Court in support of and as cause for the exclusion of territory to be annexed. A certified copy of any ordinance adopted by Castle Rock annexing territory of the District shall be filed with the District Court in and for the County of Douglas, Colorado, in Action No. 80CV209 and upon such filing the Court shall thereupon order the territory to be excluded from the District. Castle Rock shall cause a certified copy of any Order of Exclusion entered by the court involving annexation of territory of the District to the area of Castle Rock to be recorded with the Clerk and Recorder of Douglas County, Colorado.

ARTICLE VII
INDEMNIFICATION AND INSURANCE

1. The District shall not be deemed to assume any responsibility or liability for Castle Rock, relative to the negligence or intentional acts or failures to act of any officer, employee or volunteer of, or under the direction or control of Castle Rock. In the event that the District pays or is required to pay any claim arising out of the negligence or intentional act, or failure to act, of any officer, employee, or volunteer of, or under the direction or control of Castle Rock, then the District shall, to the extent permitted by law, be indemnified by Castle Rock for the amount of such claim or judgment, plus reasonable attorneys fees, court costs, expert witness fees, and all other expenses incurred by the District relative to such matter.

2. Castle Rock will make full provision for workmen's compensation insurance, as well as social security, disability, and unemployment insurance for its employees, officers, and volunteers performing under this IGA as required by the laws of the state of Colorado and/or of the Federal Government and will, upon request, exhibit evidence thereof to the District.

3. Castle Rock shall maintain at its sole cost and expense insurance coverage applicable to the activities within the District and the District officers, employees, and/or volunteers shall be named as an additional insured. Such insurance coverage shall include:

A. Comprehensive general liability coverage and errors and omissions in amounts not less than the governmental immunity limits as provided pursuant to 24-10-101 et seq., C.R.S., protecting against any loss, liability or expense whatsoever for personal injury,

death, property damage, or otherwise, arising from or in any way connected with the management, administration, or operation of Castle Rock under this IGA. Notwithstanding such minimum coverages, the coverage provided the District as an additional insured shall be equivalent to the coverage the Town maintains for its Castle Rock Fire Department operations.

ARTICLE VIII
TERMINATION

1. This IGA is subject to termination in the manner provided for modification as set forth in this Article VIII provided the District has made all payments due Castle Rock through the date of termination. Termination can take place only in the event a plan for continuance of services to the unincorporated area of the District is presented to and approved by the Court in Action No. 80CV209. Such plan may provide for services from other sources, the development of a plan for continuance of services by the District or by a plan imposed by the Court.

2. Written notice of intent to terminate shall be delivered by United States mail at least twenty-eight (28) months prior to January 1 of the year in which said party desires to terminate the IGA. Such notice shall specifically set forth the reason for termination and the proposed plan for continuation of services to the unincorporated area of the District in the event of termination. .

ARTICLE IX
MISCELLANEOUS

1. The boundaries of the District shall be those boundaries presently on file with the Douglas County District Court, relative to the Castle Rock Fire Protection District or as may be modified by the exclusion of territory pursuant to the provisions of this Agreement. It is the property within the boundaries of the District which this Agreement contemplates serving with fire protection and prevention and emergency medical and rescue services. The District may not include any additional property within the District unless with the mutual consent and agreement of Castle Rock.

2. Castle Rock may not, voluntarily or involuntarily assign, delegate, subcontract, pledge, hypothecate or encumber any right, duty or interest, in whole or in part, in or of this IGA unless such transfer of responsibilities includes the entirety of the Castle Rock Fire Department service area, without the express written consent of the District under an approved modification of the plan of dissolution on file with the Court and any attempt to do so shall be null, void, and of no effect.

3. Procedure for modification of this IGA shall be as follows:

A. Castle Rock shall, by written entry of appearance in the matter of the District's Petition for Dissolution, Case No. 80CV209 in the District Court in and for the County of Douglas, State of Colorado, and by agreement of the parties, consent to the Court's continuing jurisdiction over dissolution for the purpose of considering any matters enumerated below.

B. If Castle Rock or the District desires to amend the terms of this IGA, such party shall give written notice of the intent to amend, to the other party. Said written notice shall set forth the proposed amendment and shall designate the party or parties who will serve as the negotiating representative for the party giving said notice. Within fifteen (15) days from the date of receipt of said written notice, the party receiving notice shall designate its negotiating representative and shall inform the party giving said written notice of this choice. The negotiating representatives shall attempt, in good faith, to reach an agreement concerning the proposed amendment; and, if an agreement is reached, then said amendment shall be reduced to writing and executed on behalf of the parties and submitted to the Court for approval. Upon approval by the Court, the modification shall be made a part of this IGA.

C. All issues between the parties relating to the performance of any condition of this IGA, including negotiations relating to any future modifications, may be resolved by whatever means are mutually agreeable to both parties.

D. In the event the parties hereto are not able to agree to a procedure or the actual resolution of any particular issue, either party may proceed by application directly to the District Court in and for the County of Douglas, State of Colorado, in Civil Action No. 80CV209, for resolution of said issue or issues.

4. The records of the District and of Castle Rock which are not otherwise privileged and confidential to either entity under the provision of law relating to any matter in connection with this IGA shall be open for inspection and duplication upon written request of either party.

5. Waiver of any breach of any of the provisions of this Agreement by either Castle Rock or the District shall not constitute a continuing waiver or a waiver of any subsequent breach by either Castle Rock or the District either of said provision or of any other provision of this IGA.

6. The financial obligation of the District under the Original Agreement to pay Castle Rock for fire and emergency services and to impose a mill levy to support such obligations, which is continued and carried forward under this IGA, was authorized by the voters of the District prior to the adoption of Article X, Section 20 of the Colorado Constitution (TABOR) and therefore constitutes a valid, pre-TABOR obligation of the District.

7. This IGA contains the entire agreement between the parties hereto and no statement, promise, or inducement made by either party or the agent of either party that is not contained in this IGA shall be valid or binding.

8. The article and paragraph headings and any other titles contained herein are intended for convenience and reference only and are not intended to define, limit or describe the scope or intent of any provisions of this IGA.

9. Invalidation of any of the provisions of this IGA or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given circumstance, shall not affect the validity of the remainder of this Agreement.

10. Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

11. Time is of the essence for the performance of each and every provision hereof.

12. This Agreement shall be construed in accordance with the laws of the State of Colorado.

13. Any notice required under the provisions of this Agreement shall be given by United States mail, postage prepaid, to the following:

To the Town of Castle Rock:
Town of Castle Rock
100 Wilcox Street
Castle Rock, CO 80104

To the District:
Castle Rock Fire Protection District
P.O. Box 373
Castle Rock, CO 80104

[Signature Pages to Follows]

EXHIBIT A
Findings and Order of Dissolution

FILED
IN THE DISTRICT COURT
DOUGLAS COUNTY, COLO.

NOV 07 1986

BETTE VANPELT
CLERK OF DISTRICT COURT

DISTRICT COURT, DOUGLAS COUNTY, STATE OF COLORADO

Case No. 80-CV-209

FINDINGS AND ORDER OF DISSOLUTION

IN RE THE MATTER OF THE ORGANIZATION OF THE CASTLE ROCK FIRE PROTECTION DISTRICT, a quasi-municipal corporation,

THE CASTLE ROCK FIRE PROTECTION DISTRICT, a quasi-municipal corporation,

Petitioner.

THE COURT has examined the Report and Certification of Election Results filed herein by the Castle Rock Fire Protection District and has further examined all documents and pleadings on file herein relating to the dissolution of said District and based thereon,

THE COURT FINDS AS FOLLOWS:

A. On or about March 11, 1986, the Board of Directors of Castle Rock Fire Protection District, Douglas County, Colorado, ("the District") duly filed with the Court a Petition for Dissolution of the District, which Petition was accompanied by all attachments required by applicable law.

B. The District has also filed herein an Agreement (Plan of Dissolution) between the District and the Town of Castle Rock ("Castle Rock") dated March 20, 1986 relating to the continued provision of fire protection services within the area of the District and the payment therefor after Dissolution of the District, and containing a complete plan of Dissolution, as required by applicable law.

C. The Court thereupon duly ordered a hearing on said Petition to be held April 17, 1986 at the hour of 8:30 A.M and ordered Notice of the filing of said Petition, reciting applicable financial and service-related provisions of the Agreement (Plan of Dissolution), together with the date, hour and place of the Court's hearing thereon to be given as provided by law.

D. Said Notice, in the form on file herein, was duly given by publication in the News-Press, a newspaper of general circulation in the District, and by mailing a copy thereof to the Board of County Commissioners of Douglas County, Colorado, and to the governing body of each municipality having territory within a radius of three miles of the boundaries of the District.

E. Prior to the Court hearing on said Petition, Castle Rock, as a party to the Agreement (Plan of Dissolution), submitted to the jurisdiction of this Court in these proceedings by written Entry of Appearance.

F. Following the Court's hearing April 17, 1986, at which the Court carefully considered the Agreement (Plan of Dissolution), the Court on May 13, 1986 made the findings set forth in its written Order of said date and duly submitted the question of Dissolution of the District to the electors thereof, such election to be held September 2, 1986.

G. Notice of said election, in the form attached as Exhibit A to the Report and Certification of Election Results filed by the District, was duly published in the News-Press, a newspaper of general circulation in the District, on August 5, August 12, and August 19, 1986.

H. The election was duly and regularly held on September 2, 1986, and a majority of the electors voting thereat approved the question of Dissolution.

I. The District has no outstanding bonds. The Agreement (Plan of Dissolution) adequately provides for the discharge of existing financial obligations of the District, the continued provision of fire protection and related services within the area of the District, and the funding needed to finance such services following dissolution.

J. A prior agreement between the the District and Castle Rock, dated June 1, 1982, currently in effect, provides for the furnishing of fire protection and related services by Castle Rock within the area of the District, and such agreement is the only means by which such services have been or can be furnished within such area pending implementation of the service and payment provisions of the Agreement (Plan of Dissolution) dated March 20, 1986. The District has paid Castle Rock the sum of \$40,025.36 under the prior agreement for fire protection services through the end of 1986. Article I, Section 3 of the Agreement (Plan of Dissolution) provides for the termination of the prior agreement upon the effective date of any Order of Dissolution entered in these proceedings. Fire protection and related services furnished under the prior agreement are essential to the public health, safety and welfare and must be continued until such services are provided under the new Agreement (Plan of Dissolution) at the beginning of 1987. No prejudice will result to any party or to the public from the Court's modifying the said Article I, Section 3 of the Agreement (Plan of Dissolution) to provide for the extension of services under the prior Agreement through the end of 1986.

K. All requirements of Part 7, Article 1, Title 32, C.R.S. as amended, have been met in connection with these proceedings.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED AS FOLLOWS:

1. The Castle Rock Fire Protection District, Douglas County, Colorado, is hereby dissolved under and subject to the terms of the Agreement (Plan of Dissolution) between the District and the Town of Castle Rock dated March 20, 1986.
2. Subject to Section 4 of this Order, the provisions of said Agreement (Plan of Dissolution), including without limitation those applicable to the continued provision of fire protection and related services within the area of the District and the funding needed to finance such services, are incorporated herein by reference as though set forth verbatim.
3. Kent Brandebery, Virginia Hickey, George Peticlerc, Josie Pike, and Richard W. Blackwood shall remain in office as Directors of the District to perform those duties and functions specified in the Agreement (Plan of Dissolution) and in subsections (3) and (4) of Section 32-1-707, C.R.S. as amended. The Directors shall further be authorized and empowered to conduct on behalf of the District such proceedings as may be necessary to exclude from the area of the District those lands within the boundaries of the District which are also located within the boundaries of Castle Rock as of the effective date of this Order. They shall have and retain all rights, powers, privileges, and authority as may reasonably be necessary, proper, convenient or useful in the performance of such duties and functions. Such persons shall not be subject to election to the offices of Director of the District. Any vacancies on the Board of Directors shall be filled by appointment of the Court.
4. Notwithstanding the provisions of Article I, Section 3 of the Agreement (Plan of Dissolution), Castle Rock shall continue to furnish fire protection and related services within the area of the District required of it under the terms of the prior Agreement between the parties through and until 12:01 A.M. on January 1, 1987. At that time, the said prior Agreement shall be deemed terminated and of no further force or effect, and the provisions of the Agreement (Plan of Dissolution) relating to the continued provision of fire protection and related services within the area of the District shall become effective.

5. The Court shall have and retain continuing jurisdiction over these proceedings for the purposes of considering any further modifications of the Agreement (Plan of Dissolution) or other questions concerned with the performance of the said Agreement, and for such other purposes as may from time to time be provided by the laws of Colorado.

DONE IN OPEN COURT THIS 7th day of November, 1986.
BY THE COURT

Richard D. Insell
District Judge

APPROVED AS TO FORM AND CONTENT:

BANTA, HOYT, BANTA, GREENE
HANNEN & EVERALL

By Charles A. Kuechenmeister
Charles A. Kuechenmeister #2560
Attorneys for Castle Rock Fire
Protection District
6300 S. Syracuse Way, Suite 555
Englewood, CO 80111
Telephone: (303) 694-7171

Bruce Lassman
Bruce Lassman, Town Attorney
Town of Castle Rock, Colorado
318 4th Street
Castle Rock, CO 80104

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:39 AM
To: lisa howard; BOCC
Subject: RE: Pine Canyon project

Lisa,

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: lisa howard <drawoh332002@yahoo.com>
Sent: Thursday, August 29, 2024 8:06 AM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon project

Hello,

I am expressing my concerns of this project, that lacks concrete answers!!

This is a bad idea and the location choice is horrible. The traffic around the High School is already congested and this will only make it worse. Castle Rock needs to stay as Castle Rock. It's beautiful, it's open land that needs to stay that way. Who wants to smell sewage as they are driving to go climb "the rock" or dropping their kids off to school? Future water resources are going to be impacted. We need to stop this now for the future of our beautiful city!!!! As a tax payer I will be dialed in to the meeting on Sept 10th.

We do not want or need this!

Thank you.

Sent from my iPhone

From: Matt Jakubowski

Sent: Saturday, August 31, 2024 9:40 AM

To: Adam Brink

CC: BOCC

Subject: RE: Opposed to Current Pine Canyon Development plan for Unincorporated DougCo

Adam,

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: Adam Brink <adambrink14@yahoo.com>

Sent: Wednesday, August 28, 2024 9:17 PM

To: BOCC <BOCC@douglas.co.us>

Subject: Opposed to Current Pine Canyon Development plan for Unincorporated DougCo

Commissioners,

I understand there is history regarding the Pine Canyon Development; however, the current plan is unacceptable for many reasons that you are already aware of. I urge you to alter the course. Two better options are:

- 1) Buy the land for open-space, parks and sports fields to replace the fields at Douglas County Fairgrounds.
- 2) Let the Town of Castle Rock annex the land so that the town can manage the development.

Thank you,
Adam Brink
DougCo Resident
636-699-5427

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:41 AM
To: Millie Bennett
CC: BOCC
Subject: RE: Pine Canyon Development

Ernie and Millie,

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: Millie Bennett <drbenmillie@icloud.com>
Sent: Wednesday, August 28, 2024 8:03 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon Development

We are strongly opposed to the development of Pine Canyon in Unincorporated Douglas County. Dr. Ernie Bennett and Millie S. Bennett Sent from my iPad

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:42 AM
To: philip.drew.brunson@lmco.com
CC: BOCC
Subject: RE: Pine Canyon Development: Abe Laydon, George Teal and Lora Thomas

Philip,

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: philip.drew.brunson@lmco.com <philip.drew.brunson@lmco.com>
Sent: Wednesday, August 28, 2024 6:22 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon Development: Abe Laydon, George Teal and Lora Thomas

My family is very much against the Pine Canyon development. Over the past 20 years we have watched the quality of life in Castle Rock erode year after year. It seems that the decision makers in Castle Rock fall time after time for the slick talking salesperson who is there just to make a buck and then leave the damage behind. We don't want more tiny homes. We don't want more traffic congestion. We don't want/need any more stores. We moved to Castle Rock because it had open space and it wasn't crowded. Our water bills are outrageous and you won't allow grass in some areas but you are just fine cramming in more homes and more stores. You are just fine with it requiring us to sit through a dozen traffic lights and waste time and gas waiting in traffic every day. What you want to "develop" is a beautiful piece of land right now. What this development would do is destroy the land. Kill the animals that live on it now (and are part of reason we chose to live here). And bring down everyone's quality of life that already live here. We very much oppose the Pine Canyon development!

Philip D Brunson
Human Space Flight IT Lead
Cell: 720.938-2962
Phone: (720) 472-6482 X4726482
Email: philip.drew.brunson@lmco.com

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:41 AM
To: Jason Broberg
CC: BOCC
Subject: RE: Reject Pine Canyon development

Jason,

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: Jason Broberg <jbroberg21@gmail.com>
Sent: Wednesday, August 28, 2024 7:15 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Reject Pine Canyon development

I never write to our Town leaders but feel news of this sewer treatment facility combined with the other buildings for the Pine Canyon development warrants action. This development CANNOT move forward.

The reasons are: The proposed Pine Canyon development in Douglas County would bring 1,800 homes and 600,000 square feet of commercial space into the center of Castle Rock. Here are just a few reasons why Town Council should oversee the development of the property: - The development would construct an unneeded new standalone sewage treatment plant facility within 460 yards of Castle Rock residences, bringing with it odors and potential overflows - The development would cause daily depletion of Denver Basin Groundwater – Castle Rock’s long-term water supply source in times of drought – as no renewable water sources are proposed for the project - Pine Canyon residents would drive daily on Castle Rock’s roads without paying into Town projects, which is a requirement of building a home in Castle Rock - Despite being located in the middle of Town, the development would not pay its fair share toward Castle Rock infrastructure improvements, which would create a financial burden for the Town and its residents

Please do not move forward with this development as it would greatly burden my family and community.

Thank you for listening!

~Jason Broberg, Castle Rock resident

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:42 AM
To: Jeanette Wygant
CC: BOCC
Subject: RE: Pine Canyon

Jeanette,

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: Jeanette Wygant <jw746@outlook.com>
Sent: Wednesday, August 28, 2024 5:25 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon

I have been a Castle Rock resident for 24 years. I live in Metzler Ranch. The development proposed (or appears to already be in the initial stages with some kind of piping) for Pine Canyon is unnecessary and irresponsible. The neighborhoods and open space surrounding this area are home to much wild life. This development will put them in danger. As it is, we have seen the loss of owls and coyotes just to name a couple over the years. Where are they to go? This year alone we have had fox and even a prairie dog take up residence under our porch. They are losing their natural habitats. The driving will be a nightmare when it already is along Front Street surrounding the local schools and access to downtown. This will become the Town's dilemma. As well as care and maintenance of these roads. The need for police and emergency services is already an issue and this would add fuel to the fire. The development wants there own water treatment plant which will directly effect the air we breathe, the surrounding land and Plum Creek as well as the Town's well maintained and used trail system. Not to mention its location too close to our own treatment facility. The air particles and odor will force businesses, communities, and animals to leave. The proposed neighborhoods and businesses will use water that isn't sustainable and let the Town worry about it. Too much building. Too many problems without considerations of impact. Buy the land and make it open space to protect the land, air, water and livelihood of the current residents - human and otherwise.

Jeanette Wygant

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:43 AM
To: Kathy Duncan
CC: BOCC
Subject: RE: Pine canyon

Kathy,

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: Kathy Duncan <karzt2@comcast.net>
Sent: Wednesday, August 28, 2024 4:54 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine canyon

Hello. I'm a Castle Rock resident who opposes the Pine Canyon development. I'm concerned about the future impact on water, the infrastructure and pollution. We don't have the police or fire response needed nor can I see any benefits. Please let me know if there is anything I can do to help with the opposition of this project. Thank you. Kathy Duncan

Sent from my iPhone

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:45 AM
To: Shauna Bowlin
CC: BOCC
Subject: RE: Pine Canyon Development

Shauna,

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: Shauna Bowlin <shaunabowlin@gmail.com>
Sent: Friday, August 30, 2024 9:36 AM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon Development

Hello,

I live in Timber Ridge off Crowfoot Valley Road, and I am just learning about the Pine Canyon development that is being proposed. We drive by both sides of the area being discussed, and I am concerned to learn that such a huge development is planned at this point. I am writing to voice my opposition, but I have little hope that it will actually mean anything to do so. I have lived in Colorado since 1987 in El Paso and Douglas counties, and I have always heard about water shortages, often heard that there isn't sufficient infrastructure to support large developments - and yet, they are always permitted to be built. I understand the land owner has the right to sell and allow his land to be developed. I would just so love to see someone actually develop a thoughtful, beautiful community area instead of homes placed on postage stamp lots, obviously extracting every penny possible in profit. So, I expect this development will proceed like all the others, but if there is a place to register opposition from a citizen, please register mine.

Thank you.

Shauna Bowlin
1361 White Fir Terrace
Castle Rock

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:47 AM
To: James Mann
CC: BOCC
Subject: RE: Pine Canyon

James,

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: James Mann <farkleson@gmail.com>
Sent: Friday, August 30, 2024 8:53 AM
To: BOCC <BOCC@douglas.co.us>
Cc: townmanager@crgov.com
Subject: Pine Canyon

Commissioners -

The purpose of my correspondence today is to express my opposition the Pine Canyon development moving forward in unincorporated Douglas County. From an urban planning perspective a development completely surrounded by incorporated Castle Rock would be an abomination.

The fact that this development will require a stand alone wastewater treatment plant should be reason enough to reject the development in unincorporated Douglas County. The cost to construct, operate, and maintain the plant will far exceed the cost of connecting to the existing Castle Rock system.

If the proponents of the metropolitan district and development are saying anything to the contrary, I would suggest that they are flat out lying. If you look around the state and/or the country you will find that small utility systems are having a difficult time updating treatment facilities without significant federal subsidies. You need to look beyond the initial build, and see the operational costs, maintenance costs, and ultimately the replacement cost of the plant.

If you consider yourselves conservative in any nature, you should know that you are setting up this development to be ultimately more expensive than annexing to the town and connecting to the towns wastewater system. The residents of Pine Canyon will ultimately be looking for government handouts to "save" them. Not very conservative.

Finally, a development of this nature surrounded by incorporated Castle Rock will be a suck on Castle Rock services and will not provide the same level of resources to the community. They will receive the benefit of living adjacent to town services, but won't be paying for them. They will require policing services that will likely have Castle Rock Police Department as first responders.

My comments are by no means meant to say that I am not in favor of the development, I am suggesting that you should reject the development due to its requirement for duplicative services. One of the requirements in approving a metropolitan district is to prove that there isn't the availability of services in the area, which is blatantly false if the proponent is suggesting such. Castle Rock certainly has utility capacity to serve the proposed development.

Do the right thing from a service and planning perspective and reject this development in unincorporated Douglas County.

James A. Mann
Sent from my iPhone

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:47 AM
To: Jill Eiber
CC: BOCC
Subject: RE: Pine Canyon

Jill,

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: Jill Eiber <jill.eiber@gmail.com>
Sent: Friday, August 30, 2024 7:07 AM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon

Douglas County Commissioners,

I have been a citizen of Town of Castle Rock since 1999. I have enjoyed the little quaint town but am currently seeing changes that are not beneficial to this once small town. One of those would be Pine Canyon. Our resources are becoming compromised. We need to think about the future if or town. Opening up a huge housing, apartments without being in the Town of Castle Rock city could greatly affect our town. I will be there September 10 to fight for our Town of Castle Rock .

Jill Eiber
303-887-5271

Sent from my iPhone

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:48 AM
To: jeffntonya23
CC: BOCC
Subject: RE: Pine Csnyon Rezoning Proposal

Jeffrey,

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: jeffntonya23 <jeffntonya23@yahoo.com>
Sent: Thursday, August 29, 2024 7:44 PM
To: BOCC <BOCC@douglas.co.us>
Cc: jeffntonya23@yahoo.com
Subject: Pine Csnyon Rezoning Proposal

Commissioners,

I understand there is to be a vote September 10th as to the disposition of the rezoning request to allow residential development on Walker ranch.

I'm concerned with traffic entering and leaving the development. I've attached a photo of the proposed development and as you can see, either exiting the development on the North end to Founders Parkway or the South end, onto front street, all end up at the Founders I25 exit. Today most traffic going to Crowfoot Valley and the new developments there, all use Founders to enter and exit the highway. Weekday rush hours and on weekends, the traffic on Founders is extremely heavy.

Without some form of traffic abatement to address the Walker development growth as well as the Crowfoot valley traffic we're being very short sighted.

Additionally, I think it's foolish to make two sets of water use rules in the county. Again, with the addition of the Walker development, any prolonged drought will lead to a disaster in Douglas county, that includes Castle Rock.

I'm imploring you all to really think things through before rushing to approve this request. Long term, the county may regret that the ROI you expected was all spent on these clean up projects.

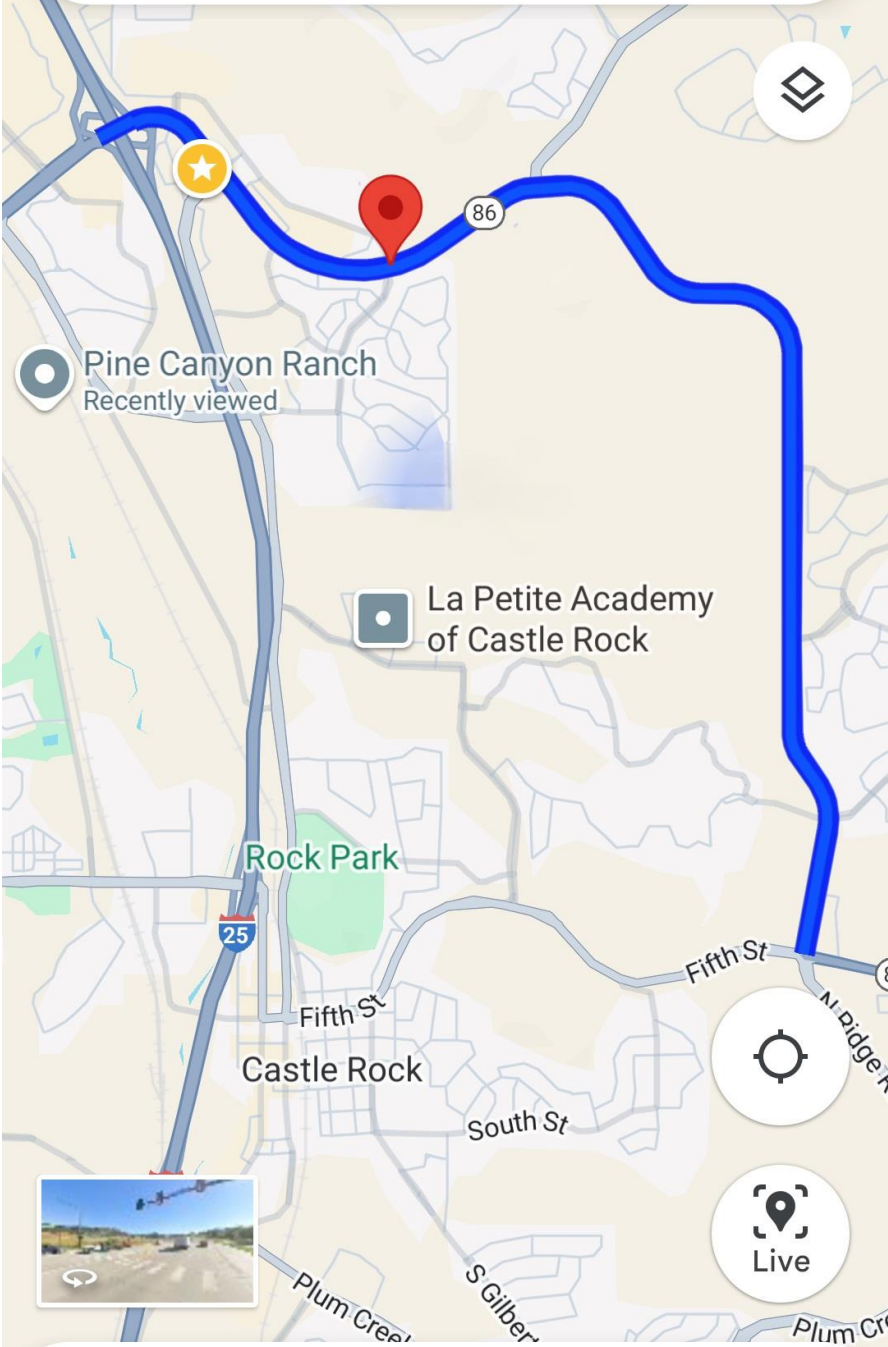
Thank you for your consideration.

Jeffrey Zager

19:25

95%

Founders Pkwy, Castle Rock... X



Founders Pkwy



Directions

Start

Save



From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:50 AM
To: joan Hulse
CC: BOCC
Subject: RE: Pine Canyon proposed development

Joan,

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: joan Hulse <joanhulse@comcast.net>
Sent: Thursday, August 29, 2024 6:30 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon proposed development

I live in the Metzler ranch area and would like to strongly oppose this development. One reason I bought my home in this area was because of the open space behind me. The additional building, increased traffic and many other negatives are extremely unwanted.

Thank you for acknowledging my comments.

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:51 AM
To: Bill Pine
CC: BOCC
Subject: RE: Pine Canyon

Bill & Diana,

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: Bill Pine <bogeybilly@gmail.com>
Sent: Thursday, August 29, 2024 5:46 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon

I am Totally against this project and can only hope the town of Castle Rock can get things going in our direction. We don't need any of this, especially when we don't have the resources to support it.

Stop this encroachment now! Do what's best for Castle Rock!!

Bill and Diana Pine
Peakview and residents
909 855 0890
Sent from my iPhone

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:52 AM
To: Heather Rieber
CC: BOCC
Subject: RE: Please Oppose Pine Canyon Development

Christopher & Heather,

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: Heather Rieber <h.riever22@gmail.com>
Sent: Thursday, August 29, 2024 5:07 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Please Oppose Pine Canyon Development

Dear Douglas County Commissioners,

We have lived in Diamond Ridge Estates for 12 years now. We moved to Castle Rock from Highlands Ranch in 2012, because Highlands Ranch and Lone Tree were so overpopulated with a ton of traffic. Castle Rock was still a relatively peaceful Denver suburb. That has rapidly changed since then. My husband's commute time has almost doubled since then. The building in and around Castle Rock is completely out of control and we don't have the infrastructure to support it. We certainly don't have the resources or room on the roads to support the proposed Pine Canyon development. How will they compensate the Town of Castle Rock for the wear and tear on the roads, or even road widening to handle the atrocious traffic this will cause? What happens when they can't maintain their own sewage treatment plant and run out of non-renewable water? How can one neighborhood possibly pay to keep up and maintain their own sewage treatment plant and water supply?? Which fire department will serve them and how will they pay for that? The current plan is honestly insanity - the density, lack of affiliation with the Town of Castle Rock despite being directly surrounded the Town, use of roads they don't pay for, their own sewage and water services. This developer is NOT being a good neighbor and the whole thing is destined to fail in the future.

I expect all of you, but especially you, George Teal, since you represent our district, to OPPOSE this development. It's time for you all to do what's right for your constituents, not dealing under the table with developers. NO Castle Rock residents want this! Your decision WILL be remembered in November.

Thank you,
Christopher and Heather Rieber
780 Sapphire Dr
Castle Rock, CO 80108

From: Matt Jakubowski

Sent: Saturday, August 31, 2024 9:53 AM

To: Kit Grabbe; Sonja Grabbe

CC: BOCC

Subject: RE: views on the Pine Canyon development proposal for the Douglas County Commissioners

Kit & Sonja,

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: Kit Grabbe <kitgrabbe@gmail.com>

Sent: Thursday, August 29, 2024 2:27 PM

To: BOCC <BOCC@douglas.co.us>; Sonja Grabbe <sonjagrabbe23@gmail.com>

Subject: views on the Pine Canyon development proposal for the Douglas County Commissioners

Greetings,

My wife Sonja and me both opppse the Pine Canyon plans for tightly packed homes and sewage treatment and would favor recreational use for parks, sports, churches and educational use especially as Sonja is a speech therapist at DCHS. They're currently putting in a water main obviously above a planned road right next to open space across the street from our home where we formerly walked out dogs and enjoyed nature but not since their groundbreaking. God bless you and God bless America us.

Kit Grabbe 720-212-3035

Sonja Grabbe 7196441330

840 Whispering Oak Dr, Castle Rock, CO 80104

kitgrabbe@gmail.com

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:53 AM
To: Donna Heintz
CC: BOCC
Subject: RE: Oppose

Donna,

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: Donna Heintz <dgheintz@comcast.net>
Sent: Thursday, August 29, 2024 1:52 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Oppose

Hello,

I am emailing to express my deepest concern and opposition to allowing Pine Canyon to progress. This is an example of the county making decisions for the local community without regard for the infrastructure and well-being of its citizens. Please do not go forward with this proposal!

Donna Grego-Heintz
7511 Greenwater Cir
Castle Rock, CO 80108

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:53 AM
To: Sharice Thiel
CC: BOCC
Subject: RE: Pine Canyon Development

Sharice,

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: Sharice Thiel <reeseabc@msn.com>
Sent: Thursday, August 29, 2024 2:05 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon Development

Our household says NO to the Pine Canyon Development

We oppose the Pine Canyon Development

Sharice T
Castlewood Ranch, Castle Rock
720-354-1965

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:54 AM
To: lw
CC: BOCC
Subject: RE: Please reject the Pine Canyon proposal

Linda,

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: lw <l.weber8861@gmail.com>
Sent: Thursday, August 29, 2024 1:51 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Please reject the Pine Canyon proposal

Dear DC Commissioners,
Please REJECT the Pine Canyon proposal.

A wise person once said, "Just because you can, doesn't mean you should."
This proposal would have too many negative effects on the surrounding Castle Rock area. My family has lived in Metzler Ranch for almost 20 years and continues to experience the positive and negative consequences of rapid growth in the area.

According to the DC website, "Douglas County is recognized for being one of the most family-friendly communities in Colorado, offering a quality of life unmatched elsewhere in the state."

This proposal is a direct threat to that quality of life.
Please don't ruin it for the surrounding CR community.

Just because you can, doesn't mean you should.

Linda Weber
Sent from my iPad

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:54 AM
To: Brian Hixon
CC: BOCC
Subject: RE: 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: Brian Hixon <brianhixon1@gmail.com>
Sent: Thursday, August 29, 2024 1:49 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Oppose Pine Canyon

Hello,

I am a resident in Founders and I saw the articles about Pine Canyon. While I understand the desire for additional development I strongly feel this will further place a burden on the town. We are already bursting at the seams and struggling to provide all the resources necessary for our current population. I worry that by approving the Pine Canyon development it will not provide any real benefits and will make a crowded town feel even more crowded.

Please vote no, thanks!

Brian

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:56 AM
To: Trevor Karnes
CC: BOCC
Subject: RE: Do not allow Pine Canyon Development to continue

Trevor,

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: Trevor Karnes <trevor.karnes@yahoo.com>
Sent: Thursday, August 29, 2024 11:26 AM
To: BOCC <BOCC@douglas.co.us>
Subject: Do not allow Pine Canyon Development to continue

Commissioners Landon, Teal, and Thomas,

As a Castle Rock resident (residing in District II), I cannot tell you enough what a terrible idea it would be to move forward with the Pine Canyon development as it is currently proposed. This is not responsible planning and is bad for all current residents of Castle Rock. As a voter and constituent I will do everything in my power (both with wallet and voice) to oppose any future candidacy of anyone on this board who votes or gives their support to this disastrous initiative. Please make the right and the smart decision for the residents and voters of your districts.

Best Regards,

Trevor Karnes
Castlewood Ranch Home Owner

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:55 AM
To: Robert Morrill
CC: BOCC
Subject: RE: Pine Canyon Project

Bob,

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: Robert Morrill <rdmorrill@hotmail.com>
Sent: Thursday, August 29, 2024 12:33 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon Project

As a relatively new resident of Castle Rock, 3 years now, I certainly have contributed to the growth of the city.

Growth is inevitable in and around Castle Rock but this project, in the middle of Castle Rock, with its Unincorporated status will only increase city cost and contribute nothing to support the facilities/roads the residents/workers will utilize.

Some compromise must be reached between the county and city of Castle Rock that should offset the inevitable costs to the city.

Additionally, the water issue will certainly rear its head when the development cannot obtain a long term and sustainable water supply.

Before both of the aforementioned lead to one lawsuit or another., can't the city, county and developer reach what appear to be logical requirements

Bob Morrill

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:56 AM
To: Renee Murphy
CC: BOCC
Subject: RE: Pine Canyon Development

Renee,

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: Renee Murphy <reneemmurphy@gmail.com>
Sent: Thursday, August 29, 2024 9:18 AM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon Development

Dear Douglas County Commissioners,

Please consider action to bring the Pine Canyon Development under the same Town requirements that the developments surrounding it have. As residents who live in proximity to the development, we're highly concerned that adequate resources are not being contributed to cover appropriate use of Fire, roads, other infrastructure and consideration of the impact of water resources. Development will happen in the Town but our ask is that it happen under the same infrastructure guidelines.

Thanks for your consideration,

Renee Murphy
620 Silver Rock Trl, Castle Rock

From: Matt Jakubowski
Sent: Saturday, August 31, 2024 9:57 AM
To: Russ Dalke
CC: BOCC
Subject: RE: Pine Canyon Development

Russ,

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: Russ Dalke <russdalke@gmail.com>
Sent: Thursday, August 29, 2024 9:16 AM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon Development

According to reports, the commissioners will take up a meeting at 2:30pm on September 10, 2024 to discuss the proposed subject development. Please register my vehement opposition to this development. I am a resident of Castle Rock and have already witnessed an overdevelopment of the town in just the last 15 years. Castle Rock is walking an extremely fine line between being manageable and becoming unmanageable. Quality of life and infrastructure will deteriorate once we reach a point of unmanageable overdevelopment. The proposed development you are considering will certainly contribute to reaching that point. If you allow this development to proceed, 10-20 years from now, you can proudly look back and say you helped destroy a wonderful town.

I am sure I am not the only resident that opposes such a development. Should consideration for such a project continue, perhaps it will be time to organize opposition and start making a lot of noise in the streets and at future meetings. I believe common sense will prevail and the proper decision will be made to maintain Castle Rock as a wonderful community capable of managing and maintaining our city in such a way that the residents have a beautiful, safe, secure and well serviced peaceful community.

I oppose the Pine Canyon Development.

Respectfully,
Russ Dalke
1273 Bent Grass Cir.
Castle Rock, CO 80109
913-620-3916

From: Matt Jakubowski
Sent: Monday, September 2, 2024 2:41 PM
To: Jackie Waldenmyer
CC: BOCC
Subject: RE: Pine Canyon Development

Jacqueline & Feryl,

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: Jackie Waldenmyer <jackiewaldenmyer@gmail.com>
Sent: Monday, September 2, 2024 11:12 AM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon Development

We are against approval for this above-named development unless it annexes to the Town of Castle Rock to follow fundamental building requirements for our town.

To allow a development of this size in the center of my town, without contributing developer impact fees to the town, and following Castle Rock's development minimums, as any other town development would be required to do, is basically rape of our city and its' residents. I feel Douglas County is being shortsighted in not doing what is best for whatever new residents would be a part of this new development, as well as what is best and fair for the current residents of Castle Rock, who have all paid their fair share to use and enjoy city services.

I am afraid water use is being improperly planned for, as you are reducing even your own Douglas County requirement of 0.75 acre-feet of non renewable groundwater per single family residence, to a paltry 0.273 acre-feet per single family residence. An adequate water supply is vital to our survival, and it doesn't seem like a trivial matter that this is not being done with this new proposed development.

I would prefer it not be built at all, but at the very least it should have the same building requirements as all other Castle Rock developments. Corners are being cut, and we have to ask ourselves why this is? I urge a "NO" vote on this, as no other vote is a fair one to anybody who will be affected by this proposed Pine Canyon Development.

Sincerely,
Jacqueline and Feryl Waldenmyer
3433 New Haven Circle
Castle Rock, CO 80109

From: Matt Jakubowski
Sent: Monday, September 2, 2024 2:41 PM
To: Eva Perry
CC: BOCC
Subject: RE: Pine canyon

Eva,

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: Eva Perry <evaperry5@gmail.com>
Sent: Monday, September 2, 2024 7:56 AM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine canyon

I am absolutely against this development! Please let it be known at the Sept 10th meeting as I cannot attend as I'm working at that time. I live in the Siena neighborhood next to the pasture. 3354 Caprock Way, Castle Rock, CO 80104. Thank you, Eva Perry

From: Matt Jakubowski
Sent: Monday, September 2, 2024 2:43 PM
To: marcimiller27@gmail.com
CC: jm29er@gmail.com; BOCC
Subject: RE: Strong Opposition to Pine Canyon Development in Castle Rock

Marci & Josh,

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: marcimiller27@gmail.com <marcimiller27@gmail.com>
Sent: Sunday, September 1, 2024 2:07 PM
To: BOCC <BOCC@douglas.co.us>
Cc: jm29er@gmail.com
Subject: Strong Opposition to Pine Canyon Development in Castle Rock

Douglas County Planning Commissioners:

We are writing to express our strong opposition to the Pine Canyon Development in Castle Rock. This project is clearly not in the best interest of our community, and it's beyond concerning that you, **Abe Laydon, George Teal, and Lora Thomas** support it despite widespread opposition from residents.

The only reason you would be for this development is if you or others stand to benefit financially. It's hard to believe that anyone who truly cares about Castle Rock's future would push this forward knowing the damage it will cause. Have you even considered other options? Why not turn this area into open space or a park that all residents can enjoy, rather than destroying it with unnecessary development?

The strain this project will place on our infrastructure—roads, schools, and public services—is undeniable. Increased traffic will create safety hazards and add to the growing congestion in our town. Our schools are already stretched thin, and this development will only make matters worse. Furthermore, the environmental damage this project could cause, particularly to our open spaces and wildlife, is unacceptable. Castle Rock's natural beauty is a major reason people choose to live here, and this development threatens to destroy that.

The lack of transparency and apparent disregard for the wishes of Castle Rock residents is troubling. Why are you pushing forward with this project when so many of us are against it? Are you truly considering the long-term impacts this will have on our community? It feels like

the voices of the people who live here are being ignored in favor of developers and short-term gains. While it's understandable that the JRW Family Trust seeks to profit, it should not come at the expense of Castle Rock and its community.

Castle Rock is known for its small-town charm and close-knit community. The Pine Canyon Development will lead to overcrowding and fundamentally alter the character of our town. We will definitely be attending the public hearing on September 10 and hope you show up to explain why.

I urge you to reconsider your support for this project and listen to the residents who overwhelmingly oppose it. Please prioritize the well-being of the people who call Castle Rock home over the interests of developers.

Marci & Josh Miller

From: Matt Jakubowski
Sent: Monday, September 2, 2024 2:47 PM
To: Rich Reyna
CC: BOCC
Subject: RE: Concerned Citizen: Opposition to the Proposed Pine Canyon Development

Rich,

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: Rich Reyna <rreyna425@gmail.com>
Sent: Sunday, September 1, 2024 2:00 PM
To: BOCC <BOCC@douglas.co.us>
Cc: TVargish@crgov.com; SVossler@crgov.com; Rich Reyna <rreyna425@gmail.com>
Subject: Concerned Citizen: Opposition to the Proposed Pine Canyon Development

Dear Board Members,

I am writing as a very concerned citizen over the proposed Pine Canyon Development in unincorporated Douglas County that is completely surrounded by the Town of Castle Rock. Unfortunately, I have to send an email because the County planned a meeting to discuss this issue on a Tuesday at 2:30PM. I would argue that most Castle Rock residents with a valid concern will be working during that time, so, as an aside, this doesn't strike me as a sincere attempt to hear the people's concerns. It reads more like an attempt to check the box saying you gave the community a chance to be heard with no real intention of doing so. It is not playing well in my corner of the Castle Rock community.

With that, I and many others in this community are doggedly OPPOSED to this development as currently proposed. Such a move without acting to satisfy the Town of Castle Rock's documented concerns/solutions would demonstrate what I consider to be reckless behavior and a complete lack of intellectual honesty and integrity on the part of County Commissioners and the developer (<https://www.crgov.com/DocumentCenter/View/46486/Pine-Canyon-Planned-Development-Proposal-Douglas-County-Referral-CL?bidId=f>). Of the many valid and supportable concerns The Town expressed to the County, the most egregious to many in my neighborhood (Blacktail at the Meadows) is the proposed sewage treatment facility near Prairie Hawk Drive.

Just over a year ago, my family and I purchased a home directly across the road from the proposed sewage treatment facility location. The construction of such a facility at that location would very likely create a severely negative impact on our quality of life and would be damning for our property values. There are also documented health issues directly related to residents living near wastewater treatment plants (see Journal of Environmental and Public Health article below), which should be of utmost concern considering the large number of families this would impact. It seems clear that existing facilities can accommodate proposed demands, so moving forward with this plan would be done so with absolutely no regard for the human or environmental impact on the surrounding areas.

I moved to Castle Rock for its beauty, conveniences, and community. It is a wonderful place to live and this development apparently seeks to capitalize on that WITHOUT working with The Town. Consequently, this plan also serves to damage what makes Castle Rock so appealing in the first place. Please do not allow blind ambition and greed to compromise what makes Castle Rock so great. Real people live here. This development would have real negative impacts on the health and welfare of many residents. The government is, in large part, supposed to protect the citizenry from exactly this type of opportunistic land grab. Please do the right thing and stop this development outright or comply with The Town's recommendations before moving forward.

Journal of Environmental and Public Health: Impact on the Quality of Life When Living Close to a Municipal Wastewater Treatment Plant (<https://onlinelibrary.wiley.com/doi/10.1155/2016/8467023>)

Abstract:

The objective of the study was to investigate the impact on the quality of life of people living close to a municipal wastewater treatment plant. A case control study, including 235 inhabitants living within a 500 m radius by a municipal wastewater treatment plant (cases) and 97 inhabitants living in a different area (controls), was conducted. A standardized questionnaire was self-completed by the participants which examined the general health perception and the overall life satisfaction. Also, the concentration of airborne pathogenic microorganisms in aerosol samples collected around the wastewater treatment plant was investigated. Significant risk for symptoms such as headache, unusual tiredness, and concentration difficulties was recorded and an increased possibility for respiratory and skin diseases was reported. A high rate of the cases being irritable and moody was noticed. Significantly higher gastrointestinal symptoms were also reported among the cases in relation to the controls. The prevalence of pathogenic airborne microorganisms originating from the wastewater treatment plant was reported in high numbers in sampling points close to the wastewater treatment plant. More analytical epidemiological investigations are needed to determine the cause as well as the burden of the diseases to inhabitants living surrounding the wastewater treatment plant.

Sincerely and Very Respectfully,
Rich Reyna

Research Article

Impact on the Quality of Life When Living Close to a Municipal Wastewater Treatment Plant

A. Vantarakis, S. Paparrodopoulos, P. Kokkinos, G. Vantarakis, K. Fragou, and I. Detorakis

Environmental Microbiology Unit, Department of Public Health, Medical School, University of Patras, University Campus, 26500 Patras, Greece

Correspondence should be addressed to A. Vantarakis; avanta@upatras.gr

Received 8 December 2015; Accepted 15 March 2016

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The objective of the study was to investigate the impact on the quality of life of people living close to a municipal wastewater treatment plant. A case control study, including 235 inhabitants living within a 500 m radius by a municipal wastewater treatment plant (cases) and 97 inhabitants living in a different area (controls), was conducted. A standardized questionnaire was self-completed by the participants which examined the general health perception and the overall life satisfaction. Also, the concentration of airborne pathogenic microorganisms in aerosol samples collected around the wastewater treatment plant was investigated. Significant risk for symptoms such as headache, unusual tiredness, and concentration difficulties was recorded and an increased possibility for respiratory and skin diseases was reported. A high rate of the cases being irritable and moody was noticed. Significantly higher gastrointestinal symptoms were also reported among the cases in relation to the controls. The prevalence of pathogenic airborne microorganisms originating from the wastewater treatment plant was reported in high numbers in sampling points close to the wastewater treatment plant. More analytical epidemiological investigations are needed to determine the cause as well as the burden of the diseases to inhabitants living surrounding the wastewater treatment plant.

1. Introduction

Air quality and its pollution (physical, chemical, and biological) significantly influences the health and good living of humans, animals, or plants inhabiting it [1, 2]. Despite the fact that the air is an unfavourable environment for microorganisms to grow, it is merely a place which temporarily occupy and move in. The air is very often called “transport environment” because microorganisms may be present and often can be transported over considerable distances [1]. Microorganisms move in the air as a consequence of wind movement, which “sweeps” them away from various habitats and surroundings (soil, water, waste, plant surfaces, animals, and other), or are introduced during the processes of sneezing, coughing, or sewage aeration [2].

Wastewater treatment plant (WTP), due to its working conditions, is considered as a major source of aerosols and may constitute an important health risk for plant workers as well as the surrounding inhabitants [2–5]. Various bacterial and fungal communities have been isolated from all types

of aerobic and anaerobic WTPs [6]. Several studies have shown that bacteria contained in droplets of WTPs were 10–1000 times more than that in a water source, depending on the droplet size [3]. A number of atmospheric factors such as temperature, wind velocity, smog, and specific humidity influence the aerosol spread as well as the ability of microorganisms to survive in the air. At very low humidity and high temperature, microbes face dehydration, whereas high humidity may give cells protection against the solar radiation [3, 4, 7]. It has also been reported that UV radiation, oxygen content, specific ions, various pollutants, and air-associated factors are also responsible for the decrease of the biological activity in a WTP [7, 8].

Bioaerosols may contain different types of microorganisms such as viruses, pathogenic bacteria, and fungi, capable of causing skin, digestive system, respiratory, and nervous system diseases and human allergies [9]. Specifically, bioaerosols emitted by WTPs can impact the air quality. In the past, microbial concentrations in the surrounding air from



the aeration tanks of WTPs, at different heights and different distances, have been reported [10–12].

Waste management facilities generate atmospheric emissions and liquid effluent, which may be hazardous to human health. The potential health hazards related to WTP aerosols are documented commonly for occupational exposure. Effects including respiratory and digestive symptoms have been reported in workers exposed to particulate matter and bioaerosols [9]. Similar health problems may occur in people living near such plants who may be exposed to this release. To guide the implementation of waste management policies, decision-makers need information about their potential effects on public health.

In the city of Patras, south western Greece, a municipal wastewater treatment plant receiving domestic sewage from approximately 250,000 citizens is located in a densely inhabited area. The WTP effluents flow to the Patraikos gulf through a submarine pipe delivering the treated effluents in approximately 100 m from the coastline. Within a radius of 100–500 m around the WTP, 800 to 1000 inhabitants are permanently living. In order to assess the impact on the quality of life of citizens living close to the WTP, an observational case control study, as well as a microbiological analysis of air close to the living areas, was performed. It is the first time that such an observational survey has been performed in Greece. It is one of the very few studies combining microbiological and epidemiological data in an area close to a wastewater treatment plant.

2. Materials and Methods

The Patras' wastewater treatment plant (WTP) has a mean inflow of 45,000 m³/d receiving municipal waste from 250,000 inhabitants. It is a secondary WTP which includes indoor pretreatment with screens and coarse bubble aerated grit clammers, outdoor primary and secondary settling tanks, outdoor chlorination, and indoor sludge processors with belt filter presses.

2.1. Study Population. The study population was comprised of inhabitants living in the surrounding area of the WTP (up to 500 m radius) considered as cases. A case included any resident, living permanently for more than eight hours per day in an area (<500 m) from the WTP. As a control was considered a resident living permanently in an area located more than 5 km from the WTP. The participants, cases and controls, were matched according their demographic, socio-economic, ethnic, and occupational background. Inclusion criteria in the study were the permanent residency in the region, the age above 18 years, and the agreement to complete the questionnaire. Cases travelled and stayed abroad as well as individuals who were working far from their house for more than 10 hours every day or who resided in the regions for less than a year were excluded from the study (Figure 1).

2.2. Study Design. Study participants completed a structured self-administered validated questionnaire distributed at their homes [13]. Participation was on a voluntary basis. The questionnaire was divided into three parts and contained 60 questions.

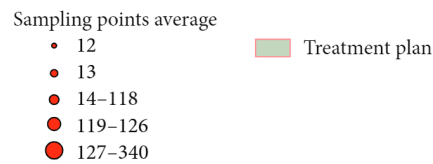
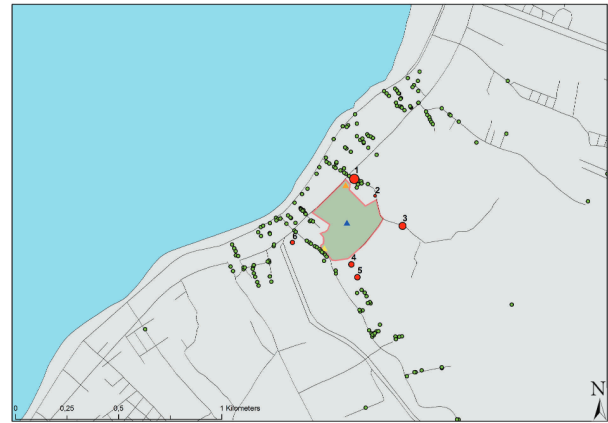


FIGURE 1: Microbiological sampling stations and results as well as questionnaire locations in a perimeter of a radius of 500 m.

The first part (23 questions) assessed baseline characteristics including sociodemographic variables such as age, sex, family status, education, occupation, place of work, socioeconomic status, life habits (tobacco and/or alcohol), and general health perception. The health status was indicated by a distinction between poor and good health. The exact wording and response option of current health question is consistent with recommendations of the WHO [14] and the EURO-REVES 2 group [15]. Participants were asked, “In general how would you describe your current health status.” Those who responded “very good” “good” or “satisfying” were considered to be in good health, while those who responded “poor” or “bad” health were considered to be in poor health.

The second part (10 questions) was concerned with the medical history of participants: presence and frequency of gastrointestinal and respiratory symptoms, joint pains, and central nervous system symptoms (including headache, unusual tiredness, and concentration difficulties). Special questions were related to physician diagnosed allergy, eczema, and asthma. The grouping of symptoms was as follows: respiratory (asthma, chronic bronchitis, and chronic sinusitis), gastrointestinal (abdominal pain and bloating, nausea, vomiting, diarrhoea, constipation, and jaundice), skin (skin rash, ulcer on the skin) or systemic (headache, fever, chest pain or discomfort, muscle spasms, chills, irritability, insomnia, fatigue, weakness, and vague general discomfort or feeling of illness), allergies at last year (drugs, powder, materials, etc.), blood diseases (thalassemia, leukaemia), and musculoskeletal diseases (osteoporosis, backache).

The third part (27 questions) related to health-related quality of life and overall life satisfaction. The questions assessed the occurrence of four subjective physical and

psychological health complaints, namely, being moody, irritable, bad tempered, and unhealthy.

The questionnaire has been piloted into 20 respondents before its use. Also, a test-retest system was used to assess the reproducibility of the responses, 20 subjects being required to complete a second questionnaire after one-month interval.

2.3. Air Sampling Strategy. Sampling of aerosols was performed once a week for four consecutive weeks during summer period, from 6 sampling stations in an area of 500 m radius around of the Patras' WTP. The sampling points were recorded using a GPS instrument (Magellan Explorist, Aachen, Germany). Three samplings were performed at different times of each sampling day (morning 8.30 a.m., afternoon 18:00 p.m., and night 22:00 p.m.) from each sampling station, in order to monitor the presence of microorganisms during the whole day. Microbiological investigation was carried out during ordinary workdays when biological treatment plant was normally working. Throughout the studied period, during air sampling, air temperature, relative humidity, wind direction and speed, and solar radiation were measured.

During each sampling period, an average of three readings of humidity and temperature was recorded. The temperature (expressed in °C) and the relative humidity (expressed in %) were measured with a portable instrument (Opus 10 Lufft, Germany).

Aerosol samples were collected using a sampler (International PBI Surface Air System, SAS, Italy). Petri dishes (55 mm diameter) containing 25 mL of Tryptic Soy Agar medium, (TSA Merck, Darmstadt, Germany) were placed into a special support of the sampler. The sampling flow rate was 90 L/min. A 15 min sampling time (volume of air > 1000 L) was used and samples were transported to the laboratory within 2 hours for further analysis. The air sampler was disinfected with 70% denaturated ethanol (CarloErba, Milano, Italy) after each sampling. Petri dishes were incubated at 36°C ($\pm 1^\circ\text{C}$) for 24 hours. After the incubation period, one experienced analyst enumerated bacterial colonies on each plate based on their cell morphology. Bacterial colonies were differentiated on the basis of colony morphology, Gram staining, and catalase and oxidase test. Following Gram staining, at least three characteristic and distinctive Gram negative colonies from each plate were identified using the API system (bioMerieux, Marcy l'Etoile, France). Also *Staphylococcus* spp. (ISO 6888-2:1999), *Enterococcus* spp. (ISO 7899-02:2000), and total coliforms/*Escherichia coli* (ISO 9308-1:2000) were identified. The concentration of airborne bacteria was finally expressed as colony forming units (CFU)/m³. No major environmental problems were reported at the sampling stations during the survey period. Concentrations on a limited number of days were considered representative of the annual microbial concentrations.

2.4. Statistical Analysis. All statistical analysis was conducted with SPSS 21.0, while, for the mapping, Arc-GIS 9.2 software was applied (ESRI, USA). Data were analysed using descriptive statistics (Chi-test) and logistic regression to determine odds ratios and statistical significance. Differences in selected

demographic variables, as well as smoking and health status, between the cases and the controls were evaluated by the Chi-square test. Student's *t*-test was used to evaluate continuous variables, including age and pack-years of cigarette smoking. Unconditional multivariate logistic regression analysis was employed to examine the association of living near the WTP and the development of health problems by estimating odds ratio (ORs) and 95% confidence intervals (95% CI).

The baseline characteristics were compared between the two study groups using the Chi-square and *t*-tests. Multivariate analyses, using a logistic regression model, were conducted to compare the prevalence of the investigated chronic diseases, adjusted for demographics and health-related habits. Comparisons of the questionnaire components were performed with Mann-Whitney *U* test, and for multivariate analysis linear regression models were computed. The independent variables for the models were demographics, health-related habits, and chronic conditions.

Nonparametric statistics were usually used to test for relationships between pathogen concentration and other factors, because total airborne bacteria (TAB) were not normally or log-normally distributed. A nonparametric Mann-Whitney test was used to determine whether there were significant differences in microorganism concentrations based on the factors evaluated in this study. Spearman's correlation analyses were used to examine the relationship between microorganism concentration and the other factors. A nonparametric Kruskal-Wallis test and analysis of variance were also performed to determine whether there were differences in microorganism concentration by sampling location and date. A *P* value lower than 0.05 was considered significant, for all statistical analyses. All values are expressed as mean (SD).

3. Results

3.1. Questionnaire Validation

3.1.1. Acceptability. Ten subjects (4.2%) refused to complete the questionnaire.

3.1.2. Feasibility. Three subjects (1.3%) failed to complete the questionnaire owing to poor eyesight.

The average time for completion was 15 minutes (range 10 to 20 minutes). The completion rate for the questionnaire was 90% of all questions.

3.1.3. Reproducibility. In both groups (case control) the test-retest study showed that only one answer (1.75%) was altered in one questionnaire (0.4%).

3.2. Epidemiological Survey Study. A structured questionnaire was administered to the 235 cases and 97 controls (Table 1) to obtain information on demographics, knowledge of their general health status, and determination of frequency of physical symptoms that they have experienced in the study period. All respondents were asked to give complete answers. The participants (cases and controls) self-filled in the study questionnaire and returned it anonymously indicating only the address (Figure 1).

TABLE 1: Demographic characteristics of the study population.

Sample characteristics	Cases (235)		Controls (97)		P value
	N	%	N	%	
Sex					0.074
Male	107	45.5	33	34	
Female	126	53.6	61	62.9	

The 86.8% of the cases were staying at home for more than 8 hours. The smoking habits of cases and controls were reported in Table 2. The 26.8% of the cases considered their healthy status as nonsatisfactory (average and bad) compared to 17.8% of the controls ($P < 0.001$). A statistically significant negative relationship ($r = -0.58$, $P < 0.001$) between cases living near the WTP and their general perception about their health status was also noted.

The incidence of allergies among the cases reached the 27.8% and most of them were allergic to dust and pollen. Questionnaires showed that 8.7% had iron deficiency anaemia and 27.5% were suffering from migraine headache. 7.2% had asthma and 12.9% gastritis. Dermatitis occurred in 9.3% and the medicine use reached 41.1%. The mood as well as the perception about their health between cases and control is shown in Table 3.

There was no increased rate of gastrointestinal disorders or myoskeletal diseases. Similarly, there were no significant increases in the rates for respiratory, allergic, and blood diseases. However, there was a significant increase in the rate of neural disorders (Table 4). The frequency of the symptoms is reported in Table 5. Almost all cases (79.6%) complained about strong odors coming from the WTP during the evening (40.4%), during the afternoon (20.8%), during the midday (10.7%), and during the morning (28.1%). Odors were more intense in spring (28%) and summer (36.4%) (Table 6). Cases emphasized problems due to the presence of the WTP as follows: odors (50.9%), air suspensions (1.1%), and different health problems (6.3%). It should be mentioned that 72.8% of the residents found the presence of the WTP indispensable, but 17.4% believed that it was dangerous for their health.

3.3. Air Microbiological Study. Forty-seven (47) measurements of temperature ($^{\circ}\text{C}$) and humidity (%) were carried out during the sampling period (Figure 2). The mean temperature was 13.6°C varying from 7 to 20°C and the mean relative humidity was 57.3%, varying from 38% to 74%. During the evening sampling campaigns, the ambient temperature ranged from 10.8 to 14.9°C and the relative humidity was approximately 67%.

Eighty-three (83) randomly selected isolated bacterial colonies were isolated and identified. Depending on their Gram staining, the microorganisms were initially mainly characterized as cocci (79.5%), as Gram positive bacilli (7.2%), and as Gram negative bacilli (13.3%). Summarized microbiological data are shown in Table 7. Twenty-four strains (29%) were identified as *Staphylococcus aureus*, 30 (36%) as *Streptococcus* spp., 4 (4.9%) as *Enterococcus* spp., and 7 (8.5%)

as *Escherichia coli*. Eighteen (21.7%) strains of bacteria could not be typed. The detected loads of airborne microorganisms at the six different sampling stations were, in general, low, but a few higher concentrations were found at the two closest sampling stations, (Locations number 1, number 3). Concentrations of airborne bacteria at each sampling station are shown in Figure 3. Among the sampling locations, Location 1 had the highest concentration of culturable airborne bacteria, with 340.89 CFU/m^3 . As the distance increased from the center of the WTP, the concentration of culturable bacteria gradually decreased. Mean concentrations were found lower, while the distance from the center of the WTP was increased more than 800 m. None of the collected air samples was found positive for *Salmonella* spp.

Triplicate samples of bacteria (*Streptococcus* spp., *Enterococcus* spp.) were collected at each sampling time. The airborne microbial concentrations (CFU/m^3) corresponding to the three campaigns in all locations are summarized in Figure 4. The average microbial load per sampling location per day (CFU/m^3) is shown in Figure 5, respectively.

4. Discussion

In the present study, the impact on the quality of life of inhabitants living close to a WTP as well as the evaluation of the air microbiological quality was reported.

Air microbiological analyses have commonly been conducted close to sewage treatment plants [3]. Sawyer et al. [12] measured concentrations of 126–4840 bacterial CFU/m^3 at different heights above the water surface of the aeration tank of wastewater treatment plants. Brenner et al. [10] recorded concentrations of 86–7143 bacterial CFU/m^3 air at a distance of 25 m from the surface of an aeration basin well. Another study showed that the air densities of total aerobic bacteria-containing particles, total coliforms, faecal coliforms, faecal streptococci, total count bacteria, and coliphages increased significantly within the perimeter of the plant during operation of the wastewater treatment plants [11]. Other studies have shown that a percentage of the emitted bacterial contamination can be transported over considerable distances [10]. In our study the highest microbial numbers have been reported in the locations close to the WTP.

In order to evaluate the results of the air microbiological analyses, it should be considered that the recorded microbial loads represent only a “picture” of the sampling time. In connection, with the physicochemical properties of the air, the degree of contamination at a given point can significantly change within a few minutes [16]. An important issue of the study was the season in which the study was performed, which is known to play a significant role in the dispersion of aerosols and odors in the air, as well as microbes, especially during specific seasons of the year. Complaints related to the odors were increased during the summer months and especially during early the morning or evening, when the percentage of humidity was higher at the sampling stations. It is suggested that the seasonal variations of bacterial loads might be related to the contingent meteorological conditions

TABLE 2: Comparison between cases and controls concerning smoking habits.

Sample characteristics	Cases (235)		Controls (97)		OR	CI	P value
	N	%	N	%			
Smoker	111	47.2	31	32	1.849	1.120–3.052	0.015
Previous smoker	31	13.2	24	24.7	0.707	0.372–1.345	0.290
Years of smoking							0.001
<5 years	5	2.1	9	9.3			
5–10 years	29	12.3	13	13.4			
>10 years	97	41.3	23	23.7			
Quantity of cigarettes							0.502
<10 cig.	26	11.1	11	11.3			
10–20 cig.	74	31.5	19	19.3			
>20 cig.	32	13.6	11	11.3			

TABLE 3: Frequency of feelings from the inhabitants close to the WTP, compared to the controls.

Sample characteristics	Cases (235)		Controls (97)		P value
	N	%	N	%	
Mood	126	53.6	60	63.8	0.058
Freq. of having bad mood (>2/week)	54	42.9	17	28.4	<0.05
Angry	135	57.4	52	58.4	0.873
Freq. of being angry (>2/week)	64	47.4	19	36.6	0.05
Tired	154	65.5	67	70.5	0.382
Freq. of being tired (>2/week)	91	59.1	37	57.2	0.904
Sick	36	15.3	19	21.1	0.213
Freq. of being sick (>2/week)	24	68.6	4	22.3	0.001

TABLE 4: Health symptoms associated with the distance living of WTP.

Symptoms/diseases	Cases (235)		Controls (97)		OR	CI	P value
	N	%	N	%			
Blood	29	12.3	10	10.3	1.37	0.56–3.38	0.601
Neural	102	43.4	18	18.6	4.06	1.82–9.04	0.001
Respiratory	39	16.6	21	21.6	0.82	0.34–1.96	0.276
Gastrointestinal	55	23.4	28	28.9	1.07	0.52–2.23	0.296
Skin	29	12.3	13	13.4	0.910	0.45–1.83	0.791
Myoskeletal	66	28.1	16	16.5	1.52	0.69–3.41	0.026
Allergies	65	27.8	37	43	0.77	0.38–1.57	0.009

TABLE 5: Frequency of symptoms and medical consultation.

Sample characteristics	Cases (235)		Controls (97)		P value
	N	%	N	%	
Freq. of gastrointestinal symptoms (>1/6 months)	38	16.2	31	36.1	0.001
Medical consultation	21	13.3	13	24.1	0.062
Freq. of respiratory symptoms (>1/6 months)	45	19.2	23	28.4	0.145
Medical consultation	40	25	22	42.3	0.017
Freq. of allergy symptoms (>1/6 months)	59	25.6	17	21.3	0.751
Medical consultation	50	31.4	10	25.6	0.480

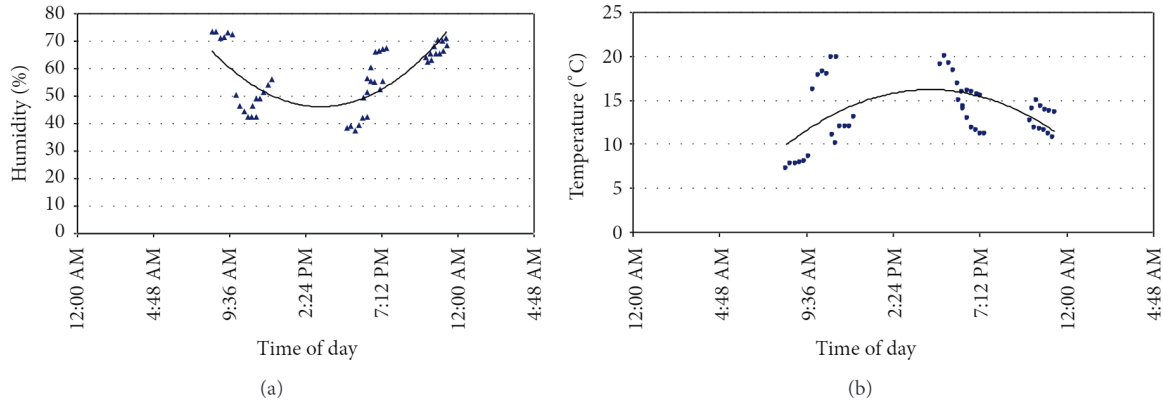


FIGURE 2: Measurements of humidity (a) and air temperature (b) during the study period.

TABLE 6: Odors existence and frequency of occurrence (235 cases).

Odors existence	187	79.6%
Frequency of odors (>3 times/month)	145	61.7%
Odors daily timetable		
Early hours	92	28.1%
Midday hours	35	10.7%
Afternoon hours	68	20.8%
Evening hours	132	40.4%
Odors yearly timetable		
Spring	135	28%
Summer	176	36.4%
Autumn	86	17.8%
Winter	86	17.8%

TABLE 7: Types of identified bacteria.

Microorganisms	Isolated bacteria
<i>Staphylococcus aureus</i>	24 (28.92%)
<i>Streptococcus</i> spp.	30 (36.14%)
<i>Enterococcus</i> spp.	4 (4.82%)
<i>Escherichiacoli</i>	7 (8.43%)

(humidity, temperature) and to the intrinsic sensitiveness of different bacteria genera to these factors [17].

Some WTPs produce higher concentrations of bio-aerosols compared to others. In previous studies, using personal samplers, it was shown that sewage treatment plant employees that have a higher incidence of headache, tiredness, and nausea were exposed to culturable bacteria. Exposure to rod-shaped bacteria and total number of bacteria was significantly higher in workers reporting headache during work than in workers not reporting headache [11].

A few studies have shown that blood tests of workers who were subjected to aerosol inhalation indicated an increased level of antibodies against Gram negative bacteria and intestinal viruses. The condition has been described as “the sewage worker’s syndrome,” which has a viral origin and manifests itself with a despondency, overall weakness, catarrh, and fever



FIGURE 3: Average microbial count per sampling location (CFU/m³).

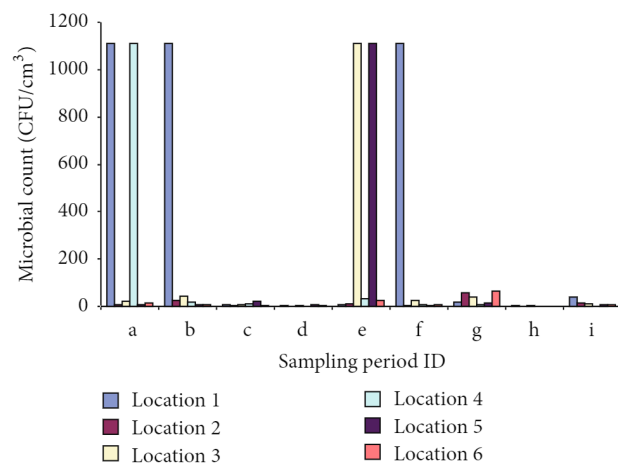


FIGURE 4: Average microbial count per sampling station (location) and sampling period (CFU/m³).

[11, 18]. Main characteristics of the disease included general malaise, weakness, acute rhinitis, and fever [19], accompanied by gastrointestinal symptoms. In accordance with these studies, we recorded increased odds for the inhabitants who lived near the WTP to develop neurological and musculoskeletal

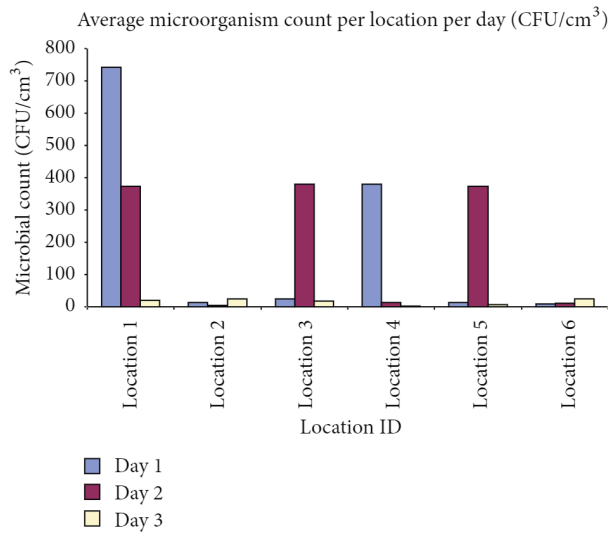


FIGURE 5: Average microbial count per sampling station (location) and sampling period (CFU/m³).

symptoms at 3.37 and 1.98 times, respectively. Moreover, sewage workers and those who live in the vicinity of a WTP have higher morbidity with intestinal and respiratory system illnesses [11, 20]. In order to ensure public health, health of workers, and good quality of life, it is necessary to determine the composition and concentration of microorganisms in the air. Skin contact, ingestion, and inhalation are the three major routes of exposure to airborne particles [20]. Microorganisms that are associated with intestinal infections such as *Salmonella* spp. and enteric viruses are thought to be transmitted through inhalation [4, 21].

Also, a nationwide survey in Sweden showed that an increased risk for headache, concentration difficulties, unusual tiredness, and head heaviness was reported in workers compared to the controls [18]. Similarly, in our study, feelings like tiredness and sickness were more reported by the cases compared to the controls. Interestingly, our study showed an increased rate in mental disorders to the population living near the WTP. There was no significant correlation of the WTP and the occurrence of gastrointestinal or musculoskeletal symptoms to the residents. Also, this study showed no significant correlation concerning gastrointestinal, allergic, and respiratory symptoms although the study sample of the controls was rather small due to the refusal of controls (people in the city) to participate in the study.

In our study, there is a significant presence of possible pathogenic microorganisms in the aerosols close to WTP and this concentration depended on the distance. There is indication of the burden of microorganisms in air according to the distance of the inhabitants. To establish aerosols impact on the human health, more extensive studies are needed including medical examinations in inhabitants. Such studies have not been performed to the area of the WTP.

In order to lower the impact for public health, in areas like this, retaliatory preventive measures should be taken by the authorities in order to protect inhabitant's health. Such

measures could be considered the tree growing around the WTP as well as the appropriate function of the WTP with protective equipment for the aerosols.

Competing Interests

The authors declare that they have no competing interests.

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- [21] C. M. Wathes, W. A. Zaidan, G. R. Pearson, M. Hinton, and N. Todd, "Aerosol infection of calves and mice with *Salmonella typhimurium*," *Veterinary Record*, vol. 123, no. 23, pp. 590–594, 1988.

From: Matt Jakubowski
Sent: Monday, September 2, 2024 2:47 PM
To: Sam Piccolotti
CC: BOCC
Subject: RE: Pine Canyon Development

Sam,

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: Sam Piccolotti <svpic@aol.com>
Sent: Sunday, September 1, 2024 7:48 AM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon Development

This is wrong for Castle Rock and I oppose Sam Piccolotti

From: Matt Jakubowski
Sent: Monday, September 2, 2024 2:50 PM
To: Kim Hosler
CC: BOCC
Subject: RE: Pine Canyon Development - please stop it!

Kim,

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: Kim Hosler <kahosler@gmail.com>
Sent: Saturday, August 31, 2024 4:13 PM
To: BOCC <BOCC@douglas.co.us>
Cc: Kim Hosler <KAHosler@gmail.com>
Subject: Pine Canyon Development - please stop it!

Hello,

As a resident of Escavera, I am dismayed that this development is happening in our backyard with no consideration as to its impact on Castle Rock residents.

I urge you NOT to change the zoning to facilitate development. Without adequate tax revenues to mitigate the many serious issues this development will cause, our town will lose much of its appeal. Traffic will be a mess on Founders, there are no renewable water sources for this project (and we are in a high fire area where insurance companies are dropping clients due to this). How will Doug Co High school handle this? And, what about the wildlife habitat that will be destroyed?

Please reconsider the negative impacts this will have on our town and stop or amend this development significantly.

Kim A. Hosler, PhD
1483 Stonehill Ct,
Castle Rock, CO 80104

From: Matt Jakubowski
Sent: Monday, September 2, 2024 2:49 PM
To: Brittany Rugel
CC: BOCC
Subject: RE: Vote No on Pine Canyon

Brittany,

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: Brittany Rugel <brittany.rugel@gmail.com>
Sent: Saturday, August 31, 2024 4:38 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Vote No on Pine Canyon

Good afternoon commissioners,

I am writing to you today as a resident of Castle Rock, asking you to vote No on the Pine Canyon proposed development and rezoning.

While losing the stunning open views of the property is itself enough reason to reach out to you, my deep concerns pertain to the substantial negative impact and burden this development would have on the town and residents of Castle Rock.

Currently, this parcel is zoned A1 (Agricultural), so I ask you to consider: *would this proposed zoning change provide a substantial benefit to the surrounding community?* As a homeowner in this area of town, I can answer "No." Not only would this not provide any substantial benefits to the surrounding community, it would in fact unfairly burden local residents and the town of Castle Rock.

The development is surrounded by the town of Castle Rock on three sides (the fourth being the relative's agricultural land). As such, all traffic will immediately exit the development onto Castle Rock's roads--without paying one cent for the maintenance and construction of those roads, despite the tens of thousands of vehicle trips per day that would be generated by this development. This creates a grossly unfair burden to the town and its current residents.

However, the traffic and sightline impacts are all secondary to the endangerment of the town of Castle Rock's water supply.

In a time of increasing wildfire risk, and with communities (Douglas county included) looking to the future in securing long-term renewable water rights, this is not when one should be considering lowering the standards for new developments. Plain and simple, if they don't have the water, no exception should be made. Our standards should only be increasing as we face the stark reality of depleting our underground water supplies. As it stands, the applicant is asking you to approve a roughly 2/3 reduction in the county-required

nonrenewable groundwater per single family residence--and this is actually a nearly 4/5 reduction when looking at the town of Castle Rock's water requirements! Honestly, I'm shocked that the commissioners would even consider this proposal on this one point alone. Add to that the fact that Castle Rock Fire cannot service the development due to inadequate water supplies in the proposal, and you are now considering endangering not only the potential homeowners in this development, but also the existing homeowners on all sides whose homes would be gravely endangered should a fire break out, as we have sadly witnessed happening across the Front Range over these last few years.

One of the unique points of this proposal is that it eschews established wastewater providers in favor of building their own wastewater treatment facility--adjacent to the most active trail in town, near Castle Rock's established wastewater treatment facilities. Not only is this the exact opposite of land use and water planning best practices, this endangers Castle Rock's own water supply and stormwater system with the treated wastewater they plan to spray on lawns and open space in the development. I find it quite hard to believe that the Board would go to great lengths to create a water commission, only to consider developments that go against water best practices, rely solely on nonrenewable groundwater, and provide so much less than their fair share of water for residents.

These are only a few of the deep concerns I have with this project. I think you would agree that the proposed development does not offer substantial benefit to the surrounding community, but rather ensures direct harm to the town of Castle Rock and surrounding residents. I am asking you, for my family and my town, to vote no on rezoning this property, and instead keep the current zoning of A1 Agricultural.

Thank you,
Brittany Rugel

--

"The Lord will fight for you & you have only to be silent." -Exodus 14:14

From: Matt Jakubowski
Sent: Monday, September 2, 2024 2:51 PM
To: Susan Combs
CC: BOCC
Subject: RE: Resident Input to the Pine Canyon Development

Randy & Susan,

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: Susan Combs <sjmcombs@yahoo.com>
Sent: Saturday, August 31, 2024 4:10 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Resident Input to the Pine Canyon Development

As a thirty year resident of Castle Rock and home owner on Bader Court, which is almost in the backyard of the Pine Canyon development, we oppose the planned development. The plan to develop over 500 acres is a major impact to the areas we call home. Vehicle traffic would increase dramatically over the already highly populated roads, lack of renewable water source is an extreme concern, and insufficient police and fire protection for the additional 4,500+ residents is a significant impact to the Castle Rock area.

It is bad enough that downtown Castle Rock has recently over developed and lost its small town feel. Since the area planned for development is completely surrounded by the town and if the development cannot be stopped, propose empowering the Town to provide development oversight versus Douglas County to ensure the concerns listed above and associated costs are managed in the best interest of all incorporated and unincorporated residents living in the Castle Rock area.

Randy & Susan Combs
1055 N. Bader Ct.
Castle Rock, CO 80104

From: Matt Jakubowski
Sent: Monday, September 2, 2024 2:52 PM
To: Mark Zimmer
CC: BOCC
Subject: RE: Opposition to Pine Canyon Development in unincorporated Douglas County

Mark & Vicki,

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: Mark Zimmer <zimmer.pilot@gmail.com>
Sent: Saturday, August 31, 2024 1:30 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Opposition to Pine Canyon Development in unincorporated Douglas County

Dear Commissioners,

This is our first ever communication/involvement in any Douglas County BOCC proposal, but we feel strongly enough about this issue that we felt the necessity to voice our opinion. Truthfully, we can't even believe that this development, right in the heart of and fully encircled by the Town of Castle Rock, is even being proposed as a development in unincorporated Douglas County.

This development will definitely impact the infrastructure needs of Castle Rock, including sustainability/water resources, sewage, traffic/roads, and emergency services. All of this will demand resources and place a burden on the Town of Castle Rock (even if they say it won't), and thus it should be properly annexed into the town so that these needs can be planned for and properly budgeted/paid for (through the tax base of the residents who benefit from these services).

We are both conservative and generally subscribe to the "hands off" approach to government involvement, but there is a time and place for government services (planning, zoning, infrastructure, safety) and the corporate necessity to fund these services. We are not opposed to the development of this property... though we love the open space, we understand that it is a desirable location/property which will not remain undeveloped forever. However, the proper thing to do (which is apparent to anyone with smidge of common sense) would be to annex this into the Town of Castle Rock so that it can be developed with the proper planning, infrastructure, emergency service support, and tax base to support all of this like the rest of us (next door) enjoy and pay for as residents of the town.

We urge you to oppose the petition for this project/development in unincorporated Douglas County and request you give the developers direction to seek annexation within the Town of Castle Rock.

Respectfully,

Mark & Vicki Zimmer
The Woodlands, Castle Rock

From: Matt Jakubowski
Sent: Monday, September 2, 2024 2:52 PM
To: Leslie Strobel
CC: BOCC
Subject: RE: Pine Canyon Development

Leslie,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file 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: Leslie Strobel <lesliestrobel@gmail.com>
Sent: Saturday, August 31, 2024 1:27 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon Development

It is a huge disappointment to hear that the Douglas County Commissioner has the lack of interest in conservation of resources for an area that is already pushing boundaries on water, air quality and traffic management, with the development of a huge community wedged into the center of Castle Rock.

The lack of concern for the impact on this community causes me to wonder what else is being mismanaged.

For this development to not only use precious water resources and cause traffic issues and added car emissions, and adding a sewer plant in the middle of a heavily residential area, but then to not have the revenue from Pine Canyon! This is totally unacceptable. Anything and everything should be done to block this from being built. At the very least, it should be scaled way back to not allow a hotel, half the housing being built, as well as the commercial properties.

This is irresponsible of the county and will negatively affect the beautiful town of Castle Rock. It is terrible that they are able to railroad this plan against the wishes of the Castle Rock community. There is no good will in this endeavor.

Sent from my iPhone

From: Matt Jakubowski
Sent: Monday, September 2, 2024 2:53 PM
To: Connie Keitel; BOCC
Subject: RE: Pine Canyon

Connie,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file 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: Connie Keitel <bentstoker@gmail.com>
Sent: Saturday, August 31, 2024 1:10 PM
To: BOCC <BOCC@douglas.co.us>
Subject: re: Pine Canyon

As a resident of Castle Rock, I am voicing my concerns about the Pine Canyon development. I feel it should be developed as an open space with walking/cycling paths. Castle Rock does not need the added congestion this development would bring.

I ask that you vote against the proposed development.

Constance Keitel

From: Matt Jakubowski
Sent: Monday, September 2, 2024 2:54 PM
To: Thomas Curry
CC: BOCC
Subject: RE: Opposition to Pine Canyon development

Thomas & Leilani,

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: Thomas Curry <tjcurry1514@gmail.com>
Sent: Saturday, August 31, 2024 11:41 AM
To: BOCC <BOCC@douglas.co.us>
Cc: Thomas Curry <tjcurry1514@gmail.com>
Subject: Opposition to Pine Canyon development

From: Thomas Curry and Leilani Curry
To: Douglas County Board of County Commissioners

Dear Commissioners Thomas, Teal and Laydon:

We add our support to the growing number of those expressing opposition to the proposed Pine Canyon development.

Among the other valid concerns expressed by the Town of Castle Rock, both the wastewater treatment and the water supply proposals made by the developer are highly significant.

It is important to consider that the proposed project, while in unincorporated Douglas County, is not simply an undeveloped tract surrounded by other unincorporated and undeveloped property. Nor is it simply boarded on a side by another developed area. Rather, the proposed development, while on unincorporated property, is completely bordered and surrounded by the Town of Castle Rock, which has a population in excess of 80,000 residents.

Inasmuch as the proposed development is entirely surrounded by the Town of Castle Rock, we believe it imperative that the Board of County Commissioners recognize and defer to the Town's requirements for development, especially as it concerns the wastewater treatment process and the development and use of water supply.

We have resided here for over 40 years. During that time, Castle Rock has taken significant strides both in its processing of wastewater and its development of a water supply that is designed to rely less on nonrenewable groundwater supply system. These standards may be stricter, in some respects, than those that have been permitted in other unincorporated areas of Douglas County. But those other areas are not completely bordered by an existing Town as is this proposed project.

While recognizing that development and population expansion is inevitable, especially in Douglas County, we believe it is also essential under the unique circumstances that exist here, to give Castle Rock the ability to require that the proposed development – located entirely within the Town of Castle Rock - meet its standards for water and wastewater treatment.

Thank you for considering our concerns.

Thomas and Leilani Curry

From: Matt Jakubowski
Sent: Monday, September 2, 2024 2:55 PM
To: Hannah Pollard
CC: BOCC
Subject: RE: Pine Canyon development

Hannah,

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: Hannah Pollard <hannah.pollard@proton.me>
Sent: Saturday, August 31, 2024 9:41 AM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon development

Good morning,

My name is Hannah Pollard, and I've been a three year resident here Castle Rock. I am usually the first one to push for more affordable housing but I stridently oppose the Pine Canyon development for one reason and one reason alone -- no renewable water sources are proposed for the project.

As is constantly heard in New Mexico, where I'm from, 'water is life.' The Pine Canyon development would not, alone, deplete the Denver Basin. The tragedy of the commons is that no one, individual development ever would. But together, over time, the water *will* run out. What happens then? All the world's housing is nothing without safe, clean drinking water.

We need more developments, yes. But we need all new developments to identify renewable water sources, to ensure that Castle Rock isn't a ghost town in fifty years. Please take it from me, as someone who moved here from New Mexico, where we have seen time and time again towns cease to exist once the well water is depleted. I oppose the Pine Canyon development, and stand with the town and their concerns.

Thank you for your time and attention,
Hannah Pollard

Sent with [Proton Mail](#) secure email.

From: Matt Jakubowski
Sent: Monday, September 2, 2024 2:56 PM
To: David Hall
CC: BOCC
Subject: RE: Pine Canyon Development

David,

Thank you for your comments on the Pine Canyon Planned Development (ZR2020-010). Your comments will be included in the public comment file 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 Hall <david.hall4@outlook.com>
Sent: Friday, August 30, 2024 7:58 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon Development

Commissioners,

I would like to voice my opposition to the Pine Canyon development. As a resident of Castle Rock, I do not feel it is right to have an independent development right in the heart of our community that was not designed or built in accordance with our city standards nor pay any city taxes to support city services they will enjoy. Additionally, there plan to us non renewable ground water as their sole source of water is unsustainable and depletes a precious resource that should be left in place for future emergency needs.

Thank you,

David Hall
7290 Halite Ct
Castel Rock, CO. 80108

From: Matt Jakubowski
Sent: Monday, September 2, 2024 2:55 PM
To: Juxtor
CC: BOCC
Subject: RE: Pine Canyon project

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

From: Juxtor <thajde@gmail.com>
Sent: Friday, August 30, 2024 8:45 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon project

I am sending this email as a long- time resident of Castle Rock who is vehemently opposed to the proposal put forth in the Pine Canyon project.

I want to protect the soul of the Town of Castle Rock to prevent it from becoming something cold and urban. That is not what Castle Rock should be.

Protect our wild spaces and what's left of our small town charm.

From: Matt Jakubowski
Sent: Tuesday, September 3, 2024 2:42 PM
To: 'rdziubla@gmail.com'
CC: BOCC
Subject: RE: Pine Canyon - concerns and objections

Robert,

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: Tuesday, September 3, 2024 1:54 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: FW: Pine Canyon - concerns and objections

From: Robert Dziubla <rdziubla@gmail.com>
Sent: Tuesday, September 3, 2024 1:21 PM
To: BOCC <BOCC@douglas.co.us>
Cc: Dave Corliss <DCorliss@crgov.com>
Subject: Pine Canyon - concerns and objections

Dear Commissioners:

Please see the attached letter voicing my strong concerns and objections to the proposed Pine Canyon development. You must reject it and send it back to the County's Planning Commission and Water Commission with instructions to use critical, rational analysis.

Sincerely,

Robert Dziubla

Robert Dziubla
7483 Greenwater Circle
Castle Rock, Colorado 80108

September 3, 2024

Via Email (bocc@douglas.co.us) and U.S. Mail

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

Re: Pine Canyon

Dear Commissioners:

My wife and I live in the Cobblestone Ranch area of Castle Rock, and we wish to voice our deep concerns about the Pine Canyon Planned Development (Project Files: ZR2020-010 and MI2020-009)(referred to herein as “PC”).

As you know, PC contemplates, *inter alia*: (a) the construction of 1,800 new residences, (b) the installation of a “mobility hub,” (c) and creation of the Pine Canyon Water and Sanitation District.

1. Flawed and deficient traffic study

The Traffic Study (“Study”) prepared by Kimley Horn and submitted to the County is flawed and deficient in several areas.

First – outdated: The Study was prepared in 2021 and relies substantially on data from 2018. The Study, therefore, is significantly outdated and should be revised using current data, not data that is six years old. Goodness, the nearby 1,200 home Cobblestone Ranch development has been largely completed since the Study was prepared. PC should do a new and comprehensive analysis of existing and potential traffic flows using current data, and then resubmit the updated Study to the Planning Commission for further consideration before any approval is issued by the Planning Commission and then submitted to you for final approval.

Second – deficient Staff Report: The Planning Commission Staff Report (“Staff Report”) fails to provide any critical analysis of the Study. Rather, the Staff Report simply recites the road improvements that PC has proposed. You as the Commissioners rightfully rely upon your staff



reports. You should insist that your staff use critical analysis so that you can make informed and correct decisions.

Third – ignores additional traffic nearby: The Study fails completely to contemplate, much less incorporate, the additional traffic that will be generated by the Canyons Far South project that lies almost directly across from PC on the east side of Founders Parkway. That project is planned for 521 new homes. Thus, this area of Castle Rock would have 2,321 new homes. The Study, however, fails to address these additional 521 homes in the same area. That is a fatal failure in our opinion.

Fourth – Wildfire: The Study fails to address the traffic effects when (not if) a wildfire comes through this area. Can you imagine what would happen if 2,321 families simultaneously have to evacuate this area when a wildfire occurs? And what would be the additional impact if the evacuation occurs during the rush hours? We fear that many people, including children and the elderly, could easily die painful deaths because they were caught in their cars. Do you want that on your conscience?

Fifth – mobility hub: The Study fails completely to address what additional traffic impacts will occur due to the planned “mobility hub.”

Sixth – Town cooperation: The Study repeatedly states that PC will require the cooperation of the Town of Castle Rock in many different areas. As you know, however, the Town of Castle Rock is deeply opposed to PC and has formally notified you of its opposition. Can you realistically expect PC to receive Town cooperation given its opposition? Also, in this regard, the Staff Report notes on pages 20 – 21 that “The Town of Castle Rock has not accepted the TIA and the traffic commitments proposed by the applicant and indicates that its comments have not been addressed.”

2. Water

PC plans to draw its water from wells on the property that use both groundwater and aquifer water. PC has requested, and the Planning Commission has approved, a massive reduction in the County’s water demand standards. Indeed, as the Staff Report states on page 12, PC is requesting an almost 75% reduction in County water standards: “[PC wants] A residential indoor demand standard of 0.20 acre-feet/year per residence. The County’s residential demand standard is 0.75 acre-feet/year per residence.”

One part of PC’s rationale for proposing such a drastic reduction in County standards is because PC will establish its own “Pine Canyon Water & Sanitation District,” (the “District”) which

would be responsible for enforcing strict water rationing by homeowners in PC. This approach is akin to having the wolf guard the henhouse.

Another part of PC's rationale is that they will have a "dual-pipe system" whereby all residential wastewater would be treated by PC's own District, and the effluent would then be the sole source of irrigation water throughout PC. Yet, PC fails to provide any evidence that the District and its treatment plant will (a) be built in a timely manner at the outset and (b) generate sufficient waste water so that irrigation could actually occur.

We note that the Staff Report (page 16) itself specifically identifies the same concerns:

The Pine Canyon Water and Sanitation District will be the responsible entity for protecting the health, safety, and welfare of the public. This may create a large burden on a newly formed district to manage, monitor, and enforce limitations on residential and nonresidential uses, let alone the State requirements associated with a Water Reclamation Facility that supplies treated wastewater effluent for all outdoor uses. It will take time until enough treated wastewater is generated to be available for outdoor uses.

In sum, PC wants the County to permit massive reductions to the County's mandated water coverage standards. Why do we have County standards at all if a wealthy developer can easily persuade the County to ignore those standards?

Finally, we note, importantly, that the Town of Castle Rock is highly critical of PC's water appeal. As the Staff Report notes, "The Town's concerns with the demand standard appeal were in 'stretching the supply as far as possible to entitle as much development as possible.' The Town also cited concerns about having a wastewater treatment facility in its Watershed Protection District. Castle Rock Town Council also signed resolutions in opposition to Pine Canyon's water appeal and the proposed water treatment plant." We think that the Town's concerns are well taken.

3. Deficient Public Notice

The Staff Report states on page 15 that "The Castle Pines Homes Association was the only registered HOA notified as part of the County referral process. No response was received from the Castle Pines Homes Association." Castle Pines is *miles* away from this project, yet it received notice of the project while immediately adjoining areas such as Terrain and Cobblestone Ranch were **not** notified. That failure to notify the people who will be most affected by PC is outrageous. We strongly urge you, the Commissioners, to return this entire




appeal back to PC and require them to provide adequate notice to, and opportunity for input from, the adjoining homeowners.

4. Fire Protection

PC is completely surrounded by the Town of Castle Rock. The Town is opposed to PC because of fire protection issues. As the Staff Report notes, "Pine Canyon is within the service area of the Castle Rock Fire Protection District (CRFPD). CRFPD provided a response to the application and indicated it will petition for removal of the property from its boundaries if the application is approved. It is the applicant's opinion that CRFPD cannot legally remove property from its boundaries, and fire service will be provided." Given the Town's strong opposition to PC and its commitment to remove the property from the CRFPD boundaries, the County should deny both of PC's appeals and return the application back to the developer.

For the reasons stated above, we respectfully request that you deny PC's two appeals and send the entire application back to the developer for revisions that will adequately address the issues we have identified.

Sincerely yours,



Robert W. Dziubla

Cc: Cobblestone Ranch HOA – Board of Directors
Mr. David Corliss – Town Manager, Town of Castle Rock

From: Matt Jakubowski
Sent: Tuesday, September 3, 2024 2:43 PM
To: 'n.grant.kerr@gmail.com'
CC: BOCC
Subject: RE: Pine Canyon development

Grant,

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: Tuesday, September 3, 2024 1:54 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: FW: Pine Canyon development

From: Grant Kerr <n.grant.kerr@gmail.com>
Sent: Tuesday, September 3, 2024 11:43 AM
To: BOCC <BOCC@douglas.co.us>
Cc: TownCouncil@crgov.com
Subject: Pine Canyon development

Dear Commissioners Laydon, Teal and Thomas,

I am writing to express my real concern with the Pine Canyon development.

As a resident of Castle Rock our infrastructure is already at a breaking point. Adding this development would further cause undue stress on the infrastructure without benefit to the town of Castle Rock.

This development will place "additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek".

The proposed sewer plant is less than .3 miles as the crow flies from my home.

Not only will East Plum Creek suffer the water tables and natural resources suffer, but most of all so will my neighborhood and property value.

I have to ask why are we no longer good stewards of our land and what makes Colorado and Douglas County a desirable place to live and raise our families.

Building this development would be counterproductive to that cause.

I am asking that you listen to my elected town officials and citizens of Castle Rock and vote not to carry this development any further.

Respectfully,
Grant Kerr
Castle Rock, CO

From: Matt Jakubowski
Sent: Tuesday, September 3, 2024 6:26 PM
To: philip.drew.brunson@lmco.com
CC: BOCC
Subject: RE: Pine Canyon

Philip,

Thank you for your additional comments on the Pine Canyon Planned Development (ZR2020-010). 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: BOCC <BOCC@douglas.co.us>
Sent: Tuesday, September 3, 2024 4:43 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: FW: Pine Canyon

From: philip.drew.brunson@lmco.com <philip.drew.brunson@lmco.com>
Sent: Tuesday, September 3, 2024 3:41 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon

My family is VERY much against the Pine Canyon development! Over the past 20 years we have watched the quality of life in Castle Rock erode year after year. It seems that the decision makers in Castle Rock fall time after time for the slick talking salesperson who is there just to make a buck and then leave the damage behind. We don't want more tiny homes. We don't want more traffic congestion. We don't want/need any more stores. We moved to Castle Rock because it had open space and it wasn't crowded. Our water bills are outrageous. Traffic is already terrible! Just to get out of Castle Rock, I can get stuck at eight different traffic lights. Driving to work on I-25 during rush hour into the Denver Tech Center is a nightmare – the 20-minute trip takes over an hour just because of the high level of volume. Trying to make it from one side of town to the other during rush hour is already a test of your endurance and patience. What you want to “develop” is a beautiful piece of land right now. What this development would do is destroy the existing land and part of the beauty of Castle Rock. It will also kill the animals that live on it now and that is part of the reason we chose to live here in the first place. 1,800 residences will further bring down everyone's quality of life that already live here. That means at least another 3,600 more cars on the road right in the middle of Castle Rock! We are sick to death of stupid politicians who apparently think “tax revenue” is their god. Well New York City has a lot of tax revenue, but it is a piece of garbage and the last place people in Castle Rock want to live. Wake up you fools and quick making money the “almighty” goal. Do what you can to keep Castle Rock the special place it was. Adding thousands of more people/cars and un-needed stores will bring disaster – especially at this location! Are you listening?

Philip D Brunson

Cell: 720.938-2962
Phone: (720) 472-6482 X4726482
Email: Philip.drew.brunson@lmco.com

From: Matt Jakubowski
Sent: Wednesday, September 4, 2024 10:49 AM
To: Michael Nathanson
CC: Catie; BOCC
Subject: RE: Proposed Pine Canyon Development

Michael,

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: Michael Nathanson <michael.d.nathanson@gmail.com>
Sent: Tuesday, September 3, 2024 6:28 PM
To: BOCC <BOCC@douglas.co.us>
Cc: Catie <catie.nathanson@gmail.com>
Subject: Proposed Pine Canyon Development

Douglas County Commissioners,

We are residents of the Cobblestone Ranch community adjacent to the proposed Pine Canyon development. We have read the Town of Castle Rock's and the Cobblestone Ranch Homeowner Association's opposition to this proposed development, and we are in strong agreement that this development should not be approved as proposed.

There are multiple other developments in progress or soon to begin in the area right around the proposed Pine Canyon development, and adding thousands of incremental new residents in the Pine Canyon development with these other developments will make the daily commuter traffic on Founders Parkway and onto I-25 feel more like Denver than the peaceful and natural enclave the Castle Rock area has sought to be.

In the years we have lived in Castle Rock, we have seen developers short-sightedly transform beautiful natural and open landscapes into dense suburban neighborhoods, which strain water supplies and endanger the long-term health of the area. The suburbanization of the Castle Rock area will also devalue the property; if Castle Rock looks and feels like every other Denver suburb, but is far away from Denver, why would people choose to live here? That doesn't even factor in the proposed sewage treatment plant in the midst of neighborhoods and walking trails.

The Pine Canyon development is not adequately planned for long-term water needs, which will take resources away from those developments that are appropriately planned and decrease the ability of firefighters to fight wildfires in the area. Did you know that in addition to skyrocketing property taxes, homeowners insurance also went up over 30% year-over-year in our community in 2024 due to the area being reclassified as high wildfire risk?

We understand the need for a balance of development and natural land retention to support the long-term success of Castle Rock and Douglas County. However, the Pine Canyon development, particularly, seems

inadequately planned and unnecessary given the other development activity in the area. Please vote against the proposed Pine Canyon development.

Thank you,
Michael Nathanson

From: Matt Jakubowski
Sent: Wednesday, September 4, 2024 10:50 AM
To: s.b.wagner@comcast.net
CC: BOCC
Subject: RE: Pine Canyon Development

Stacy,

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: s.b.wagner@comcast.net <s.b.wagner@comcast.net>
Sent: Tuesday, September 3, 2024 5:27 PM
To: BOCC <BOCC@douglas.co.us>
Cc: kbracken@CRgov.com
Subject: Pine Canyon Development

Dear Douglas County Commissioners,

I have been a resident of Castle Rock for more than a decade, and I am writing to express my strong opposition to the proposed Pine Canyon development. I opposed this development for several reasons, which are described below, and I urge you to deny the development application.

- **Water.** The project proposes to allot 0.75 acre-feet of groundwater per single family residence, whereas the Town of Castle Rock allots only 0.273 acre-feet per single family home. This means that almost 3 times as much groundwater will be allotted to homes in the Pine Canyon development, as compared to homes in Castle Rock. That is an unacceptable and unsustainable allocation of groundwater that has the potential to impact current and future residents of Castle Rock. Castle Rock and much of the Front Range struggle to find sufficient water, especially in drought years, and this concern will only grow worse with ongoing climate change. The Pine Canyon development should not be allowed to use more groundwater than Castle Rock residents. It should be held to the same standard as Castle Rock developments in order to protect groundwater resources and water availability for current and future residents. It is highly shortsighted to permit anything less.
- **Wastewater.** The project proposes to construct a wastewater treatment plant (WWTP) on East Plum Creek, closely adjacent to existing homes along Prairie Hawk Drive and the East Plum Creek Trail. This is a totally unacceptable solution to wastewater treatment for the proposed homes. Construction of a WWTP on East Plum Creek will result in unpleasant odor that will affect existing homes in The Meadows, as well as users of the East Plum Creek Trail. Existing homeowners should not be subject to foul odors and potential impacts to their property values to accommodate a new housing development. If the landowners want to build houses and/or commercial development on the land in question, they should be required to connect to the Town of Castle Rock wastewater treatment system.

- **Environmental.** The proposed WWTP will degrade scenic values, wetlands, wildlife habitat, and water quality along East Plum Creek. Construction of homes along the ridgeline will also require removal of many mature Ponderosa Pine trees, which greatly contribute to the existing scenic value of the property. While I recognize the owners' desire to develop the property, I would love to see a development plan that does not necessitate the removal of the mature Ponderosa Pine trees on the ridge top and beyond.
- **Traffic.** The new development will substantially increase traffic on Front Street and other Castle Rock streets and roads, without raising any new taxes for the town, because the land in question is unincorporated. This means that Castle Rock residents will endure more traffic congestion with no benefit. Which leads to the next issue.
- **Taxes.** Because the Pine Canyon development is on unincorporated land, Castle Rock will not receive any tax benefits from the construction of homes or the operation of businesses on the site, such as the proposed "luxury" hotel. This means that Castle Rock residents will pay all of the costs of new development, such as groundwater depletion, more traffic, loss of scenic views, and odors from the proposed WWTP, while receiving none of the tax benefits. How will the development pay for firefighting and police protection, among other things?
- **Unneeded Development.** Does Castle Rock need a new school? Has DCSD been consulted about enrollment trends? Who will build the school, when the District has no funding for new construction? Does Castle Rock need a "luxury" hotel? How many hotels are there already within a mile of the proposed hotel, and what are their occupancy rates? Does it really make sense to have a WWTP in the middle of Castle Rock? It will be extremely unsightly and will impair the beauty of the stream corridor.

I would like to ask what better purposes could this land be used for, instead of more housing, another hotel, and a WWTP? What about a premier regional park, spanning from Front Street to Founders Parkway? How about an amphitheater, with a view of Pikes Peak, for concerts, plays, and festivals? What about a light rail or other transit station located between the interstate and Liggett Road? Could the Town and the County work with the landowners to envision, design, and find funding for some of these other land uses? I would like to suggest that any and all of these uses would ADD to the quality of life in Castle Rock, rather than degrading it.

While I understand the landowners' desire and right to sell and develop this property, the proposed Pine Canyon development fails to consider the long-term adverse impacts to Castle Rock. Therefore, this proposal should be rejected.

Respectfully,

Stacy Wagner



Please consider the environment before printing this email.



August 30, 2024

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

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

Dear Douglas County Commissioners:

As we have previously communicated, Town staff on July 29 shared information about the Town's opposition to the Pine Canyon development in unincorporated Douglas County on Town social media channels. Included with that information was a feedback form, allowing members of the public to share their thoughts about the proposal, which the Town committed to relaying to Douglas County.

Between the time the social media posts were shared on July 29 and when we deactivated our form on August 27, 371 members of the public submitted feedback forms. Their unedited forms are attached, with the 206 most recent forms submitted first and the two packets of forms previously shared subsequent to that.

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

Thank you,

A handwritten signature in black ink, appearing to read "JE Gray", is written over the typed name.

Mayor Jason Gray
Town of Castle Rock

Attachments: Feedback forms submitted August 9 to 27, 2024
 Feedback forms submitted through August 9
 Feedback forms submitted through August 2

Feedback forms submitted August 9 to 27, 2024

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 9, 2024 12:23:22 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Justin W Housner
In what area of Castle Rock do you live?	Castlewood Ranch
Email	j6whous@yahoo.com
What do you think about the proposed development?	This unincorporated, proposed development puts the Town of Castle Rock's non-renewable water supply at risk. It will also add a massive amount of traffic to town roads that will not receive any type of funding since the residences will be in unincorporated Douglas County. Sewage is also a risk for homes that border this development.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 9, 2024 1:06:44 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Susan Balzer
In what area of Castle Rock do you live?	Castlewood ranch
Email	purplefritty@gmail.com
What do you think about the proposed development?	Very much opposed to this enormous development. In light of all the difficulties why does it look like they are continuing to build?
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 9, 2024 4:18:23 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Castlewood Ranch
Email	wxjeremy@gmail.com
What do you think about the proposed development?	<p>This development further perpetuates the stereotype that city and county planning is out of touch with what residents want for the community. This development, in particular, shows how short-sighted the county is acting in regards to how this will affect current residents in the area. Traffic is already increasingly congested, with additional accidents and reckless driving occurring along key travel arteries (Founders Parkway for example). Water is always a topic of concern for our region, and this development, with its use of solely non-renewable water resources, is irresponsible to say the least. All of these local resources are planned to be utilized by this development, without any responsibility from said development to help maintain and improve the infrastructure. On top of this, we continue to develop natural landscapes, pushing more wildlife further away from their natural habitats.</p> <p>Beucase of these reasons, I fully oppose this development.</p>
Is there any other	<i>Field not completed.</i>

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 9, 2024 5:57:38 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Meadows
Email	kavlo26@gmail.com
What do you think about the proposed development?	We do not want this development happening! Please leave the space as is.
Is there any other information you would like to share?	Do not place a sewage plant near hundreds of residential homes nearby with backyards.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 9, 2024 6:39:26 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Castle park
Email	Jmszabo_33@yahoo.com
What do you think about the proposed development?	I think it is a bad idea. It will take more away from the small town feel of Castle Rock. My kids love seeing the cows in the field. It needs to be kept as farm land. We don't need more traffic added to our community. Castle Rock does not need to grow more we don't have the schools or infrastructure to support more people here.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Saturday, August 10, 2024 4:10:34 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Ed Ricks
In what area of Castle Rock do you live?	Dawson Dr
Email	ednmary1@outlook.com
What do you think about the proposed development?	This development has no place in Castle Rock, particularly given the fact that developers have no plans for water supply other than non-renewable ground water.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 12, 2024 7:05:51 AM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Linda Gaylo
In what area of Castle Rock do you live?	Hazen-Moore, Metzler Ranch
Email	53ldg5@gmail.com
What do you think about the proposed development?	Too large, too much traffic, too much water usage, too much loss of open space.
Is there any other information you would like to share?	Castle Rock has been good about open space purchases. Buy this area! Make it more walking trails like the new Metzler family area. Keep an open area off Front Street this would reduce traffic on a main thoroughfare in and out of downtown. Connect Woodland as an alternate N - S road into town but don't build another Terrain or Meadows size housing complex. Yes, it includes a school but where will all those children go after that school? Where will CR families park downtown to enjoy all our wonderful CR seasonal activities? Don't build more houses, hotels or fast food! Buy the area more open space LESS BUILDI G.

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 13, 2024 4:46:56 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Stacey Kelly
In what area of Castle Rock do you live?	The Oaks off of Plum creek
Email	Skturner0214@gmail.com
What do you think about the proposed development?	I am deeply saddened. This area has been around for a very long time. And we love to drive by and see all the cows that still make this town feel like it's a small mountain town. I have lived here for 18 years and the development that has gone on in Castle Rock has absolutely devastated me.. Please leave Some rural areas open so that we can enjoy our town without being totally overcome with people. The traffic is bad enough already. It's gotten to the point where people do not want to come Drive to the founders Meadows area. And I am very disgusted that Douglas County has any say and what happens in our town.. What I would like to know is how much is Douglas County financially making off this Development deal. Obviously they don't live in Castle Rock because if they did, they would care about it citizens and it's beautiful ruralness. Please, let's keep Castle Rock a smaller feeling mountain town. This is the whole entire reason. I moved here in the first place.
Is there any other	<i>Field not completed.</i>

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 13, 2024 9:04:40 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Abby Plotke
In what area of Castle Rock do you live?	Craig and Gould
Email	Abbyplotke@gmail.com
What do you think about the proposed development?	Absolutley not!!! Castle rock can not support this much growth! We are already at our limits. We live in castle rock for the small Town feel that is rapidly deteriorating. What will happen to the wildlife? How will this affect the water supply? We are a desert with limitations on water usage as is. Stop developers from buying up castle rock!
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 14, 2024 10:26:45 AM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Meadows
Email	mocowan@hotmail.com
What do you think about the proposed development?	I am very against the development. It is likely the wastewater plant would be built on the west side of I-25, thus all the associated smells would negatively affect our area. I also object to any resort/spa built in the area.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 15, 2024 10:20:18 AM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Zach Criner
In what area of Castle Rock do you live?	Sapphire Pointe
Email	<i>Field not completed.</i>
What do you think about the proposed development?	I do not think the Pine canyon project should be allowed to continue. This project places a significant burden on the town of Castle Rock resources while destroying wintering grounds for wildlife.
Is there any other information you would like to share?	I oppose the Pine Canyon development.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 15, 2024 3:54:40 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Maria d Allevato
In what area of Castle Rock do you live?	Sapphire Pointe
Email	lulu.allevato@gmail.com
What do you think about the proposed development?	I appreciate the reasoning behind opposing this development. But what sticks out to me, is that the Town would be fine with the smell from the water treatment plant, the water being used, and the traffic generated from the residences and businesses, as long as they were paying into the Town's coffers. Is the smell, the water, and the traffic an issue, or is it really about money? It sounds to me that the only real problem standing in the way of this runaway development of Castle Rock is the money the Town won't be getting from this project.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 15, 2024 6:22:59 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Escavera
Email	<i>Field not completed.</i>
What do you think about the proposed development?	The utilities construction was started even before the public hearing. Looks like it is a foregone conclusion that approval will pass regardless. That does not pass the smell test.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 11:18:45 AM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Karin Kay Esterhammer
In what area of Castle Rock do you live?	Crystal Valley
Email	supereskimo2000@yahoo.com
What do you think about the proposed development?	Stop the whole project and do not let this continue. It's for soooo many reasons. Over-development, pollution, crowding, bribery, crime. Please do not let this go through. We want to keep the area pristine and well-managed.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 10:59:37 AM

Pine Canyon Feedback

Pine Canyon

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

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

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Name (optional)	Kye Taylor
In what area of Castle Rock do you live?	Metzler's ranch
Email	taylorkm@colorado.edu
What do you think about the proposed development?	I am opposed to the development. Makes no sense. Keep up the good work in opposition of pine canyon, town of castle rock.
Is there any other information you would like to share?	Don't ever let odors ruin our beautiful town.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 12:12:06 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	The Meadows
Email	balwyllo@aol.com
What do you think about the proposed development?	We don't need more development. Castle rock doesn't look like Cast rock any more! Does not sound as if this has been thought through, too many issues to be resolved.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 12:08:58 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Susan Snider
In what area of Castle Rock do you live?	Meadows
Email	Susanvsnyder@gmail.com
What do you think about the proposed development?	I think the current proposal would harm all current residents of our town and propose multiple hazards without bringing anything of real value. How will this better Castle Rock or Douglas County? Why isn't the quality of life of current residents ever taken into account? Smart growth is the only way to keep our town and county from growing until it is absolute gridlock on every road and highway. The county is moving forward on a project that will harm a large percentage of their constituents and at some point all of us will start fighting back against this constant stream of poor development decisions. County should be working with the town not against us.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 12:24:44 PM

Pine Canyon Feedback

Pine Canyon

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

Name (optional)	Linda Podorski
In what area of Castle Rock do you live?	Metzler Ranch
Email	lkpyoga@live.com
What do you think about the proposed development?	I do not so much object to developing the area, however, I categorically object a sewage treatment plant installation. Why would the development not be connected to The Town of Castle water and sewage system? Stinky odors from a sewer plant will spread through entire area. Don't say odors will be mitigated. People are not stupid, at least those who would be directly affected are not stupid. There will be odors. Do any of the County commissioners live near this area, don't think so or it would never be approved.
Is there any other information you would like to share?	Do what is right for the thousands of residents rather than allowing this to proceed.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 12:42:04 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Deb Chentnik
In what area of Castle Rock do you live?	The Oaks
Email	merit-therms0i@icloud.com
What do you think about the proposed development?	<p>I'm very concerned about the water usage this development will have. Cutting the amount of water allocated for each lot is a travesty!</p> <p>I also feel the developers should be pay large impact fees because we residents shouldn't be penalized so they can make huge amounts of money .</p> <p>Douglas County Commissioners should consider the strain this will put on the Town of Castle Rock but evidently they just don't care!</p> <p>It seems the county commission is in cahoots with the developers. Are you getting kickbacks???</p>
Is there any other information you would	<p>I am a senior citizen and I sure wish Colorado cared about us. You are going to make us have to move to another state to be able to afford to survive!!!</p>

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 12:42:04 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Deb Chentnik
In what area of Castle Rock do you live?	The Oaks
Email	merit-therms0i@icloud.com
What do you think about the proposed development?	<p>I'm very concerned about the water usage this development will have. Cutting the amount of water allocated for each lot is a travesty!</p> <p>I also feel the developers should be pay large impact fees because we residents shouldn't be penalized so they can make huge amounts of money .</p> <p>Douglas County Commissioners should consider the strain this will put on the Town of Castle Rock but evidently they just don't care!</p> <p>It seems the county commission is in cahoots with the developers. Are you getting kickbacks???</p>
Is there any other information you would	<p>I am a senior citizen and I sure wish Colorado cared about us. You are going to make us have to move to another state to be able to afford to survive!!!</p>

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 3:47:41 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	jean c dunn
In what area of Castle Rock do you live?	terrain
Email	jd-teacher@hotmail.com
What do you think about the proposed development?	As a resident of Terrain, I am very much interested in and opposed to this development as proposed. The impact on the town of Castle Rock and the surrounding area is huge as detailed in the information provided. I don't understand why so much dirt is being moved right now before the development is completely approved by the county(or has it been approved?) The planning commission for the county should be held accountable for allowing this to happen without input from the residents of the town. Please continue the opposition by the Town of Castle Rock.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 3:47:40 PM

Pine Canyon Feedback

Pine Canyon

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

Name (optional)	jean c dunn
In what area of Castle Rock do you live?	terrain
Email	jd-teacher@hotmail.com
What do you think about the proposed development?	As a resident of Terrain, I am very much interested in and opposed to this development as proposed. The impact on the town of Castle Rock and the surrounding area is huge as detailed in the information provided. I don't understand why so much dirt is being moved right now before the development is completely approved by the county(or has it been approved?) The planning commission for the county should be held accountable for allowing this to happen without input from the residents of the town. Please continue the opposition by the Town of Castle Rock.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 3:31:58 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Allyn Jean Gallegos
In what area of Castle Rock do you live?	THE MEADOWS
Email	Gypsyqueen@q.com
What do you think about the proposed development?	I am agains it. I have lived here for 35 years and the development is out of control The growth is out of control and need to stop . I grew up here because of it being a small town and development has ruin it.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 3:26:52 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Carrie Deel
In what area of Castle Rock do you live?	Escavera
Email	C2deel@gmail.com
What do you think about the proposed development?	I am 100% against the proposed Pine Canyon development. I would love for the land to stay agricultural if possible, but that is not necessarily realistic. If the Walker family is set on selling this land, it would be great if they would build acreage type housing similar to Escavera, turn it into protected open space, some sort of educational working ranch for field trips, etc. There are many options that would benefit the Town of Castle Rock instead of 800 "affordable" homes, 1000 multi-unit dwellings & a hotel/spa. We purchased our home here in Escavera 2 1/2 years ago for the peace and tranquility. Our property gives us country type living while still having a neighborhood feel. Adding 2500 cars to our already congested roads is not going to benefit anyone. I am very confused as to why there are already gas lines being installed if this development hasn't been officially approved yet? We have been listening to excavators, front end loaders, beeping and loud music for the past three weeks. All of that and more will continue to be the norm for the next 6+ years if this development

is approved. Our retirement Oasis will soon become as congested as the neighborhood we just left. Make this make sense, please. How does this benefit Castle Rock? We don't want a transportation hub. Castle Rock doesn't want to be a part of RTD, and the light rail system. We want to keep our small town feel. Please do not approve this development.

Is there any other information you would like to share?

Field not completed.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 4:00:05 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Christopher Bissonnette
In what area of Castle Rock do you live?	Meadows
Email	bissonnette.christopher@gmail.com
What do you think about the proposed development?	I am entirely and wholeheartedly opposed to this development. Castle Rock is currently already squeezed on resources (consistent requests for increases to support schools and emergency resources), challenged beyond our maximum on infrastructure (narrow roads and increasingly worse traffic, not enough grocery stores) and losing open space and wildlife spaces rapidly with the growth that was already approved decades ago. Adding another community, especially one of this size is outrageous, showing no foresight, responsibility or proper diligence to serve the best interests of the community. Residents and the town of Castle Rock have been overwhelmingly vocal against this development and voices must be heard and respected that this development is not wanted.
Is there any other information you would like to share?	<i>Field not completed.</i>

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 4:27:48 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Jeff Whaling
In what area of Castle Rock do you live?	Terrain
Email	Jrwelc@gmail.com
What do you think about the proposed development?	Garbage, I support the opposition against this development. Castle Rock has already become congested with traffic from excessive home building and should prevent this project from moving forward.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 4:32:34 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Christine Whaling
In what area of Castle Rock do you live?	Terrain
Email	c.broski@comcast.net
What do you think about the proposed development?	I support the Town of Castle Rock's opposition to the project for the reasons mentioned in the opposition. Additionally, any proposed development in this area, whether commercial or residential, will further displace wildlife and continue to cause unnecessary wildlife accidents (including elk and deer) on Founders between Allen St and 86. This area should NOT be developed. Further action by the Town should be taken to support and conserve our local wildlife. It's part of what makes living here so special.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 4:35:19 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Woodlands
Email	cbears1985@hotmail.com
What do you think about the proposed development?	I'm entirely against this development and so is most of the population. Please do what you were elected to do and listen to what the people want and not the developers.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 4:36:08 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Michelle
In what area of Castle Rock do you live?	Meadows
Email	Mlkova@yahoo.com
What do you think about the proposed development?	I oppose this development fir the same reasons the town of Castle Rock opposes it.
Is there any other information you would like to share?	Stop ruining this town with limitless building. It is too much and destroying what makes it a good place to live.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 4:58:31 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Terrain
Email	Hreynolds777@gmail.com
What do you think about the proposed development?	Further developments will increase traffic, impact wild life in open space, impact homes & lives of people living around the planned development, put additional strain on our water resources & create additional crowding for schools. Castle Rock does not have the infrastructure for the proposed plan nor do the residents want more building that will only make living here worse. We need to stop allowing additional growth that can't be supported by its residents, strains our emergency services, creates mire traffic & impacts our area negatively overall.
Is there any other information you would like to share?	I'm 100% against building in what's left of our open space. If allowed there won't be any more wildlife to enjoy, peace & quite of neighborhoods & we will become the worst place to live instead of one of the best.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 4:59:34 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Hannah Soukup
In what area of Castle Rock do you live?	Terrain
Email	hjsoukup@gmail.com
What do you think about the proposed development?	I vehemently oppose this Pine Canyon development, as it is currently planned. It is appalling to me that the developers and landowners would choose to do an end run around the town and its residents and then try to act like they have listened to concerns; it's insulting.
Is there any other information you would like to share?	It's baffling to me that the county would approve lowering the existing water standards which compromise the current and future residents of castle rock as well as residents of those new community. Traffic is already a concern in Castle Rock, adding this number of new homes will undoubtedly make things worse. As a commuter, I am suspicious of the developers traffic study. Seems that their overly-optimistic results were more likely influenced by the party paying for said study. I don't want to exclude new residents or say "us and no more" but growth needs to be considered and planned well or we will all suffer.

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 5:36:55 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Judith Evelyn Wonstolen
In what area of Castle Rock do you live?	Woodlands
Email	jwonstolen@msn.com
What do you think about the proposed development?	Please stop this development! Castle Rock is rapidly losing what makes it an attractive place to live. It is heartbreaking to see our open spaces, our wildlife spaces eaten into, and add more traffic, pollution, and strain on our water table. Profit and development only go so far for a few , and hurt the many residents of our town.
Is there any other information you would like to share?	We have been in the Woodlands since 1989. My father, Al Wonstolen was looking for a small town to retire in and thought he'd found it. He served on the Town Council for 8 ears, The Senior Board, the Water Board, and ran CATGO Clean Air transit until the town defunded it. He was instrumental in "saving the Bowl" which si now part of our Open Space trail system.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 6:17:12 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Terrain
Email	Mandarae36@hotmail.com
What do you think about the proposed development?	It shouldn't happen!! There is too much growth as is and the infrastructure of the town isn't built for it. I live right across from founders where they are laying gas pipes right now and it's heartbreaking. Traffic is terrible and adding that much traffic to founders will be unbearable.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 6:25:23 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Louise Mendez
In what area of Castle Rock do you live?	Plum Creek
Email	louinden@comcast.net
What do you think about the proposed development?	We cannot continue to build, I am absolutely against it. We do not have the infrastructure to accommodate more housing.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 7:04:53 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Deborah Washburn
In what area of Castle Rock do you live?	Meadows
Email	deborah.washburn@comcast.net
What do you think about the proposed development?	I don't feel this is good for our town or county. Our infrastructure barely serves the current population, adding more will bring even more challenging issues down the road.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 7:12:36 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Red Hawk
Email	Esthervigil31@gmail.com
What do you think about the proposed development?	I think the proposed development is going to take away from the city of Castle Rock, and is going to put us at risk by asking the fire department, police department, and water departments, to care for and provide for a community that will not be financing these things for themselves. We, the community of Castle Rock will be at risk because there are too few firemen, and policemen as it is, without adding another community to their load.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 8:03:20 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Michael Reading
In what area of Castle Rock do you live?	The Meadows
Email	Michael.reading@leicaus.com
What do you think about the proposed development?	I am opposed to the development. The reasons the city has opposed the development make sense and the development will be detrimental to the area and existing residents.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 8:23:12 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Gina Bates
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In what area of Castle Rock do you live?	Crystal Valley
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Email	askginaredford@gmail.com
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What do you think about the proposed development?	
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I believe CR is growing at a speed that is not sustainable by the existing infrastructure. Water Supply is a major concern and this new development is not realistically addressing the actual water consumption at real levels and existing requirements. Traffic congestion in Castle Rock is a major problem and adding 22 thousand more trips will paralyze the little town. There is no parking in DT CR to accommodate current population base. Because of lack of parking and congested traffic the downtown town area is a bottle neck at all hours. Safety is an issue. There are no amenities, ie grocery stores, shopping, art center, entertainment, restaurants, schools, hospitals in CR to accommodate existing and growing population. If the growth and development is not sustainable by itself and the city is wanting to impose more taxes on locals that is not a healthy growth. Taking a rural, small town with one main road, Wilcox and transforming it into a conglomerate of small expansive apartments for thousands of ppl is actually destroying the quality of life for all, the security

of the city and it only works for greedy builders and oversized governments. The government of CR is growing by the day and all the decisions are in favor of developers and more taxes. How did the Commissioners in good conscience vote against the opposition of an entire city and the voices of the constituents? It's hard to accept and understand. Shut this down. No development until we have real answers about water sustainability, real traffic solutions, Down Town parking and amenities.

Is there any other information you would like to share?

Field not completed.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 9:01:42 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Dawn
In what area of Castle Rock do you live?	The Woodlands
Email	dawndeschamp@hotmail.com
What do you think about the proposed development?	I'm wondering why the DC Commissioners are able to approve this development with no regard to the town of Castle Rock and how the residents feel about it. It's going to be a drain on all our resources especially our water.
Is there any other information you would like to share?	I just want to know what we as residents can do to get the commissioners to listen. How did Franktown stop that development a few years ago? I remember seeing signs around and apparently something worked.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 9:07:26 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Michael McClanahan
In what area of Castle Rock do you live?	Meadows
Email	michael.j.mcclanahan@gmail.com
What do you think about the proposed development?	Continue fighting this development. This land should be owned by the town of Castle Rock and developed in a responsible manner. The current proposal is far from acceptable
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 16, 2024 9:33:01 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Gary anderson
In what area of Castle Rock do you live?	Timber ridge
Email	garyanderson18@comcast.net
What do you think about the proposed development?	It is a terrible idea. DC commissioners must listen to the people.
Is there any other information you would like to share?	I sincerely hope that it does not pass.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Saturday, August 17, 2024 7:23:22 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Meadows
Email	<i>Field not completed.</i>
What do you think about the proposed development?	I think it is sad and a bad idea. The roads don't serve the current population. Where is the water going to come from?
Is there any other information you would like to share?	I grew up around here and the town is overcrowded and more dangerous. If you build more homes space them out. 5-10 acre lots.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Saturday, August 17, 2024 5:51:10 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Tom Curtis
In what area of Castle Rock do you live?	Timber Canyon
Email	thomasvcurtis@gmail.com
What do you think about the proposed development?	Thoughtfully designed development can actually enhance quality of life in Douglas County and contribute to prosperous growth. However, the proposed Pine Canyon Development is neither thoughtful nor beneficial to the immediate and surrounding communities. There are so many reasons not to approve this grossly deficient design, but the water issues alone should make this a no brainer! I can't imagine Douglas County wishing to approve this development with such inadequate water provisions in the face of an indisputable water shortage along the Front Range, not to mention the total disregard for developing renewable water resources. Shame on Douglas County for trying to rubber stamp a design with so many deficiencies that it can become nothing but an unmitigated disaster. By all means, the Walker family has every right to develop their private property, but it's up to our elected officials to ensure such development is consistent with the resources and needs of the existing community.

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Saturday, August 17, 2024 2:05:28 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	PATRICK Joseph LEE
In what area of Castle Rock do you live?	Saphire point
Email	amicusforlife@gmail.com
What do you think about the proposed development?	it is an example of short-sightedness and greed. The reason we moved here is quickly evaporating. another example of tearing down Paradise and putting up a parking lot. We will move.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Saturday, August 17, 2024 1:37:33 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Jennifer R Campbell
In what area of Castle Rock do you live?	Castle North
Email	jen.campbell42@gmail.com
What do you think about the proposed development?	I am wholeheartedly AGAINST this development, which is quite close to my home. CR already doesn't have sufficient infrastructure and resources for the rapid population increase of the last decade or so. Where will these kids go to school and who will teach them? Our stores, restaurants, and community areas are already crowded. Traffic is bad enough. They definitely don't have acceptable water use and safety plans. WE DO NOT NEED this development in this location, and their plans seem half-baked. PLEASE do not approve this destructive development.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Saturday, August 17, 2024 9:31:26 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Linda D Gaylo
In what area of Castle Rock do you live?	Hazen-Moore, Metzler Ranch
Email	53ldg5@gmail.com
What do you think about the proposed development?	Does not matter what I think, it is a done deal.
Is there any other information you would like to share?	How disingenuous of CR to ask citizens to give their thoughts when it will not change what is already a done deal. CR should have not dragged their feet resulting in Douglas County getting fed up and moving forward with an enormous house, retail & entertainment development. Over crowding, excessive traffic and even more tax increases. The new request for a tax increase for police and fire will not even begin to cover the protection costs for this new development. FYI- my husband and I went downtown for dinner last night, gave ourselves 20 extra minutes to find parking at 6pm and we needed it! What will all these new residents think of having chosen CR to live when they cannot go

out to eat or enjoy activities in town because
there is NO parking.
Awful decision.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Saturday, August 17, 2024 7:04:05 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Christopher Bishop
In what area of Castle Rock do you live?	Terrain
Email	chrisbishopsd@me.com
What do you think about the proposed development?	Without adequate infrastructure, I refuse to support this development. Castle Rock needs to grow to maintain affordable housing but it needs to be done with sustainability in mind. I'm shocked that the developers are proposing this. Please work with the city that you reside in to make this a sustainable development!
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 11:51:55 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Jennifer
In what area of Castle Rock do you live?	Terrain
Email	jennbaker78@gmail.com
What do you think about the proposed development?	Castle Rock has been ruined with overdevelopment. Traffic is horrible and we don't have the resources to continue constantly building these huge projects that add so many more residents
Is there any other information you would like to share?	Castle Rock used to be the most beautiful small town. It's overrun with these developments. Please stop building.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 11:40:18 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Natalie Wirth
In what area of Castle Rock do you live?	Crystal Valley Ranch
Email	natalier715@gmail.com
What do you think about the proposed development?	This will add too many additional vehicles to an already congested area and existing CR residents will bear the brunt of the upkeep for all the wear and tear of these residences and businesses' customers with increased taxes. JUST SAY NO!!!
Is there any other information you would like to share?	Parker already allowed overgrowth to happen and the roads are dangerously congested and the beauty of the natural landscape is now polluted with lots more cars, apartments, tightly-built neighborhoods, and angry commuters. Please don't make this same mistake. Also, having attended high school near a sewage treatment plant, I can assure you, this idea STINKS!!! JUST SAY NO!!!

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 11:26:58 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional) Matt Westwick

In what area of Castle Rock do you live? Crystal Valley

Email matt.westwick@gmail.com

What do you think about the proposed development?

This development takes advantage of the gerrymandered outline of Castle Rock to get out of in-city requirements - If you drive on any road out of the development you're pretty much in the city limits! It's absurd that the developer gets access to essentially all the benefits of being in town without any of the fees, limits, or restrictions that are imposed on actual citizens to ensure our town runs and operates smoothly.

In addition, malignant odors from a wastewater treatment plant in the proposed area would not only impact the immediate area, but most likely blow unpleasant odors toward downtown every time a wind or front front comes out of the northwest (which is common). Much effort has been put into making downtown Castle Rock a very walkable area; the town puts on tons of outdoor events every year. Having a wastewater treatment plant blanket the locality during an outdoor festival would really stink (pun intended).

Requiring the development to be annexed into the city would solve both of these problems. In addition, it would allow future residents access to many of the amenities the city provides as citizens of the town. It's a win-win.

Is there any other information you would like to share?

Field not completed.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 11:24:04 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Carrie Lohr
In what area of Castle Rock do you live?	Plum Creek
Email	pclohr@gmail.com
What do you think about the proposed development?	<p>Puts added stress on town services & infrastructure with out any compensation to the town.</p> <p>For residential safety it needs to have additional entry & exit points, one is not enough for a property that scale.</p>
Is there any other information you would like to share?	<p>This property should be annexed into the town of Castle Rock first & foremost.</p> <p>Can Founders handle the additional traffic?</p> <p>Can Douglas County handle additional expense of another water treatment plant. Why can't they buy into Castle Rock's?</p>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 11:21:30 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	CastleWood Ranch
Email	klamosonia@gmail.com
What do you think about the proposed development?	We do not support this!!!! It doesn't make ANY sense!! Not enough water, not enough schools, way too many people, there will be so much traffic and there's already so many current struggles with traffic here.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 10:08:12 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	A
In what area of Castle Rock do you live?	Founders
Email	alik2251@gmail.com
What do you think about the proposed development?	Absolutely opposed to it, our current infrastructure cannot handle this level of development and I honestly don't believe this won't affect our water and other resources.
Is there any other information you would like to share?	I love living in Castle Rock and I know it's a very in demand place to live, but we are losing the small town charm that has attracted most of us in the first place. I'm also concerned about the safety of my family and fellow citizens in the event of a natural disaster. When there's an accident or closure on I-25, all roads out of CR are congested. If there was a fire and we all had to evacuate, I truly feel like so many people would be trapped because the roads cannot effectively handle that type of event.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 9:58:29 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Jake Fahlstedt
In what area of Castle Rock do you live?	Meadows
Email	jfahlstedt40@gmail.com
What do you think about the proposed development?	The town can not handle more people
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 9:57:31 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Stacy
In what area of Castle Rock do you live?	Meadows
Email	<i>Field not completed.</i>
What do you think about the proposed development?	It will be detrimental to the town and our water source
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 9:56:34 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Meadows
Email	Crystalrathbun10@gmail.com
What do you think about the proposed development?	<p>I am very concerned about this projects impact on the water supply for the town of castle rock. I do not feel as though the development is responsible as it puts a strain on a limited resource that every person in this town relies on.</p> <p>If this development is to continue, I would like to see that the developers provide a plan to reduce stress on our water supply and also see that this development only continues if the land is incorporated in Douglas county.</p> <p>The people who build in and live in this area should be contributing to our community through appropriate taxation I do as they will be utilizing the same infrastructure as I.</p>
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 9:56:17 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Paul Knott
In what area of Castle Rock do you live?	Crystal Valley
Email	Knott6@gmail.com
What do you think about the proposed development?	I do not believe this developer is working with the community and is trying to bypass the city and the rules laid out by using the county in an inappropriate way. Yet it's the city and us citizens who will be holding the bag in the end. Clearly the water plan is inadequate, traffic impacts and access to this proposal neighborhood is not well thought out. This need to be denied or the city should annex this land and ensure this developer follows the rules.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 9:56:16 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Kaylen Fahlstedt
In what area of Castle Rock do you live?	Meadows
Email	klynrenee@yahoo.com
What do you think about the proposed development?	I don't think it should happen.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 9:53:41 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Priscilla Musgrave
In what area of Castle Rock do you live?	Castlewood Ranch
Email	priscilla@hbccr.org
What do you think about the proposed development?	I think it's a terrible idea. The traffic is already congested. Schools are crowded. There isn't enough infrastructure. We are losing the charm and character of our town.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 9:26:22 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Denise McNeff
In what area of Castle Rock do you live?	The Woodlands
Email	drm_hm@hotmail.com
What do you think about the proposed development?	It's unconscionable. It would ruin the quality of life for so many people that love this town and area.
Is there any other information you would like to share?	The land needs to be annexed to the town of Castle Rock so development can be held to the town of Castle Rock standards.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 8:59:52 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Castlewood ranch
Email	<i>Field not completed.</i>
What do you think about the proposed development?	It needs to be annexed into the town of Castlerock
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 8:40:01 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Eric Plummer
In what area of Castle Rock do you live?	Castle Highlands
Email	abplummer@yahoo.com
What do you think about the proposed development?	I do not support his proposed development. This needs to be approved thru the Town of Castle Rock to ensure that resources and common entities of the citizens of Castle Rock can be appropriately addressed and considered. I do not beleive that this consideration for approval is a function of the County Commisioners.
Is there any other information you would like to share?	Water and water treatment are issues of immediate concern. Impact on Town of Castle Rock services and impact upon our existing infrastructure are other considerations. Going around the Town and seeking building approval thru the County Commissioners is not equitable for Castle Rock residents.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 8:29:11 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Sean Sides
In what area of Castle Rock do you live?	Plum Creek South
Email	s2sides@yahoo.com
What do you think about the proposed development?	Myself and dozens of neighbors STRONGLY OBJECT to this development. The fall short of the Town and County water and development standards. The County MUST reject this project.
Is there any other information you would like to share?	The County should support the requirements of the Town for a project of this size and proximity to Town.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 8:25:25 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Meadows
Email	gingermc02@gmail.com
What do you think about the proposed development?	HORRIBLE FOR CASTLE ROCK. DAMAGING TO OUR COMMUNITY AND IRRESPONSIBLE USE OF VERY LIMITED RESOURCES.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 8:18:06 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Paul Davis
In what area of Castle Rock do you live?	SW Meadows
Email	Pauldavis0620@gmail.com
What do you think about the proposed development?	While it's pretty hypocritical of the Town council to be opposing development when they've been nothing but a rubber stamp for most development proposals for the Town, I wholeheartedly agree with opposing this development. We've had too much development as it is, and adding a poorly planned, over compensating project like this will do nothing but harm the community.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 8:13:39 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Valerie Davis
In what area of Castle Rock do you live?	Meadows
Email	valeriejdavis@comcast.net
What do you think about the proposed development?	Do not develop it. I am opposed.
Is there any other information you would like to share?	I do not support the development of this land. Too many risks to our town to develop it.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 8:06:19 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Art T
In what area of Castle Rock do you live?	Plum Creek
Email	sb4doors6windows@yahoo.com
What do you think about the proposed development?	I want to be generous and think that the developers here are asking for far more (units, retail square footage, etx.) than they would settle for. Much of this makes little sense: it's proximity to already overloaded roadways and poorly designed intersections; so much more retail space in an age where brick and mortar operations turnover like mad; a location which could stand some development, but which also presents a comforting terrain that preserves a certain feel and function that ought to be left alone, in part at least.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 7:57:55 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Judy Moore
In what area of Castle Rock do you live?	Sedalia
Email	tastingswithjudy@gmail.com
What do you think about the proposed development?	We returned to Colorado my home State and landed in Douglas county when my husband got out of the service to get out of the over development around Ft Collin's. It's been a true disappointment that our Government keeps selling out to land developers while raising our taxes at a rate of 50%+ in just a single year.
Is there any other information you would like to share?	It's a shame that both political parties only care about the money towards re-election and not preserving our Beautiful...once spacious County.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 7:55:32 PM

Pine Canyon Feedback

Pine Canyon

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

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Woodlands
Email	wvsnyder@comcast.net
What do you think about the proposed development?	Very disturbing the amount of homes and traffic this will bring. The neighborhood virtual meetings were NOT 2-way. Very disappointed that not more of the planning commissioners attended. There is no sure thing for water, and there is no back up. They'll be crying for Castle Rock help at whose expense.
Is there any other information you would like to share?	Very disappointed that "our neighbor" is not working with the town. This is our backyard, yet we've never met the man. Not once has he stopped by to say thanks for lending hand in corralling his bull that got out, or letting them know a deer took out the fence. When We say backyard, it literally is. Can't say the man is really taking "his neighbors" concerns.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 7:38:31 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Sharon Scherdin
In what area of Castle Rock do you live?	Metzler Ranch
Email	sharonscherdin@gmail.com
What do you think about the proposed development?	This is absolutely a terrible plan for this area of Castle Rock. The traffic is already busy on Woodlands and Front Street, I doubt Douglas County High School can handle more students, and we are already experiencing a shortage of school bus drivers, teachers, police, fire and emergency personnel. We also don't want or need a sewage plant so close to homes and trails. If the developer isn't going to handle these issues then they can move on to somewhere else.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 7:38:30 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Sharon Scherdin
In what area of Castle Rock do you live?	Metzler Ranch
Email	sharonscherdin@gmail.com
What do you think about the proposed development?	This is absolutely a terrible plan for this area of Castle Rock. The traffic is already busy on Woodlands and Front Street, I doubt Douglas County High School can handle more students, and we are already experiencing a shortage of school bus drivers, teachers, police, fire and emergency personnel. We also don't want or need a sewage plant so close to homes and trails. If the developer isn't going to handle these issues then they can move on to somewhere else.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 7:26:18 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Christine Sijelmassi
In what area of Castle Rock do you live?	Oakwood Dr.
Email	Csmassi1@hotmail.com
What do you think about the proposed development?	I don't think this is a good idea, front st and founder parkway cannot handle the amount of car this development will create. Front st can't handle the traffic in the mornings and afternoons when Douglas county high school is in session. Let alone another couple thousand cars.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 7:06:25 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Scott & Jennifer Navratil
In what area of Castle Rock do you live?	Sapphire Piint
Email	s.navratil@comcast.net
What do you think about the proposed development?	Unacceptable. Castle Rock already looks like the Commerce City of Douglas County and this will make it worse. A hotel and sewage treatment plant? Really? If this allowed to proceed, CR will lose any remaining appeal that it has.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 7:01:48 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Jeremy Marra
In what area of Castle Rock do you live?	Siena near Metzler Ranch
Email	Jeremy27@hotmail.com
What do you think about the proposed development?	I'm against any development that doesn't respect the viewpoint of the existing residents.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 6:52:53 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Meadows
Email	mikebprasad@gmail.com
What do you think about the proposed development?	<p>I have significant concerns about the proposed Pine Canyon development for several reasons. Firstly, developing 530 acres of land in an area that is surrounded by the Town of Castle Rock could create substantial traffic congestion and strain existing infrastructure. The increased volume of vehicles would likely lead to higher maintenance costs and potential delays for residents.</p> <p>Additionally, the potential for odors and overflows from the proposed sewage treatment plant on East Plum Creek raises serious environmental and public health concerns. Such issues could negatively impact the quality of life for local residents and place an undue burden on the Town's resources.</p> <p>Overall, the proposed development seems to disregard the potential adverse effects on the community and infrastructure. It is crucial to consider these impacts and explore alternative solutions that align with the Town's current needs and long-term</p>

sustainability goals.

Is there any other information you would like to share?

Environmental Impact: Developing this land could disrupt local ecosystems and wildlife habitats. The area's natural features, such as vegetation and waterways, may be negatively affected, leading to long-term environmental damage.

Infrastructure Strain: The existing infrastructure in Castle Rock may not be equipped to handle the increased demands of urban-level development. This includes potential strain on roads, utilities, and public services, which could lead to higher costs for the Town and its residents.

Community Character: The development could alter the character and aesthetic of Castle Rock. Urban-level development in a primarily undeveloped area might clash with the town's existing landscape and community values.

Property Values: There is potential for the development to affect property values in the surrounding areas. The introduction of a large-scale development could lead to increased traffic, noise, and other issues that might make nearby properties less desirable.

Public Safety: The increased population density and development could potentially strain emergency services, such as police and fire departments, leading to longer response times and decreased safety for residents.

Economic Costs: Beyond immediate infrastructure costs, the Town may face long-term financial burdens related to maintaining and upgrading infrastructure and services to accommodate the new development.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 6:46:59 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Macanta
Email	Scscolorado@gmail.com
What do you think about the proposed development?	Traffic on founders is already too congested. Another community there will make it impossible to drive. Also Sage canyon has too many students. Douglas county can't keep up with another community. My water is horrible and they are too busy to fully fix it.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 6:10:27 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	TERRAIN
Email	danielle.az000@gmail.com
What do you think about the proposed development?	I think it will destroy the Town of Castle Rock. This town is not meant to have a city in the middle of it.
Is there any other information you would like to share?	Stop the madness

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 6:07:58 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Dylan White
In what area of Castle Rock do you live?	Metzler Ranch
Email	dylan.white18@gmail.com
What do you think about the proposed development?	The annexation process is in place for a reason; to achieve a harmonious and well thought out plan for the development of Castle Rock. The Pine Canyon proposal skirts this process and raises serious concern for building a cohesive plan.
Is there any other information you would like to share?	Castle Rock will inevitably be developed over the years. Please just make these decisions with a well thought out plan that serves the long-term interest of the community.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 6:05:48 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Victor Maldonado
In what area of Castle Rock do you live?	Terrain
Email	victor.maldonado@live.com
What do you think about the proposed development?	Absolutely not! Incorporate it to castle rock or don't build it at all!
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 6:01:38 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Erin White
In what area of Castle Rock do you live?	Metzler Ranch
Email	Espadinger@gmail.com
What do you think about the proposed development?	I am firmly opposed to the development. The 'Swiss cheese' annexation of unincorporated Douglas County into the town of Castle Rock MUST stop. We moved here for the "small town" feeling of Castle Rock, and developments are rapidly getting out of hand. Please listen to constituents when we say we DONT want more traffic and an increased burden onto the town's already strained infrastructure.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 5:40:01 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Connie
In what area of Castle Rock do you live?	Sapphire Pointe
Email	connieg98@yahoo.com
What do you think about the proposed development?	<p>1) Crowfoot Rd is now congested due to the traffic introduced by the new Parker and Castle Pines subdivisions recently built along it, which also increases the congestion on Founders Parkway. Accidents on I-25 northbound dominoes up to Founders and Crowfoot. Adding 1800 housing units along Founders Parkway further exacerbates the traffic problem on roads ill-designed to handle its current load.</p> <p>2) Relying on nonrenewable ground water source is contrary to Colorado water requirements. What is the post-pumping plan? Additionally, DougCo commissioners already acknowledged that existing ground water is insufficient for the longterm for the current county population. Permitting a new development of 1800 housing units to rely on nonrenewable water source that is publically acknowledged as insufficient, as well as acknowledged remaining water is inaccurate, is highly irresponsible for current and future residents as well as the environment.</p>

3) The development cuts through a good portion of the town. This should allow the town significant weight and voice in plans for this area since it directly impacts the town residents.

4) What is the plan for first responder and law enforcement support? Since this area is not incorporated with the town, CR FD and LE should therefore not be responsible. However, the potential for residents in this area to understand the difference is extremely low. Because the development is surrounded by the town, it stands to reason that the residents of the development would expect CR LE and FD to respond. The failure of timely responses on the part of the actual responsible agency would cause backlash on to CR FD and LE because of the residents' expectations and lack of understanding. This is dangerous because it would send CR FD and LE leadership on a wild goose chase trying to understand any of the complaints that fall out of this lack of understanding instead of focusing on valid complaints. It is also dangerous because the residents would call the incorrect agency for help, delaying critical assistance to the caller. This area, based on the geography in relation to the town surrounding it, ought to be incorporated into Castle Rock in order to assure seamless support to the residents and eliminate any confusion on the part of the residents.

Is there any other information you would like to share?

Field not completed.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 5:39:06 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Mikaela Sanders
In what area of Castle Rock do you live?	Terrain
Email	mmuntean619@gmail.com
What do you think about the proposed development?	I oppose this project for many reasons, however one reason I haven't seen mentioned is the burden yet another development in this are would put on our public schools. Douglas County residents don't want to pay for new schools, yet unless we come up with a different solution, we can't keep approving and approving new housing development as there will be no space for children in these developments to go to school. Our current infrastructure, including schools, roads, water, etc. cannot support another development like this kind.
Is there any other information you would like to share?	I absolutely can't imagine how challenging it will be driving on Founders if this project is approved (in addition to the Canyons South Project that has already been given the green light). It's already a challenge during the morning and evening rush.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 5:37:21 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Arlene Myers
In what area of Castle Rock do you live?	Castle North
Email	akmyers04@gmail.com
What do you think about the proposed development?	I realize development is going to happen. However this proposed development appears to be too expansive and will greatly impact the city's ability to provide adequate infrastructure resources. Increased traffic is a major concern as is overcrowding of schools. What monies will be forthcoming to the city to assist with additional expenses? I am currently NOT in support of this development as it is proposed and hope further discussion regarding potential problems will be heard and addressed.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 5:26:55 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Downtown
Email	Perthome303@gmail.com
What do you think about the proposed development?	Would place a burden on castle Rock residents! Water, for sure, 1,800 homes - Congestion is pretty awful now and no amount of improvements by them would ever help. This has been going on for so many years, they never give up - No, No, No
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 5:16:17 PM

Pine Canyon Feedback

Pine Canyon

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

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Crystal Valley
Email	smturner888@yahoo.com
What do you think about the proposed development?	It's a money-grab for the developers and will be a horrendous addition to the town. We don't have the water, resources, or infrastructure for such a poorly planned development. Please don't allow Pine Canyon to progress!
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 5:05:44 PM

Pine Canyon Feedback

Pine Canyon

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

Name (optional)	MARY MEGAN HOUSNER
In what area of Castle Rock do you live?	Castlewood Ranch
Email	marymegan0155@yahoo.com
What do you think about the proposed development?	It's a bad idea. Water is a concern and traffic but the impact to wildlife is bigger concern.
Is there any other information you would like to share?	I oppose the development of this project.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 5:05:36 PM

Pine Canyon Feedback

Pine Canyon

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

Name (optional)	<i>Field not completed.</i>
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In what area of Castle Rock do you live?	Founders
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Email	Teamtaylor25@gmail.com
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What do you think about the proposed development?	
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I am writing to express my strong opposition to the proposed development in [specific location or area name]. This project raises significant concerns regarding congestion, environmental impact, and the preservation of our community's natural beauty. Firstly, the development will undoubtedly lead to increased traffic congestion in our area. The influx of new residents and businesses will strain our already limited infrastructure, making it difficult for current residents to navigate the streets safely and efficiently. Our community deserves better – we should strive for a balance that allows growth without compromising the quality of life for those already here.

Additionally, one of the most appealing aspects of our area is the open space and natural surroundings. The presence of green areas not only enhances our quality of life but also provides vital habitats for local wildlife. Building in this region would displace these animals, disrupting their homes and diminishing the biodiversity that makes Castle Rock unique. It is our

responsibility to protect these ecosystems and maintain the natural beauty that attracts residents and visitors alike. For these reasons, I urge you to reconsider this development. We must prioritize the preservation of open spaces and protect the wildlife that calls our community home. Let us work together to stop overcrowding in Castle Rock and ensure a sustainable future for our town. Thank you for your attention to this important matter.

Is there any other information you would like to share?

None at this time

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 4:59:14 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Castle Pines Village
Email	Rvenusti@gmail.com
What do you think about the proposed development?	As our representatives you are supposed to CARE about us and our surroundings. Please DO NOT continue to eliminate these open spaces and wildlife. We have done more than enough "developing". Please don't make this another Denver.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 4:35:38 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Jill Holland
In what area of Castle Rock do you live?	Unincorporated DC adjoining TofCR boundary
Email	jholland1506@gmail.com
What do you think about the proposed development?	<p>I have grave concerns about the proposed water plan, given that our private well is in the NON-RECHARGEABLE Denver aquifer, which the Walkers are proposing to be the sole water source for this development. Also, the planning commission voted to proceed with less than 50% of the members voting in favor. What kind of nonsense is that?</p> <p>I don't believe that DC commissioners or planning commission are acting in the best interest of their constituents, and it reeks of cronyism.</p>
Is there any other information you would like to share?	<p>Please slow down the rampant development. Our infrastructure cannot keep up, and the elected leaders think that the solution is to increase our taxes, pass more bond issues, and create WAY TOO MANY metro districts. It is not sustainable! It is not sustainable! I'll say it again, IT IS NOT SUSTAINABLE!</p> <p>We teach our kids to "just say no"...seems like it would be a good lesson for our leaders (both DougCo and Town of CR) to learn.</p>

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 4:31:54 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Michael Griffith
In what area of Castle Rock do you live?	Castlewood Ranch
Email	md.griffith@comcast.net
What do you think about the proposed development?	NO to more massive developments. The residents of Caste Rock want to maintain our smalltown charm. We don't want the additional traffic, congestion and strain on our already limited services and water resources.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 3:59:55 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Jill Euber
In what area of Castle Rock do you live?	Plum Creek
Email	Jill.eiber@gmail.com
What do you think about the proposed development?	This development will not help the Town of Castle Rock what's so ever!!! It will create more traffic and there is no infrastructure for it. Water is already an issue. Where's the taxes coming from with this development that will help with the Town costs.
Is there any other information you would like to share?	I will be at the September 10 meeting !!!

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 3:54:23 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Dawn Murray
In what area of Castle Rock do you live?	Founder's Village
Email	DawnNamaste@yahoo.com
What do you think about the proposed development?	I'm against this development. We do not have the infrastructure for this many more homes and people. This area is already bursting with homes. I want it to remain an open space so we can enjoy the wildlife. Bears, deer and wild turkeys share this land.
Is there any other information you would like to share?	I will vote against anyone who was in favor of this project.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 3:47:58 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Matthew Murray
In what area of Castle Rock do you live?	Founders
Email	mmurray821@yahoo.com
What do you think about the proposed development?	I am against this measure. There isn't enough infrastructure and water to support this development and I love having the open space where wild Turkeys and deer live. Douglas County needs to stop being bribed by developers and start listening to their citizens or we will vote their butts out.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 3:42:15 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Rebecca A Wynn
In what area of Castle Rock do you live?	Craig & Gould
Email	<i>Field not completed.</i>
What do you think about the proposed development?	I oppose this development. Please stop this project.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 3:20:12 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Lee Ann Rottler
In what area of Castle Rock do you live?	Diamond Ridge
Email	bandgeekmom58@gmail.com
What do you think about the proposed development?	I believe that it is not well planned and is not taking into consideration the negative effects on the water system and infrastructure of the area. Just because the county is behind it doesn't mean it should be done. It should be investigated more thoroughly for the implications it has on Castle Rock.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 2:59:46 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Catherine Oakley
In what area of Castle Rock do you live?	Metzler Ranch
Email	cat@desertbound.com
What do you think about the proposed development?	We do not want this development in our neighborhood. Front Street is already a nightmare with too much traffic traveling too fast. This development will put a huge burden on the Town's residents, the water supply, not to mention our public services like police and fire. Castle Rock needs to have some room to breath and developers just keep putting up more and more homes in an already overcrowded town. We love our neighborhood because it isn't a mega development and overcrowded like the Meadows.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 2:51:49 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Hosler family
In what area of Castle Rock do you live?	Escavera
Email	KASRAN@COMCAST.NET
What do you think about the proposed development?	<p>Do *NOT* let them develop this area as proposed. The impact to Front Street and Founders traffic and residential homes will be horrible, not to mention where the water will come from. How it will create even more stress on Castle Rock and Douglas County infrastructure will be a nightmare. Plus there is already smells in Escavera from sewage that has been a problem for years. This will only worsen that situation.</p> <p>We don't need a development of this size; we do NOT want to become another Highlands Ranch.</p>
Is there any other information you would like to share?	I believe that the applicant has not made any commitment to the Town to mitigate any of the development's impacts upon our roadways, among other things. This is egregious.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 2:50:38 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Jayme
In what area of Castle Rock do you live?	Founders
Email	Jaymebourlakas@gmail.com
What do you think about the proposed development?	If this is going to happen it needs to be up to Castle rock town standards.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 18, 2024 1:49:52 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Shelley Miller
In what area of Castle Rock do you live?	The Terrain
Email	Selleymiller@gmail.com
What do you think about the proposed development?	Terrible idea!!! Developers are ruining Castle Rock. No water. Traffic is already a nightmare here. No schools, grocery stores, no recreation center.
Is there any other information you would like to share?	All around BAD idea. Looks like they are already digging up the land beside Founders Pkway - so are they already going thru with this???

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 12:30:21 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Castlewood Ranch
Email	Kbragg8@hotmail.com
What do you think about the proposed development?	I am opposed to this development. This needs to be stopped. We don't need anymore homes or a spa or even a hotel built up off of Founders. We don't need any more traffic. I am also opposed of the sewage plant. If you want to smell the sewage smell all the time you can happily drive on down to the Englewood Colorado area and smell it. The smell is not pretty and we don't need this in this town to pollute are air.
Is there any other information you would like to share?	I think people that think having this built here and having a sewage plant should go and stay in the Englewood area for a while and see how they like the smell.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 5:55:27 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Julie Harshman
In what area of Castle Rock do you live?	Meadows South
Email	wade_harshman@msn.com
What do you think about the proposed development?	We vehemently oppose this project
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 6:38:32 AM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Janet
In what area of Castle Rock do you live?	Mermen Ridge
Email	Delfinamor@msn.com
What do you think about the proposed development?	This development will greatly impact CR and its immediate area. There is NOT sufficient infrastructure to support that many new homes and businesses. Not to mention the impact on DCHS and all of the teens driving to school each day. It's already bottlenecked before and after school, now it will be a parking lot. When is enough ENOUGH? And a water treatment plant in the middle of town, that's even more ridiculous. Please, save what little open space we have left in CR, preserve the quality of our town and allow people to go from Point A to Point B on safe and relatively uncrowded roads. Our town does not need to become another HR or Parker, let us enjoy the little bit of quaintness we still have.
Is there any other information you would like to share?	We have lived in CR for 28 years and have seen the population triple in that time. We understand the growth and that much of it was already planned, but when is it too much? This new development would take the growth in CR to TOO MUCH.

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 6:45:47 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Founders
Email	Sammifast@gmail.com
What do you think about the proposed development?	Bad idea
Is there any other information you would like to share?	Castle rock is too small for its population size! You are ruining a beautiful town.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 6:56:43 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Matthew Simmons
In what area of Castle Rock do you live?	Terrain
Email	mattysimmons@msn.com
What do you think about the proposed development?	I am vehemently against the proposal. Our town infrastructure CANNOT accommodate the proposed development, and neither can our water supply. The Town of Castle Rock has been vocal in their opposition to this project for good reason, and now it's time for the county commissioners to LISTEN!
Is there any other information you would like to share?	Citizens are UNITED AGAINST this project! Listen to your constituents!

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 7:35:53 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Woodlands
Email	S.risacher@yahoo.com
What do you think about the proposed development?	Opposed to it, Castle Rock is already overfilling with people. Leave the open space to its beauty!
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 7:39:04 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Holly Mitchell
In what area of Castle Rock do you live?	Macanta
Email	Hollymmitchell@outlook.com
What do you think about the proposed development?	I am most concerned about school zoning for the young families this development will attract. Sage Canyon Elementary is already above forecasted enrollment, and a development of this size needs a dedicated school. Without a dedicated school, it will place a burden on our existing schools and significantly deteriorate the quality of education. The schools were one of our main motivators to live and continue living in castle rock. I hope the city and county are considering what this would do to our children.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 7:44:43 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Anne Herrington
In what area of Castle Rock do you live?	Unincorporated Douglas County
Email	herringtonanne@msn.com
What do you think about the proposed development?	If the land is surrounded by Castle Rock, there is no other town or municipality that can absorb it. I hate seeing unincorporated Douglas County being developed.. It will cost Castle Rock a lot of money for the infrastructure. Can the developers be made to pay for the required infrastructure and the required schools that will need to be built . It will also increase the density of people living in Castle Rock. I really like the openness of undeveloped land. Many people will make money off of this development. That means more money flowing through the area. I still hate housing being developed if there is anyway to stop it I would like to vote for it.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 7:53:47 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Mitch
In what area of Castle Rock do you live?	Metzler Ranch
Email	Mitchga@hotmail.com
What do you think about the proposed development?	I am opposed to the development, between the lack of water for growth and the area not being part of the town. This development should be well thought out as the lack of infrastructure and castle rock should be part of the planning. The density is too great and most open space is located by the rail tracks and stream
Is there any other information you would like to share?	Work hard to keep the unique castle rock and Douglas county look and feel, not just build like other counties.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 8:02:45 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Jennifer King
In what area of Castle Rock do you live?	Crystal Valley Ranch
Email	Jenlking527@gmail.com
What do you think about the proposed development?	<i>Field not completed.</i>
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 8:04:42 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Founders
Email	gamble.kb@gmail.com
What do you think about the proposed development?	I don't want it at all. In the 10 years I have lived here the Terrain went up and countless areas in the meadows. We do not have the water for this project and every new big build destroys what we moved to castle rock for. Because it wasn't just a concrete jungle. But it is becoming one.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 8:36:23 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Jesse b wallace
In what area of Castle Rock do you live?	Crystal valley
Email	Jesse.wallace@gmail.com
What do you think about the proposed development?	It's unacceptable. I will dedicate personal time to support political opponents of individuals who supported this either through vote or absence.
Is there any other information you would like to share?	This destroy our town.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 9:15:18 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Plum Creek
Email	Stineno99@yahoo.com
What do you think about the proposed development?	I oppose! This land needs to be annexed as part of Castle Rock and adhere to Castle Rock standards!
Is there any other information you would like to share?	I hope this feedback is truly listened to but have little faith it will given the history of decisions made by this commission.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 9:09:43 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Marissa Marchant-Mansfield
In what area of Castle Rock do you live?	Keene Ranch
Email	mmarchantmansfield@gmail.com
What do you think about the proposed development?	Such greedy and shady developers. DC commissioners, be prepared to get voted out; you don't deserve your jobs. Castle Rock residents pay high enough taxes, and now you want us to pay for this soon to be eye-sore and strain on the city? So disgusting.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 9:01:43 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Susan Rule
In what area of Castle Rock do you live?	6th street
Email	Susanrule22@gmail
What do you think about the proposed development?	I am opposed to this project. If it goes forward the Town should annex this property
Is there any other information you would like to share?	We need more infrastructure to support this

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 9:32:52 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Mark Schichtel
In what area of Castle Rock do you live?	Castlewood Ranch
Email	mark51schichtel@gmail.com
What do you think about the proposed development?	I think that it is terrible and will be a burden on the city of Castle Rock and the surrounding areas. We need less development not more.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 9:57:07 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Concerned citizen
In what area of Castle Rock do you live?	Craig & Gould neighborhood
Email	None
What do you think about the proposed development?	<p>I think it's not smart. The ground water comes from the Dawson Aquifer. Per scientists this aquifer may be large, but it takes 100yrs to recharge - if the current water isn't drawn.</p> <p>Denver & it's surrounding cities sit in the middle of this known aquifer & have primary right on it's water. We sit practically near the edge plus theirs other users if this water.</p> <p>Stop building houses, there's enough on the market. Just because the land looks empty it's not. Animals live there along with their predators. They have a right to live along with playing the facts of life.</p> <p>Water is precious the empty land helps keep the aquifer somewhat viable by the runoff from rain or snow.</p> <p>Basically just block this development Douglas County & the Town of Castle Rock don't need it.</p>
Is there any other information you would	No

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 10:16:57 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Elizabeth Jozwiak
In what area of Castle Rock do you live?	Cobblestone ranch
Email	purs2673@gmail.com
What do you think about the proposed development?	This is irresponsible planning at best, at the very least this development must be considered as a part of the town of Castle Rock. This will put strain on the resources of the town without paying into the development and upkeep of said resources. Not only that but it will not be held to the standards set forth by the town of castle rock in order to protect our town and natural resources. This is unethical and I for one will be actively campaigning against any official that does not actively oppose this!
Is there any other information you would like to share?	Do the right thing by the people you seek to serve! I know that no one likes new developments, but what is going on here is far beyond that! This is a blatant attempt by a developer to sidestep any and all responsibility to offset the costs and impacts on the community at large while with absolutely no regard to future planning for natural resources. This is not responsible growth, or leadership!

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 10:46:49 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Pam Kramer
In what area of Castle Rock do you live?	Painters Ridge
Email	pkcolorado@comcast.net
What do you think about the proposed development?	I agree with ALL your thoughts opposing the development of Pine Canyon. It is sad enough to watch the land being torn up for the Dawson Trails development let alone having to see more sprawl driving in from Denverjust the additional traffic would be a big negative. We will soon be called Aurora Rock. THANK GOD for groups like the Douglas Land Conservancy.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 10:51:39 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Cary Bitler
In what area of Castle Rock do you live?	Founders
Email	Carybitler@gmail.com
What do you think about the proposed development?	I believe it should be nixed. The negative implications it would bring in the form of traffic, water usage, development of natural open space/ grazing spaces etc. outweigh the positive.
Is there any other information you would like to share?	Please nix the plan or at least annex to be vastly smaller in size of the proposed plan with some elements completely removed. There does not need to be that much retail space, homes built or a resort. A resort in Castle Rock? Why bring in something that will take years, if ever to turn a profit. Castle rock is not the town.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 10:58:07 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Randi Gauthreaux
In what area of Castle Rock do you live?	Meadows
Email	randi.gauthreaux@gmail.com
What do you think about the proposed development?	I think it's too much for Caste Rock. Traffic and lack of resources is already are already issues
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 11:32:57 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Kelly Forbush
In what area of Castle Rock do you live?	Woodlands
Email	Kellyliesmann@gmail.com
What do you think about the proposed development?	I do not agree with this development. It will add a huge burden to the City's safety resources, infrastructure, groceries and medical. Taxes from this development won't go to the city of Castle Rock to help with the above mentioned concerns. I'm opposed to ruining such a beautiful piece of "green space" and natural habitat for many wildlife.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 11:49:56 AM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Wade Forbush
In what area of Castle Rock do you live?	Woodlawns, bordering south side of proposed Pine Canyon project
Email	wjforbush1120@gmail.com
What do you think about the proposed development?	<p>I respect the landowner's desire to develop the property and move away from agricultural use of the land. I am opposed wholeheartedly to the project because:</p> <ol style="list-style-type: none">1) the land will be in unincorporated Douglas County and not annexed by the town of Castle Rock.2) eventually the development will need to connect to the Castle Rock city water system due to demand not met by groundwater sources.3) Castle Rock will not get their share of fees from the development and this will a burden paid for by the citizens of Castle Rock4) Living on Whispering Oak Drive, we will see significant increases of traffic resulting from 1800+ proposed homes being built in the project.5) The odors from the proposed water treatment plant are an abhorrent violation of air quality we NOW enjoy. Given the wind pattern from north to south that is frequent, homes to the south

will be impacted by the smell of the sewage treatment plant.

6) The developer has been dishonest with the City of Castle Rock and the citizens of Woodlands/Escavara in their Zoom meetings for the purpose of sharing the proposed project with residents.

7) There has been no communication from any part and no commitment from CDOT for a road/access way to be built to connect property east and west of i25. Yet the developer is saying this will be done.

8) With proposed 1800 homes to be built in this project, the higher density of homes will create a disproportionate size of building lot as compared to existing homes in the surrounding neighborhoods.

Is there any other information you would like to share?

Residents feel powerless to the Goliath called the developer. We don't understand why the city fathers have the vision to grow the population to 140K by 2030 from present census. I don't believe this project is in the best interest of Castle Rock or the county given it's present design. The project should not move forward until the water treatment facility is removed from the design and the developer agrees to be annexed and is willing to pay the necessary fees to the City of Castle Rock.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 11:58:19 AM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	John Bearden
In what area of Castle Rock do you live?	The Woodlands
Email	jbearde1@yahoo.com
What do you think about the proposed development?	Total unnecessary rape of beautiful natural terrain, more overcrowding, with no benefit to the town surrounding it. Ground water supply would be depleted, then who do they turn to for help. Estimates for residential water usage did not include the enormous demand that would be incurred by the totally unnecessary hotel/spa. Fire protection for this project still remains questionable. Unincorporated county property does not even allow input from the people most impacted by it. The county commission cares not about its citizens, environment, infrastructure concerns, only the dollars it brings in above board as well as under the table. Without annexation all our opposition to this project falls on deaf ears and that is unfortunate. Common sense plays no part in this.
Is there any other information you would like to share?	Douglas County deserves better representation by its Commission than its present membership.

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 12:00:18 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	William Brennan
In what area of Castle Rock do you live?	Terrain
Email	Wpbjr1@gmail.com
What do you think about the proposed development?	No one wants this. Please listen to the people that live nearby. Please stop ruining Castle Rock with all of these developments.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 12:10:46 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	CKR
In what area of Castle Rock do you live?	Terrain
Email	ctrosenberg@yahoo.com
What do you think about the proposed development?	Way too many new homes for this area, there just isn't enough infrastructure.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 12:24:00 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Escavera
Email	<i>Field not completed.</i>
What do you think about the proposed development?	I am opposed to this development due to the negative impacts it will have on the city outweigh the positive.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 12:57:00 PM

Pine Canyon Feedback

Pine Canyon

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

Name (optional)	Anonymous
In what area of Castle Rock do you live?	Founders Village
Email	tmacaronni@gmail.com
What do you think about the proposed development?	I agree that it's impossible to develop this property without causing true impacts that will burden the Town's residents with additional costs related to traffic; odors and potential overflows from a proposed sewage treatment plant on East Plum Creek; and more.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 1:28:40 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Terrain
Email	Rutheg07@gmail.com
What do you think about the proposed development?	I do not approve of this development. There may be some sway to my decision if it goes into the requirements for the town. I do not support a hotel or retail to be made here. We do not have the resources to add to it and it would take away from the people already here.
Is there any other information you would like to share?	This does bot seem like a sustainable projects and goes against the town of castle rock without adding any benefit to the town of castle rock

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 1:41:38 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Cindy Malone
In what area of Castle Rock do you live?	Plum Creek
Email	cindy@malonetv.com
What do you think about the proposed development?	I think it is horrendous! The traffic is already congested in that area. I can't imagine another 1800 dwellings and businesses going up there, so close to the high school. As for the other side on Liggett Road, where is the infrastructure for this going to come from. Not the developer, I'm sure. This development will really ruin this beautiful part of Castle Rock. Even though this is unincorporated Douglas County technically, this is really part of Castle Rock. We don't need this development here. Douglas County Commissioners, if you want to keep your seats, vote NO!
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 2:03:36 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Michelle Mabry
In what area of Castle Rock do you live?	Escavera
Email	mmabry89@gmail.com
What do you think about the proposed development?	I am opposed to this development.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 2:15:04 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Chris Cote
In what area of Castle Rock do you live?	Terrain
Email	chrisjcote@gmail.com
What do you think about the proposed development?	All of the factors point to the necessity to develop this within the Town of Castle Rock. The pie-in-the-sky water system fiction alone should be enough reason to say no to this proposal. The town has made tremendous progress in working toward sustainable water supplies through stringent water budgeting requirements. Working against this--the most critical issue in our region--is absolutely irresponsible.
Is there any other information you would like to share?	As a +3 term Planning Commission for the ToCR, I would be embarrassed to be part of approving this project if I were serving on the county's commission.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 2:15:05 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Chris Cote
In what area of Castle Rock do you live?	Terrain
Email	chrisjcote@gmail.com
What do you think about the proposed development?	All of the factors point to the necessity to develop this within the Town of Castle Rock. The pie-in-the-sky water system fiction alone should be enough reason to say no to this proposal. The town has made tremendous progress in working toward sustainable water supplies through stringent water budgeting requirements. Working against this--the most critical issue in our region--is absolutely irresponsible.
Is there any other information you would like to share?	As a +3 term Planning Commission for the ToCR, I would be embarrassed to be part of approving this project if I were serving on the county's commission.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 2:24:07 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Kendra
In what area of Castle Rock do you live?	Founders Village
Email	Kendrafwhite@gmail.com
What do you think about the proposed development?	It's garbage
Is there any other information you would like to share?	Do not build here

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 2:28:49 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Greg Larson
In what area of Castle Rock do you live?	Woodlands / Escavara
Email	glarsongolfpro@hotmail.com
What do you think about the proposed development?	<p>Our household is vehemently opposed to the proposed Pine Canyon Development. This should be annexed per the Town of Castle Rock guidelines and instead is being circumvented and pleaded directly to Douglas County Planning Commission and Commissioners. It appears that despite a majority opposition to this project (estimated 90-95% of neighboring residents) approvals have been granted and there will be no public comments fielded or considered. Sounds like a done (back-door) deal to us. This is going to create a significant burden regarding construction (grade-overs; no more natural vegetation or wildlife), traffic (only three proposed outlets), noise (enough said), etc. This is independent of the water issues presented by the Town of Castle Rock and appealed by PC to lower the standard per precedent from previous developments. Not to mention water reclamation and a new treatment plant. This simply is not sustainable, not in the short-term, not in the long-term. Quite frankly, it is preposterous! Then, consider the tax burden of the</p>

residents since PC assumes no tax burden for this development. How do they suggest the Town of Castle Rock police this area? How do they suggest Fire and Rescue services this area? Baseball fields (there are three a mile north at Metzler's Ranch) and a luxury hotel? This is ridiculous. They stand to gain everything and the neighbors stand to lose everything (diminished property values, heightened traffic, noise, crime?) We have been part of every zoom call presentation thus far and subject to repetitive blabber regarding their "benefits" to neighboring communities. There is no such "benefit." The only benefactor is the Walker family. If and we say if, this proposed development is to move forward, it should be done per the Town of Castle Rock oversight and standards and with forward thinking. It should NOT be determined or dictated by Douglas County Planning Commissioners who will likely be voted out after this project and long gone, not succumbing to the after-effects of their decisions and the adverse long-term effects it will have on local residents. We are of the opinion, that if PC continues to proceed, then they, the developers, should shoulder the cost of water, water reclamation, pay their taxes to the ToCR, subsidize the current police, fire, and emt services, etc. Not to mention that upon final approval (God forbid) this is not going to be a quick build-out. We can't fathom another 1,800 residential units and 600,000sf of commercial development. The promenade is already bad enough. Now we have this to look forward to? "For Sale by Owner" is what our house is going to become in the next two years. Absolutely insane. They pay absolutely nothing relatively speaking and pocket all the money at the expense of those of us who already contribute to ToCR tax funds. This project has to be REJECTED pending further respectable and amenable changes to the planning and development. We strenuously object.

Is there any other information you would like to share?

We will see you all September 10th to voice our dissent.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Potential Ballot Question Feedback
Date: Monday, August 19, 2024 2:38:53 PM

Potential Ballot Question Feedback

Support public safety

Resources are plateauing and cannot continue to meet the Castle Rock Fire and Police departments' staffing needs over the next five years.

In addition to proposed conservative budgeting measures, Town staff has recommended that Town Council consider placing on the fall 2024 ballot a request for a 0.2% increase to the Town's sales tax — amounting to 20 cents on a \$100 purchase.

These two items combined would allow for the hiring of 40 additional public safety personnel by 2029.

[Read more about the proposal](#) and share your thoughts on it via this form.

Name (optional)	John Berry
In what area of Castle Rock do you live?	491 Dawson Dr.
Email	bjohn134@msn.com
What do you think about a potential sales tax increase?	Originally, I was not opposed to the sales tax, but then the town put out its' latest flyer where the town leaders decided to "pass the buck" back to the 1980s instead of taking responsibility for the situation the town finds itself in today. I have heard the town leaders say for many years that "development will pay its own way". What happened? Why didn't the "new housing construction" tax pass? Is it going to be "safe" downtown when those new apartments on Jerry St. are full? Who decided to put up such a large complex in an area of limited access? Give us something we "old timers" can have faith in.
Is there any other information you would like to share?	Yes, every councilperson says "safety" is a primary concern (nice political phrase). Valley Drive is becoming a speedway. A little bump at Valley and South St. is not the answer, especially if Valley Dr. is extended south into a "new" development. Is that the 1980s fault too? I have lived at this address(a residential area) for a long time and have seen very few cops stopping speeders. This is a real problem today.

I question whether a sales tax can be counted on to provide necessary funds permanently. Recessions can limit sales.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Potential Ballot Question Feedback
Date: Monday, August 19, 2024 2:57:58 PM

Potential Ballot Question Feedback

Support public safety

Resources are plateauing and cannot continue to meet the Castle Rock Fire and Police departments' staffing needs over the next five years.

In addition to proposed conservative budgeting measures, Town staff has recommended that Town Council consider placing on the fall 2024 ballot a request for a 0.2% increase to the Town's sales tax — amounting to 20 cents on a \$100 purchase.

These two items combined would allow for the hiring of 40 additional public safety personnel by 2029.

[Read more about the proposal](#) and share your thoughts on it via this form.

Name (optional)	Connie Hibler
In what area of Castle Rock do you live?	the Meadows
Email	connielh3@msn.com
What do you think about a potential sales tax increase?	I most definitely support it. Of all the reasons for tax increases, this is probably one of the most important reasons to have one. Our population has increased exponentially, and Castle Rock seems to now be an increasing target for would be crimes in our once safe neighborhoods
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 3:02:49 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Sandie Shepherd
In what area of Castle Rock do you live?	The Havens
Email	sandie@ps-shepherd.com
What do you think about the proposed development?	I am opposed to the proposed development unless it will be part of the Town of Castle Rock. It is in between several residential properties and will adversely affect the area as proposed. I'm not sure why or how they are trying to skirt around the town of Castle Rock with this proposal.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 3:15:37 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Kyle Minds
In what area of Castle Rock do you live?	Macanta
Email	kminds23@gmail.com
What do you think about the proposed development?	<p>I oppose the development. Our infrastructure is already stressed, adding an additional 1800 homes and vehicles on the street will put it all over the edge.</p> <p>The developer needs to be held accountable to the City of Castle Rock's guidelines. Douglas County Commissioners were ELECTED to preserve the resources of the county, not to fulfill their own desires. They will no longer have a job if this passes!</p>
Is there any other information you would like to share?	Hold the developer accountable and make them get annexed by the City of Castle Rock.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 3:17:25 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Daria M Mahoney
In what area of Castle Rock do you live?	Terrain
Email	dmahoney60@comcast.net
What do you think about the proposed development?	Opposed. Particularly to the commercial component, including the proposed hotel/spa.
Is there any other information you would like to share?	The increased burden to be placed on the Town of Castle Rock, without assuming any responsibility, is unconscionable and presents as a 'bad faith' proposition.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 3:17:43 PM

Pine Canyon Feedback

Pine Canyon

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

Name (optional)	Chuck C
In what area of Castle Rock do you live?	Meadows
Email	ccullum_99@yahoo.com
What do you think about the proposed development?	It is a MAJOR disaster for the city of Castle Rock !! We don't need the problems this will cause us namely water, traffic , infrastructure , too many people for our area , odor from water plant !! How could this benefit us in any way !
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 3:37:59 PM

Pine Canyon Feedback

Pine Canyon

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

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Cobblestone Ranch
Email	Holly.fussner@gmail.com
What do you think about the proposed development?	<p>I am concerned with the number of homes as well as the hotel. My concerns/thoughts are:</p> <ol style="list-style-type: none">1. It is my understanding that the development will use ground water which seems unsustainable in the the long term.2. Traffic on founders parkway. Founders has just been updated to accommodate the recent growth. Prior to the updates founders was a mess. I live in castle rock to get away from traffic. I would not like to go back to how things were.3. Could this land be a public golf course instead? Seems like a good use of land and preservation of the appeal of the area.
Is there any other information you would like to share?	<i>Field not completed.</i>

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 3:41:56 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Kirk Ringstad
In what area of Castle Rock do you live?	Woodlands
Email	kringstad57@gmail.com
What do you think about the proposed development?	Opposed because of increased traffic and crime.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 3:45:02 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Raymond Devlin
In what area of Castle Rock do you live?	Escavera
Email	sleamhnan@gmail.com
What do you think about the proposed development?	Unconscionable slap in the face to the Town of Castle Rock and its residents. Castle Rock should pursue all possible legal action to stop this development.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 3:49:50 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Carmel Devlin
In what area of Castle Rock do you live?	Escavera
Email	Carmelvdevlin@msn.com
What do you think about the proposed development?	I agree with everything that has been said by the city. The water rights and the treatment plant will greatly impact Castle Rock. The traffic which is already getting congested will get worse. Castle Rock is currently being over developed. The idea of a sewage treatment plant so close to my house is scary
Is there any other information you would like to share?	I am curious why the commissioners approved it knowing all the details. Also why has the property had activity on it in terms of pre construction work. That started before the commissioners approved it.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 4:44:50 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Chris Isaac
In what area of Castle Rock do you live?	Castlewood Ranch
Email	chris.isaac06@gmail.com
What do you think about the proposed development?	I've been a resident of Castle Rock since 2002. Moving to Founders and then to Castlewood Ranch in 2009. I think what the Scott Family proposes is a very beautiful and thoughtful plan. However, I agree with the Town of Castle Rocks position on this future development. It's going to be surrounded by the Town and the residents of Pine Canyon will be benefiting from all the Town's services, amenities, roads, etc. It should be annexed into the Town of Castle Rock and integrated into their infrastructure for water, and utilities, and taxes.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 7:50:19 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Michael Muffly
In what area of Castle Rock do you live?	The Havens HOA
Email	muffly3@yahoo.com
What do you think about the proposed development?	Not in favor at all. We already have too much urban sprawl from down town. Our home backs up to the proposed development and we are concerned the proposed structures would look down on our property and impede privacy and security. There is so much wildlife and vegetation on those properties and it's such a shame to destroy it. This plan does not seem to align with our perceived "environmentally conscious" elected leaders in the state capital.
Is there any other information you would like to share?	If you've been to the Ridgeline Open Space recently, you may have experienced over-crowding on the trails with dangerous interactions between bikers, hikers, runners and dog walkers. I propose the town purchase the Scott/Walker properties and turn it into a park much like the Ridgeline Open Space. This would relieve pressure on Ridgeline and allow residence on the east side of I25 a more proximal place to recreate while preserving the dwindling flora and fauna we're experiencing up and down the I25 corridor.

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 7:54:47 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Ryan
In what area of Castle Rock do you live?	Terrain
Email	Rfarmand02@gmail.com
What do you think about the proposed development?	The towns current infrastructure is not compatible with such a development size.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 7:55:16 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	The Meadows
Email	<i>Field not completed.</i>
What do you think about the proposed development?	<p>This project will cripple Castle Rock with the projected homes/businesses. Castle Rock is barely hanging on with the current traffic situation as it is. Not to mention the dire water conditions.</p> <p>Please reconsider the impact this project will have on the citizens of Castle Rock and not the dollars made 'from' this development.</p>
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 8:09:09 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	The Meadows
Email	Leiwall@yahoo.com
What do you think about the proposed development?	We have limited resources in town, most importantly, water resources. No one should get a pass when it comes to our resources.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 8:21:16 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Founders
Email	waraykaupay@gmail.com
What do you think about the proposed development?	Castle Rock is not designed for all these growth! Building the Pine Canyon development will cause too much traffic! This is ridiculous! All the landscape and empty spaces around the area are now being built. CR has lost its beauty and charm of a small town. We have been living in CR for almost 17 years and I don't recognize the town anymore! Traffic is infuriating, so many jerk drivers around town and the growth is causing so much inconvenience to its residents. Growth has brought an increase in crime and people with no class moving to this town.
Is there any other information you would like to share?	STOP THE GROWTH! The road system in CR is not built for this size!!!

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 8:24:07 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	The Meadows
Email	<i>Field not completed.</i>
What do you think about the proposed development?	No, just no!
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 12:44:06 PM

Pine Canyon Feedback

Pine Canyon

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

Name (optional) *Field not completed.*

In what area of Castle Rock do you live? *Field not completed.*

Email *Field not completed.*

What do you think about the proposed development? *Field not completed.*

Is there any other information you would like to share? *Field not completed.*

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 19, 2024 7:30:39 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Cobblestone Ranch East Castle Rock
Email	tina_gns@yahoo.com
What do you think about the proposed development?	The over growth of f of Founders Parkway is dangerous. The cars travel that road at unacceptable speeds and more growth brings more cars. and noise to the already established neighborhoods.
Is there any other information you would like to share?	This is a wild life area with migrating elk. The open space is their habitat and should not be taken away for more human use.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 20, 2024 6:34:48 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Paul
In what area of Castle Rock do you live?	Meadows
Email	pregreb@gmail.com
What do you think about the proposed development?	Totally against if not part of castle rock. You can't build a development in the middle of a town that MUST use the infrastructure and resources of that town and try to call it independent
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 20, 2024 9:19:05 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Noreene Thibault Chen
In what area of Castle Rock do you live?	Crystal Valley
Email	noreenet@gmail.com
What do you think about the proposed development?	I am opposed because of water and infrastructure concerns. It is ridiculous, short sighted, and irresponsible to think that planning that was started decades ago is still relevant to day! The procedure and policies for development planning need to be adjusted so that they are flexible, and can be adapted to the actual conditions that exist at the time of implementation.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 20, 2024 9:21:53 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Luke Hough
In what area of Castle Rock do you live?	Blacktail at The Meadows
Email	dlhough@gmail.com
What do you think about the proposed development?	<p>I have significant concerns regarding major commercial and residential development in the middle of the Castle Rock community without the oversight of the city's leadership. The size of the development will potentially impact water (quality and availability), traffic, public safety, and public resources. The new development will be in unincorporated land, but it will rely heavily on the availability of Castle Rock city resources. This will place an unfair tax burden on the residents of Castle Rock.</p> <p>Additionally, I have no confidence in the developers to make decisions that will benefit the community as a whole without oversight from the city. From the plans that are available at this time, we can already see that the developers will likely encroach on the community open spaces and resources. I am specifically concerned about the Plum Creek pathway area and the plans for a sewage treatment plant in this location. The Plum Creek path was a major factor in my family's house selection, and any</p>

negative impact to the area would make this area less desirable.

Is there any other
information you would
like to share?

Field not completed.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 20, 2024 10:25:21 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Amanda Lomena
In what area of Castle Rock do you live?	Woodlands
Email	info@respetcolorado.org
What do you think about the proposed development?	I think it is horrible. We need more open space in this town and so do the animals that live here. I see deer all the time that live in that area, bears, etc..it is beautiful. PLEASE stop developing. Please don't turn this town into Highlands Ranch. Please allow our wildlife to have a habitat without homes on every square inch of land.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 20, 2024 10:53:49 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Vera Murdock
In what area of Castle Rock do you live?	Founders
Email	vera.murdock@Pinnacol.com
What do you think about the proposed development?	<p>I'm writing to express my serious concerns about the proposed development project. While I understand the need for growth, I believe the potential negative impacts far outweigh the benefits.</p> <p>My primary concern is the strain on our water resources. We are already facing water scarcity and rising costs. Adding a significant number of new residents and businesses will only exacerbate this critical issue.</p> <p>Additionally, the increase in traffic would be unbearable. Our roads are already congested, and the influx of new residents and construction vehicles would create a nightmare for commuters. The existing unsold apartments will only add to this problem once they are occupied.</p>
Is there any other information you would	<i>Field not completed.</i>

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 20, 2024 11:49:22 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Baldwin Park
Email	billiot24@msn.com
What do you think about the proposed development?	I believe Castle Rock has exploded with growth at this point and we have already stretched our resources in Douglas County, ie water, roads, parking. All of these other developments are pushed through because the zoning was approved and changed 50 years ago. This is not zoned for this today, so why are we re-zoning? Leave it Agricultural. If it had to be developed then do LARGE parcels with minimal housing so there is less impact to our environment, roads, Public Safety and Water.
Is there any other information you would like to share?	This re-zoning makes no sense to anyone living in Castle Rock. Most of us moved here for the quiet small town it used to be. We have had to accept that all the other projects completed and in the works now were re-zoned decades ago. Please stop. This is too much.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 20, 2024 1:58:28 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Caleb
In what area of Castle Rock do you live?	Castlewood Ranch
Email	calebstambaugh42@gmail.com
What do you think about the proposed development?	This is a terrible idea, especially if they won't be paying taxes for our resources. This should not move forward. The land should incorporate into Castle Rock if they want to develop it.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 20, 2024 2:45:51 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Curtis Karkoski
In what area of Castle Rock do you live?	The Meadows
Email	Curtis.Karkoski@gmail.com
What do you think about the proposed development?	Bad idea. No water, no infrastructure, uses resources they don't have or pay for.
Is there any other information you would like to share?	the town should oppose this with every resource available. Thanks, Curtis

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 20, 2024 4:03:26 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Meadows
Email	Blondie1723@gmail.com
What do you think about the proposed development?	This is an unnecessary development. Castle Rock does not have the water or road infrastructure for all these developments, especially this one! Pine Canyon should be a NO. This land should not be developed on. This would be a disaster for Castle Rock and surrounding towns. This proposed development is a sad reality that residents are going to have to continue to fight for their quality of life, as our leaders have lost control of making the best decision for its people. Who is responsible when this town runs out of water? Who is responsible when the roads are so congested emergency vehicles can't do their jobs? Pine Canyon is another bad development idea!
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 20, 2024 4:04:46 PM

Pine Canyon Feedback

Pine Canyon

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

Name (optional)	Molly
In what area of Castle Rock do you live?	South west
Email	mollyoweinstein@gmail.com
What do you think about the proposed development?	This development is reckless with regard to the environment and existing infrastructure. There is, and will never be, enough water to sustain such a large development with homes, business and the required water usage for that many structures and residents. A sewage treatment plant is certainly not the solution to the problem but a bandaid fix to get this approved. The potential for contamination of Plum Creek is high. It will be an enormous strain to the roadways that already suffer from more traffic than they were designed for. This is a far stretch for that size of land. Please consider the wishes of citizens, the negative impact on the environment and the actual reason for this development-profit. Sometimes good conscience wins.....
Is there any other information you would like to share?	<i>Field not completed.</i>

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 20, 2024 6:14:32 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Alicia Symms-Taylor
In what area of Castle Rock do you live?	Cobblestone Ranch
Email	symmstay@comcast.net
What do you think about the proposed development?	I oppose development on this land. Castle Rock is known for it's small town front range feel. Keeping this area undeveloped is a bright spot connecting the north and south parts of Castle Rock, or developing it into open space with trail would be appropriate.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 20, 2024 6:40:31 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Michelle Peck
In what area of Castle Rock do you live?	Castlewood Ranch
Email	superdnm96@me.com
What do you think about the proposed development?	Use of Town resources, lack of property water infrastructure, high density, use of Town services, not being incorporated and not having to pay taxes.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 20, 2024 9:31:39 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Deborah DeGross
In what area of Castle Rock do you live?	Castlewood Ranch
Email	deb1607@yahoo.com
What do you think about the proposed development?	Road congestion, water supply issues, souring housing prices (unless there will be affordable housing - Prop 123?), land use causing habitat fragmentation, a hotel - really?? Emergency services will need to be funded to allow for more employees, facilities & equipment.
Is there any other information you would like to share?	There is a low-income senior apartment community only blocks from the Front Street border of this proposed development. I fear the traffic that will impact them as they try to maneuver the street and sidewalk between their home and Walmart.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 21, 2024 12:01:06 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Cynthia King
In what area of Castle Rock do you live?	The Meadows
Email	cindyeking53@gmail.com
What do you think about the proposed development?	I think this project is an absolutely terrible idea. It will negatively impact the Town of Castle Rock and the community in several ways including increased traffic, the construction of a wastewater treatment facility that would risk the town's water supply and storm water system, the use of nonrenewable groundwater, which will not provide an adequate water source for fire service to the development, and there are no planned recreation centers to accommodate the new residents,
Is there any other information you would like to share?	How can the residents of Castle Rock prevent this project from going forward?

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 21, 2024 6:19:24 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Plum Creek
Email	Gilbertcondo@hotmail.com
What do you think about the proposed development?	I oppose the proposed development.
Is there any other information you would like to share?	The proposed development endangers basic necessities like water and strains infrastructure designed to support surrounding areas. Just because it is "unincorporated" land doesn't mean it should be recklessly developed.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 21, 2024 7:18:02 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Patricia
In what area of Castle Rock do you live?	Cobblestone
Email	p.palinckx@comcast.net
What do you think about the proposed development?	Crazy over build!! Will negatively impact already stressed infrastructure!! Needs to at least be annexed into town!!
Is there any other information you would like to share?	Annex for water!!!!!!

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 21, 2024 7:34:47 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	South East Castle Rock
Email	Sharpster6@yahoo.com
What do you think about the proposed development?	This needs to STOP! The town complains all the time about water concerns. Why would we keep developing? Our road and parking infrastructures are a problem already and have been. It takes double the time just to go anywhere in town on weekends. This town spends their time getting money from these developers and wrecking this once beautiful town. Have you spent any time near the promenade? The traffic is disgusting and you just keep piling the apartments on top of it. 20 years I fell in love with this town for a reason. Now I feel like it's the last place someone should have a desire to live. Don't make our town worse because the developers come with their money and they leave to somewhere else when the job is done. Have you event spent the time to see what people have to deal with everyday in terms of driving? Go and sit at the intersection by Mesa Middle School. Go sit at the intersection by King Sooper by North Ridge Road. You all should be embarrassed and the population is all certain you're only doing it for money because from the other side of you

mouth this city complains about water restrictions none stop!!!!
This town should lock in and make better decisions. Before you
know it.....you'll look like Denver which is empty and home to
homeless who don't pay bills.

Is there any other
information you would
like to share?

Field not completed.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 21, 2024 10:02:31 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Anthony Garcia
In what area of Castle Rock do you live?	Crystal Valley
Email	toogood61@msn.com
What do you think about the proposed development?	This is a bad idea, where are these new homes going to get their services from? I've read that the developer is going to supply the water and build a sewage treatment plant in the development for the new homes. Here is the \$64,000 question....when these homes run the water supply dry they'll need to be given access to water, will they be getting their water from the town of CR? If they will be forced onto the city system then we the tax payer will be on the hook because they won't be paying taxes to the city from the onset. Will the town then also be liable for all other shortfalls the developer has bypassed to get the approvals needed so that they can make millions? The streets are also going to be an issue, we already have over crowded streets and highways, I can only imagine what the traffic will be like. How much is enough?
Is there any other information you would	We as a town already struggle for enough water now and get a certain amount from other municipalities to get us through. The schools are overcrowded now, will there be more schools to

like to share?

address the needs of our community? I-25 is crowded from the south of CR all the way to C-470, are we going to see more infrastructure built to sustain all of the new traffic?

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 21, 2024 10:53:15 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	LoriKaefer
In what area of Castle Rock do you live?	Terrain
Email	lkaefer@yahoo.com
What do you think about the proposed development?	This is absolutely horrible that you are once again developing beautiful land that should be left alone!!! Where are the kids in this housing development going to go to school? There is not enough schools, grocery stores, community pools and restaurants. We are also worried about water and the traffic in CR now is unbearable. What are you people thinking??
Is there any other information you would like to share?	Please stop! Please let that open grazing land stay as is. This is so upsetting.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 21, 2024 10:54:23 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Jarret
In what area of Castle Rock do you live?	Meadows
Email	Jtetter@live.com
What do you think about the proposed development?	I oppose this development per the reasons addressed, plus much more. This will bring additional traffic and problems to our current trailing infrastructure and should not be allowed to move forward. This area is better suited for a county park/open space as there continues to be massive development everywhere else.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 21, 2024 12:25:22 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Della Ingrando
In what area of Castle Rock do you live?	RedHawk
Email	dingrando@outlook.com
What do you think about the proposed development?	A huge no for Castle Rock Town to annex. Neither for or against the development, yet. Do not like the fact a sewage plant could be nearby. Also, that area includes many storage companies, do they plan on taking over the storage properties to build?? I would think the sewage would impact outside storage units and perhaps the inside also. Compromise and build less.
Is there any other information you would like to share?	If this is approved, and the Town of Castle Rock not ANNEXED, then who would repair the current and newer roads (if any). Right now, LEGGIT is a disaster, accidents waiting to happen due to non-repairs. And, can the I-25 overpass take additional traffic and or the heavy equipment needed to build. I see an overpass to crash, even lives at danger.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 21, 2024 1:17:55 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Crystal Valley
Email	chrismudder@gmail.com
What do you think about the proposed development?	Too dense. Adequate infrastructure not available for number proposed. Concerned about traffic and water usage/availability.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 21, 2024 2:34:54 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	The Woodlands
Email	Fiodmasters54@gmail.com
What do you think about the proposed development?	Absolute travesty. We don't have the infrastructure to handle additional traffic, no water which we know their supposed "well" will be dry in no time, and want to do their own sewer? Plus they will be under unincorporated DC and not pay taxes to the town on the property?
Is there any other information you would like to share?	The land is already being developed without approval. Heavy equipment has been there for weeks now. If the land turns out like the "scar" behind hole 16 at Red Hawk, it will all end up on Front street with the residents holding the bag for all the repairs to the roads and infrastructure. This needs to be fought against.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 21, 2024 3:42:11 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	April Grande
In what area of Castle Rock do you live?	Plum Creek
Email	Aprilg0469@aol.com
What do you think about the proposed development?	Development has to stop There is not the appropriate infrastructure in this town.No plan for development, it's too crowded, and the traffic is terrible.We have lived in The Peninsula of Plum Creek for 25 years, The growth is too much.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 21, 2024 3:46:16 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Robert Wiz
In what area of Castle Rock do you live?	Plum Creek
Email	Rgwisneski1@aol.com
What do you think about the proposed development?	The infrastructure cant handle the traffic and it's too crowded. Not enough roads to accommodate the amount of people. We have lived in this community for 25 years, and the growth is over whelming. Water is a concern, traffic, and road rage. Too many people in this small town.We are considering moving if this growth continues.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 21, 2024 4:32:40 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Val Hein
In what area of Castle Rock do you live?	NE Castle Rock (Pinion Soleil) adjacent to the project.
Email	heintowers @yahoo.com
What do you think about the proposed development?	I anticipate this traffic to make the exit from my neighborhood onto Founders Parkway much worse than the nightmare it already is. Also the infrastructure for this project seems to be poorly planned and a future problem we'll all suffer from.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 21, 2024 10:09:31 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Cobblestone Ranch
Email	Anniekbird@gmail.com
What do you think about the proposed development?	I think this proposed development is a travesty! It seems like Castle Rock is going to develop every inch of this place without consideration to water use, wildlife habitat, and heaven forbid, where the hell do we all go when there is a fire! Founders Parkway is already congested. Adding all those homes will increase traffic significantly and since it is in unincorporated Douglas County, Castlerock will get no revenue to maintain the significant increase in motor vehicles. Seems to me the grocery store in this area is already at capacity as are the roads.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 22, 2024 2:00:17 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Karin Nunley
In what area of Castle Rock do you live?	Woodlands
Email	lceomom12@msn.com
What do you think about the proposed development?	I don't know how this project has made it this far given all of the problems it would cause for the surrounding areas. This is a relatively small parcel of land that cannot support the planned infrastructure.
Is there any other information you would like to share?	This would be a true tragedy for the Woodlands and the entire town of Castle Rock.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 22, 2024 1:43:44 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Preston Shepherd
In what area of Castle Rock do you live?	The Havens
Email	preston@ps-shepherd.com
What do you think about the proposed development?	I know nothing about the proposed development. I always knew it would happen eventually, but I would like to know more details since I border on that property.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 22, 2024 4:30:33 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Jesse Hause
In what area of Castle Rock do you live?	Plum Creek
Email	jdhauses@comcast.net
What do you think about the proposed development?	It is a bad idea when Castle Rock's infrastructure can't even handle current development. Develop it into open space and ball iields.
Is there any other information you would like to share?	Why do we need more development. Let's SLOW DOWN AND REVIW TRULY PLANNED DEVELOPMENT!!

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 23, 2024 9:47:25 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Tina Dorsch
In what area of Castle Rock do you live?	Terrain
Email	mikentina3@comcast.net
What do you think about the proposed development?	I think it's an absolute terrible idea for the town of Castle Rock. It is already experiencing very high growth rates, which seem to be way more than the roads can handle. Events in downtown are so crowded and trying to find parking is ridiculous. I moved to CR in 2015 from Highlands Ranch, as I wanted a "small town feel". In the 9 years I've lived here, I've seen a huge increase in new home builds, terrible traffic, crowded stores and areas, and higher incidents of crime. I live in Terrain so I am very close to this Pine Canyon proposal. I most likely will be moving out of CR if this happens, as I cannot handle seeing this once great town turn into Denver. It already seems filled to capacity, and to have 1,800 homes and a hotel/spa just in this area is unmanageable.
Is there any other information you would like to share?	The owners of this property need to really realize what they will do to this town if this development happens. If their plan goes through, it'll appear as if they only care about their pocket books and not the negative impact it will have on this community. We have enough growth already (too much), and this will add more

unnecessary problems to the town. Most people I'm hearing are completely against this. Since we live here, our input should be vital in this. Thank you.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 23, 2024 3:14:35 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Founders
Email	abeckerdite@yahoo.com
What do you think about the proposed development?	I am vehemently opposed. Too much development for a Town many have moved to in order to get out over-developed Colorado Springs and Denver suburbs. Absurd that this would be outside of the Towns jurisdictions, regulation and taxation, but absorb all the benefits and resources/infrastructure. This will change the entire complexion and congestion surrounding the Founders and Terrain neighborhoods. Plenty of land South and East of CR... WHY BIUILD ON TOP OF EACH OTHER? Destroying what little is left of Castle Rock's 'small town' charm.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 23, 2024 3:36:36 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Dennis Helsel
In what area of Castle Rock do you live?	Red Hawk
Email	dennis.helsel@yahoo.com
What do you think about the proposed development?	I'm against the Pine Canyon development. Our church is just south of the main portion of it, and we are on a well. So are all our neighbors. The heavy ground water pumping by the development may draw down the water levels in our wells, which we rely on for drinking water and domestic supply. I've not heard that any objective modeling has been done to determine the effects of the proposed pumping on the private wells nearby. I'm sure the developers are not planning to provide compensation to well owners. The development's proposed level of pumping is very wrong given the limited water supplies and increasing population of the Front Range.
Is there any other information you would like to share?	Douglas County, do not allow the proposed pumping to occur until someone other than the developers provides a reasonable model of the effects of the pumping on nearby wells and water supplies.

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Saturday, August 24, 2024 7:37:23 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Mike D
In what area of Castle Rock do you live?	Terrain
Email	Mdorsch1716@gmail.com
What do you think about the proposed development?	We have seen way too much development over the past 10 years in CR. We always appreciated the open area that is going to be developed. Now it will be more houses! The fact that this development is beginning already without the approval of the city and its residents is arrogant and without concern for neighbors.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Saturday, August 24, 2024 5:19:22 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	John
In what area of Castle Rock do you live?	The Haven
Email	<i>Field not completed.</i>
What do you think about the proposed development?	I agree with the Town of Castle Rock that this is an ill conceived plan! To not properly cooperate and integrate with the Town will ultimately result in a terrible and unsustainable development. If approved I'll expend every effort possible to recall all County Commissioners who vote to approve the plan. That's a promise!
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Saturday, August 24, 2024 9:07:08 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	James Minter
In what area of Castle Rock do you live?	Cliffside Subdivision
Email	j.r.minter@comcast.net
What do you think about the proposed development?	Please pause future development on this project until many of the unknown issues are resolved. The Douglas County Commissioners really need to work with the City of Castle Rock as this is a unique project located in the middle of Castle Rock and will have a tremendous impact on our city's resources and citizens ,
Is there any other information you would like to share?	Why are you rushing this through the system???

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Saturday, August 24, 2024 10:17:38 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Jason Seedig
In what area of Castle Rock do you live?	Ridge/Lake Gulch
Email	JasonS@Mortgage365.com
What do you think about the proposed development?	First of all, this entire area should be annexed into Castle Rock considering all of the infrastructure, roads and services surrounding are town specific. The area in general is already suffering from extreme congestion and it appears that additional traffic, water use and other related needs will only diminish the quality of life of the general area for everyone, and put our resources at great risk. Potentially a development plan with much larger home sites is a better fit. But allowing this level of potential density in an area that is already overcrowded with limited infrastructure to support, is reckless and completely irresponsible.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 25, 2024 6:34:39 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	norman hansen
In what area of Castle Rock do you live?	larkspur
Email	norman.h007@gmail.com
What do you think about the proposed development?	that enough is enough. There is a point where the decision makers need to be more concerned about the quality of life of the current residents, over and above the few that will enrich themselves through this development. It is not a benefit to residents of the town in any manner and will contribute to what is making the area congested and uninviting. Boulder might be a model for limiting growth.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 25, 2024 5:32:58 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Jake
In what area of Castle Rock do you live?	Crystal valley
Email	Jelkweber@gmail.com
What do you think about the proposed development?	I oppose this development plan. Castle rock traffic is already out of control and this will only make it so much worse. Castle rock's resources shouldn't be going to towards this. Please fight to keep this from happening to our town
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 25, 2024 5:05:06 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Elizabeth Schoenung
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In what area of Castle Rock do you live?	Crystal Valley
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Email	eschoenung@gmail.com
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What do you think about the proposed development?	I do NOT support this rezoning/development. Infrastructure is already failing due to population increase and a complete lack of road and access expansion. The town needs to demand a full Traffic Impact Analysis and if they aren't willing to provide it, file suit. Our town CANNOT accommodate this. I also believe if a rezoning is allowed here, there is an potential argument it is Spot Zoning which is prohibited in Colorado and with good reason. This development does NOT benefit the residents and public of Castle Rock, in any capacity. In fact, it is quite the opposite. This rezoning and development is a complete detriment to Castle Rock residents who are the ones who will have to directly deal with the consequences everyday, while the developers and owners(s) line their pockets. Would the same people allow this exact same thing where they reside? No, they would not. The Town of Castle Rock must be aggressive and fight to stop Pine Canyon, on behalf of The People of Castle Rock. Thank you for your time. Elizabeth Schoenung.
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Is there any other
information you would
like to share?

Field not completed.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 25, 2024 2:19:52 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Tracey Tee
In what area of Castle Rock do you live?	Franktown
Email	traceytee@mac.com
What do you think about the proposed development?	<p>As a third generation Colorado native and someone who grew up in Parker 1976-1994 I am heartbroken at the aggressive developments happening in Castle Rock. Douglas County is a precious and incredibly special area of Colorado that boasts beautiful, iconic scenery and a vast amount of biodiverse flora and fauna. I beg you to reconsider wiping away more of this special and sacred land. For bullet points I urge you to consider and be transparent to your taxpayers about the following:</p> <ul style="list-style-type: none">- water supply to the tens of thousands of new residents, since many of us are on an aquaphor- an environmental study on the displacement of wild animals (including large game) and the reduction of natural resources + impact of pollution- a 15 year plan for additional schools (this is already a major issue in Elizabeth)- a 15 year impact study + development plan to accommodate a massive increase in traffic.

- a 15 year plan sharing where more land will be sold for retail / commercial development and the impacts on environment
- an environmental study on noise pollution, EMFs trash disposal and water pollution
- a crime report

And last but not least I beg you to put this to a vote for residents of Douglas County. You have an opportunity to make great change and rise as an environmental and civic leader if you would kindly consider preservation of our land instead of explanation and destruction.

Is there any other information you would like to share?

Thank you for taking the time to consider my requests.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 25, 2024 1:48:56 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Shelley Bowling
In what area of Castle Rock do you live?	Escavera
Email	Shelleybwlng@aol.com
What do you think about the proposed development?	I oppose the development. They need to be annexed into the town to pay their fair share of taxes for roads, fire department, etc. Also, their solution to provide water and sewer is not acceptable.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 25, 2024 1:24:48 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Larry Gomes
In what area of Castle Rock do you live?	Diamond ridge
Email	Larryegomes@gmail.com
What do you think about the proposed development?	An arrogant greed driven development with complete disregard to the communities around it and the town. It's hard to imagine the commissioners would even entertain a non renewable water source. At some point this will effect us all. I've lived here for 24 years and am a real estate broker and investor so I understand the desire to develop and profit. But frankly castle Rock and douglas county have been driven solely by tax revenue. The most aggregioius case in point, the white elephant apartment monstrosity downtown. That set the criteria that any thing goes in the name of irresponsible sprawl and growth. The canyon pines is just another example.
Is there any other information you would like to share?	Read the above

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Sunday, August 25, 2024 10:37:42 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Ivonne Acevedo
In what area of Castle Rock do you live?	The Meadows
Email	ieacevedo@msn.com
What do you think about the proposed development?	Horrible for the environment and wild life. Not to mention that there is no infrastructure, traffic will be a nightmare and not enough water. It will destroy the habitat for deers, coyotes, foxes and bears.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 26, 2024 8:45:55 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	John Godec
In what area of Castle Rock do you live?	Crystal Valley
Email	jdg@GodecRandall.com
What do you think about the proposed development?	This proposed development, surrounded by the City of Castle Rock, needs to be planned and built within Castle Rock development standards. If the development is not annexed prior to development the City of Castle Rock and citizens of Castle Rock need to oppose the project.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 26, 2024 8:45:54 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	John Godec
In what area of Castle Rock do you live?	Crystal Valley
Email	jdg@GodecRandall.com
What do you think about the proposed development?	This proposed development, surrounded by the City of Castle Rock, needs to be planned and built within Castle Rock development standards. If the development is not annexed prior to development the City of Castle Rock and citizens of Castle Rock need to oppose the project.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 26, 2024 6:46:22 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Amanda Lontine
In what area of Castle Rock do you live?	Terrain
Email	Amandamlontine@gmail.com
What do you think about the proposed development?	I think that the Pine Canyon Development would be detrimental to the area on many different levels. My number one concern is their plan for water. Developers do not have a renewable source of water listed and the town is already strained for water. Their water plan isn't in accordance with the city of Castle Rock. My second concern is that the development is being built in unincorporated Douglas County. From my understanding they will use Castle Rock's water and infrastructure but will not pay taxes to Castle Rock. Even though they have claimed that there will be no impact to our roads, Founders has heavy traffic every day during commute times. Also, there are two other developments being proposed that would also use the roadways in the surrounding areas of Pine Canyon. I have not been looking at the impacts of this development as isolated but rather when combined with more developments being built in the surrounding area, I feel the negative impacts of this development far outweigh the positive. Please don't do this to our city.

Is there any other information you would like to share?

If the deals have already been signed, I am at least asking for an annexation of this land into Castle Rock. My hope is that in the event that this atrocity moves forward despite heavy disapproval, the city would at least get taxes from the development.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 26, 2024 2:45:28 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Keith Chadderdon
In what area of Castle Rock do you live?	Terrain Castle Oaks
Email	bcnhatch@gmail.com
What do you think about the proposed development?	The impact of this development, as proposed, represent an excessive burden on the citizens of Castle Rock. The proposal should be rejected unless an appropriate agreement with the town can be negotiated. The simplest and most direct would seem to be annexation.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 26, 2024 2:04:28 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Elyse McNulty
In what area of Castle Rock do you live?	Metzler Ranch
Email	swanem@msn.com
What do you think about the proposed development?	Totally against
Is there any other information you would like to share?	Homeowners were told this was going to be open space and I would not be no building there.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 26, 2024 2:59:52 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Gerald R. Morrison
In what area of Castle Rock do you live?	Crystal Valley
Email	grmorriso@gmail.com
What do you think about the proposed development?	Stop it before it begins. Enough is enough. Stop any "unplanned" and hear the citizens of Castle Rock... After all, you are supposed to represent us.
Is there any other information you would like to share?	Are you actually going to listen to the citizens? I truly hope so!

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 26, 2024 5:00:01 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Linda Johnson
In what area of Castle Rock do you live?	Terrain
Email	M2ljohnson.lj@gmail.com
What do you think about the proposed development?	I am strongly opposed to the development and I hope the town continues to fight this project.
Is there any other information you would like to share?	My concerns mirror those posted. Traffic, water, services.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 26, 2024 9:30:34 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Tiffany Bartlett
In what area of Castle Rock do you live?	Terrain
Email	kytiffb@comcast.net
What do you think about the proposed development?	<p>As a healthcare provider and Colorado native, I have many concerns for the development of Pine Canyon. I find it hard to listen to individuals state they are addressing health concerns in the planning for Pine Canyon and other developments. Tearing up natural land and driving away wildlife while adding more pollution, sewage and overcrowding is far from being healthy. It is in fact the complete opposite of health. The trees provide oxygen for the air and the natural habitat is far more beneficial to our health than continuing to develop all the land in site.</p> <p>I highly doubt any of these builders live in the area and I am willing to bet they would not want all of the issues that come with construction near their own homes.</p> <p>Sadly, it always comes down to money and greed at the expense of other people and animals.</p> <p>One of my many concerns is compacting the cattle herds will</p>

affect the health of the cattle and our own health by increasing pollution & sewage in the area due to the overpopulation, less desirable conditions for the cattle and harmful effects on our beef products and other natural food sources. Chronic disease is on the rise and part of the problem is decreasing access to wholesome, natural foods.

In addition to the cattle, where will the deer and elk herds, wild turkeys and other wild life go? When is enough going to be enough?

Thank you for hearing my voice. I pray the right decisions will be made.

Is there any other information you would like to share?

I was a 17 year resident of Roxborough prior to moving to Castle Rock. My family witnessed first hand the detrimental effects associated with the development of Sterling Ranch. This development is what caused us to move to Castle Rock. The water was an issue during development and when we moved and will continue to be an ongoing problem. We had to contact the water board on several occasions due to poor water quality and even had a news station involved after sharing photos with them from our home water supply. The traffic increase was less than desirable and is not going to accommodate the ongoing phases of construction. It was a nightmare that I really don't want to re-live in this beautiful location in Castle Rock. The lure for living in this area is the open space and beautiful scenery.

- Tiffany Bartlett

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Feedback forms submitted through August 9

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Is there any other information you would like to share?

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

Accessed via <https://www.crgov.com/pinecanyon>

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	<i>Field not completed.</i>
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In what area of Castle Rock do you live?	Terrain
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Email	frewdr@gmail.com
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What do you think about the proposed development?	This section of land should not be developed. Traffic congestion at both ends of Founders Parkway has already become significantly congested, and adding 22,000 additional cars per day will significantly add to this traffic load. Also, the planned community will seriously impact the town of Castle Rock's water supply over the long term. Also, this unincorporated land has made no provisions for an increase in the services to be provided by either Castle Rock or Douglas County. It will therefore become a burden on the current population of Castle Rock while not contributing to the resources needed to provide services. As a minimum this land should not be developed based on the current plan, and this land should probably be annexed by Castle Rock so that any future development meets the cities needs as well as those of the developer.
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Is there any other information you would	<i>Field not completed.</i>
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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 1, 2024 8:44:07 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Carol Gallagher
In what area of Castle Rock do you live?	Crystal Valley
Email	Carolg02@ameritech.net
What do you think about the proposed development?	Terrible idea Only view and open land left on Founders The infrastructure for handling more kids in school system, traffic increase , etc just not in place for even more people in the town
Is there any other information you would like to share?	We have taken growth increase in our town at too high of level Didn't move here to see scraping hillsides down and deal with traffic just to get around town

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Is there any other information you would like to share?

Field not completed.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 5, 2024 1:06:00 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Red Hawk
Email	<i>Field not completed.</i>
What do you think about the proposed development?	We need to stop all of this development. We do not have the roads or water to support all of this growth. We have new developments then are asked to raise taxes to pay for fire? Police, etc. It needs to stop now!
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 5, 2024 2:29:55 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Jon Gortner
In what area of Castle Rock do you live?	Founders Village
Email	tim.gortner@pobox.com
What do you think about the proposed development?	I think it will cause a very negative impact for Castle Rock residents. For all the reasons the town has laid out to the county.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 5, 2024 3:27:41 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Castlewood Ranch
Email	Kbragg8@hotmail.com
What do you think about the proposed development?	I am opposed to this development being done. In my opinion, this is a waste of time and money. We don't need anymore homes or other development in this area. This shouldn't even be an option for this land, especially being considered for unincorporated Douglas county. This should have been brought to The Town of Castle Rock and the residents in this town.
Is there any other information you would like to share?	This development needs to be stopped before it gets any farther.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 5, 2024 8:08:13 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Heather Nicolas
In what area of Castle Rock do you live?	Meadows
Email	nicgriffie@gmail.com
What do you think about the proposed development?	Please do not develop this beautiful land! Let the beautiful parts of Castle Rock, that haven't been develop, stay beautiful. I have lived in Castle Rock for 25 years, and have watched so much get swallowed up. The roads can't take more traffic from this area heading west.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Monday, August 5, 2024 9:07:42 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Edward / Barbara Tomlinson
In what area of Castle Rock do you live?	The Haven by Woodlands Ave
Email	edwd.tomlinson@gmail.com
What do you think about the proposed development?	It's rotten to core. Pine Canyon development must meet the requirements of the City of Castle Rock just as every area surrounding that proposed development has had to meet the requirements of the city of Castle Rock. The Castle Rock city requirements are there to treat everyone the same and to protect our current and future city and homes.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 6, 2024 10:30:22 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Melanie Santamarina
In what area of Castle Rock do you live?	Founders Village
Email	santamarina.melanie@gmail.com
What do you think about the proposed development?	I think we simply cannot handle the impact this development would have on our town. We are not prepared for it.
Is there any other information you would like to share?	Please help to keep Castle Rock a great place to live.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 6, 2024 10:30:07 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Gary Oswald
In what area of Castle Rock do you live?	Unincorporated Douglas County
Email	ozdvm@msn.com
What do you think about the proposed development?	We are firmly against this project. To maintain our true Colorado quality of life and precious water resources we do not need to develop every last square inch of Douglas County. Let's be smart ! I agree with the City of Castle Rocks opposition statements.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 6, 2024 10:58:42 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Christine Horowitz
In what area of Castle Rock do you live?	The Village of Castle Pines
Email	christine@horowitz.us.com
What do you think about the proposed development?	People do not want this proposed development! I think that Castle Rock and Douglas County had way too much development over the last years. We do not have the infrastructure and more important, we do not have the water for so many people. It will be like in California here soon, it is so very sad to see this. I live her since 25 years and knew that lots will be developed in the area, but when is enough enough? This is unsustainable! Please stop developing! Is Everything about money and greed these days? Please listen to the people!
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 6, 2024 11:55:18 AM

Pine Canyon Feedback

Pine Canyon

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

Name (optional)	Michelle Amone
In what area of Castle Rock do you live?	Cobblestone Ranch
Email	michelle13811@gmail.com
What do you think about the proposed development?	It is an awful proposal. Castle Rock is already completely overwhelmed and overcrowded. The residents do not want this Pine Canyon development and it is irresponsible. Please stop this from moving forward. Douglas County used to be a desirable place to live and it has been replaced by overdevelopment and greed. The commissioners need to start to the residents who voted them in. To the town of Castle Rock- we do not want this area developed even if it is incorporated into the town.
Is there any other information you would like to share?	Please stop this development.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 6, 2024 12:33:37 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Founders
Email	cematthews1@gmail.com
What do you think about the proposed development?	I do not support the proposed development. The town is not set up to properly support this development and the changes that it will cause, and I believe the developers are operating under the priority of earning profit over the values and health of this town. Our town is very planful and deliberate, something I admire greatly. This is not right.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 6, 2024 12:51:49 PM

Pine Canyon Feedback

Pine Canyon

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

Name (optional)	Scott
In what area of Castle Rock do you live?	Terrain
Email	svanlan@msn.com
What do you think about the proposed development?	The lack of the developers commitments for utilities and traffic infrastructure improvements needed to support the area surrounding the development is ridiculous and we should continue to deny the approval of this development getting through permitting. The town is already growing at an alarming rate which will take roads a decade to catch up already. We moved to castle rock for the slow pace and open spaces, this urbanization development will take away from what small town we have left.
Is there any other information you would like to share?	Castle Rock should look to annex the land at pine canyon without the development so we can control what does go in there in the future. Leaving this up to the county will inevitably get this project built whether we like it or not.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 6, 2024 1:08:51 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Marissa Marchant-Mansfield
In what area of Castle Rock do you live?	Keene Ranch
Email	mmarchantmansfield@gmail.com
What do you think about the proposed development?	HORRIBLE. Stop the greed and realize that the town can't handle this many new homes/people/traffic. It's becoming an eyesore and miserable place to live.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 7:28:55 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Danny Cruz
In what area of Castle Rock do you live?	Memem South
Email	Deucecruzer@yahoo.com
What do you think about the proposed development?	I believe it should not proceed. It will cause undue hardship on our current residents and our public service, such as police and firefighters, which are already suffering shortages in staff and manpower. Not to mention additional strain on our public utility system.
Is there any other information you would like to share?	We need to control the growth of our wonderful city so as to not put ourselves into financial crisis like we are currently experiencing.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 2:53:06 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Melissa & John Laplante
In what area of Castle Rock do you live?	Cobblestone Ranch
Email	melissalaplante26@gmail.com
What do you think about the proposed development?	I believe the majority of Castle Rock residents will be against this development for the reasons stated by the City of Castle Rock and the mayor. I've seen first hand how developers do not care about the quality of life for the residents already living in an area that has seen unchecked growth. The county wants the revenue but we all get stuck paying for the services, etc that the developers don't want to provide not to mention the insane traffic congestion we already have. Enough is enough! Absolute NO on this one.
Is there any other information you would like to share?	Not at this time.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Tuesday, August 6, 2024 7:06:18 PM

Pine Canyon Feedback

Pine Canyon

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

Name (optional)	Brendan Muir
In what area of Castle Rock do you live?	Woodlands / Escavera
Email	brendan_muir@hotmail.com
What do you think about the proposed development?	Very concerned about water supply and the actual viability of the plan outlined. Paleoclimatology tells us that the entire Western region of the United States will see mega droughts again, and most likely within the next decade or two. Have the figure and estimates built into the plan taken in to account that the water to be harvested will look very different than the historical short term? In addition, a real gap between the supply and demand for water here in the West will emerge by 2030. This development seems to push the limit with less than .75 acre feet and is sure to break things at some point in my mind. Those impacted will be my neighbors and my community. Are we really going to let people knowingly short change our community from the get go? In the long run, this will potentially be very very very expensive to remediate. Thank you. Brendan Muir, a concerned citizen
Is there any other information you would	<i>Field not completed.</i>

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 9:25:44 AM

Pine Canyon Feedback

Pine Canyon

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

Name (optional)	Laura Zumwalt
In what area of Castle Rock do you live?	Meadows
Email	zumman@aol.com
What do you think about the proposed development?	I oppose this huge development. I didn't even know that land wasn't part of Castle Rock until this development's signs were posted and I started reading about it. It is completely surrounded by Castle Rock so it will rely on Castle Rock's present infrastructure, open spaces, roads, bridges, fire and police protection but not pay city taxes. But the bigger issue is water. The west is in a drought condition that is as bad or worse than any droughts for 800 years. With climate change we cannot assume we are going to fill our reservoirs and lakes to full capacity for the planned development that has already been approved. The city, county and state already ask people to voluntarily take out lawns and high water use plants and replace them with rocks and drought resistant plants. We are already drinking reuse water. Last night on the news it said the Castle Rock area has received 72% less than their average summer rains and we've had hotter and drier temperatures for weeks. The people we elected to SERVE US, need to understand this

continued development throughout all of Douglas County isn't sustainable. Every town and unincorporated areas of Douglas County are being swallowed up by new housing and development projects that will take every drop of water available and leave all of us with higher water costs as the years progress. They/You are taking all the beautiful fields, trees and opens spaces away and creating a bottle neck of angry people who cannot get through traffic in a reasonable amount of time. Castle Rock already has traffic issues and adding so many more cars to our roads will make driving throughout the city more frustrating. This Pine Canyon development just adds to all of those problems that we are going to face with all the new developments happening on the south end of Castle Rock and in the Meadows and near Castle View High School. I see no proposed recreation center and the MAC and the Woodlands Rec Centers already are filled with people. Douglas County Commissioners need to stop this development from happening and Castle Rock needs to be very aggressive in stopping it. The way Castle Rock can do that is by telling the developer that they cannot hook up to our electric grid, or our water systems. Tell the developer that they will pay hundreds of thousands of dollars to use our existing roads, police department and fire department. It is time to take off the gloves and get into the mud with the Commissioners and stop this development!

Is there any other information you would like to share?

I wonder why Castle Rock doesn't buy this land to turn it into a huge open space area, put in more baseball fields and hiking biking trails. In other words, turn it into another MAC center area. We need more pools and parks now, and with all the new development we will need this new recreation space. I'm sure the residents surrounding the Pine Canyon area would be much happier to have that as their neighbor instead of hundreds of more homes and businesses. And, Douglas County is planning on spending 250K to study the idea of turning part of the open space in-between Highlands Ranch and Castle Pines into more baseball fields and park space because they want to dig up the baseball fields and park near the fairgrounds to improve the fairgrounds. Why not propose to them that they use that money and other money from Castle Rock (I would bet that the people of Castle Rock would approve a small sales tax increase to help fund this idea and Castle Pines residents may also be willing to pitch in because they are so angry about the proposed development of a park in that area) Castle Pines, a sales tax increase etc., to buy and develop that area into a park with baseball fields that will replace the ones near the fairgrounds and maybe a few more for the growth of the area. We could have a recreation center similar to the one on Woodland because we need it, we could have hiking trails and biking paths, paved and unpaved etc. I really do believe that would please everyone except the developer. If the owner of the property gets their money, they may like that idea better also since they have been

a ranching family and are used to open spaces and not homes on top of one another. Please stop this development. It is a bad idea! Thanks you for listening and hearing my complaints as well as my suggestions.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 12:55:02 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Veleda Gurule
In what area of Castle Rock do you live?	749 Whispering Oak Dr.
Email	veleda54@gmail.com
What do you think about the proposed development?	I am opposed to this development due to the fact it is not part of The Town of Castle Rock. I am afraid it will cause more problems that what already exists. Our backyard floods every time we get significant rain from this property.
Is there any other information you would like to share?	I have contacted The Town of Castle Rock and provided video and pictures as to the amount of water that comes over our back retaining wall. They referred me to Douglas County only to have them refer me back to the The Town of Castle Rock. It seems the neither wants to be responsible for this issue. What will happen if it gets developed and things like this are an issue?

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 12:28:46 PM

Pine Canyon Feedback

Pine Canyon

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

Name (optional)	Lenise Brown
In what area of Castle Rock do you live?	The Meadows
Email	Slbrown6281@gmail.com
What do you think about the proposed development?	<p>**Opposition to Proposed Pine Canyon Development**</p> <p>Dear Town of Castle Rock Planning Commission,</p> <p>As a lifelong resident of Castle Rock, I am writing to express my strong opposition to the proposed Pine Canyon development. Our town has seen significant growth over the years, and while development is sometimes necessary, we have reached a point where additional housing projects will only strain our already limited resources. One of the most pressing concerns is our water supply, which is already being stretched thin due to recent growth. Introducing more homes to the area will exacerbate this issue, potentially leading to long-term sustainability problems for our community. It is crucial that we prioritize the responsible management of our existing resources over further expansion.</p> <p>Additionally, the proposed sewage plant near the Meadows</p>

raises serious concerns for both the environment and the quality of life in the surrounding neighborhoods. The Meadows is home to beautiful trails and outdoor spaces that residents cherish, and the introduction of a sewage plant would not only disrupt these natural areas but also negatively impact property values in the vicinity. The potential for odor, noise, and other environmental impacts makes this location unsuitable for such a facility. I urge the town to reconsider and fight this project tooth and nail light of the potential harm it could cause to our community's environment, resources, and overall quality of life. Please let the residents know how we can help to stop this project from proceeding.

Sincerely,
Lenise Brown
Castle Rock Resident

Is there any other information you would like to share?

Please keep us in the loop on the development of this proposed project and let the town know how we can fight this.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 1:36:16 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Trista
In what area of Castle Rock do you live?	Meadows
Email	Tristacouncil@gmail.com
What do you think about the proposed development?	OPPOSE - I think the city of Castle Rock is already struggling with water management and adding housing/commercial will put our city in a further bad situation. Some of the additional things being proposed would also potentially significantly reduce home values in the surrounding areas.
Is there any other information you would like to share?	No

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 1:27:15 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Sonia
In what area of Castle Rock do you live?	Castlewood Ranch
Email	Sonia.klamo@gmail.com
What do you think about the proposed development?	We do not support this and are worried about the water, destruction of nature, the massive amount of people, NO new schools even being in the works, the massive crowding and ultimately harming beautiful Castle Rock
Is there any other information you would like to share?	Please don't do this. I've not heard a single person that is in support of this. All the local groups online as well, everyone is against this. Sad and angry

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 1:26:34 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Arielle Muck
In what area of Castle Rock do you live?	Lake Gulch
Email	ajb15215@gmail.com
What do you think about the proposed development?	Simply put, it's a very bad idea and will negatively impact Castle rock. Residents are already concerned about other developments and the strain they've put on the area, while those projects have put more effort in to work with the town to make sure their plans are sustainable and help VS hurt the area. The Pine Canyon development hasn't done that, and from our perspective the owner's/developers are trying to push this forward out of greed rather than supporting the growth of this area in a positive way. If they were to offer proposals to help with the increase in traffic we'll see, allow for more open space and agricultural land so we don't see more environmental and ecological damage such as the frequent dangerous wildlife now coming into suburban backyards where our children play, work with the town on resources such as Water, and show residents and officials that they want to work together to support positive growth, then that would be a different story. But Pine Canyon is not doing that and offering the bare minimum to give the

appearance of supporting the community.

Is there any other information you would like to share?

Aside from acknowledging that not a single resident I've spoken to or seen on social media support this development proposal as is, I think what I've said above covers things.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 2:07:19 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Terrain
Email	Stashia909@gmail.com
What do you think about the proposed development?	Our schools are running out of room and an "elementary school site" is not the same as a school. I'm curious if the developer has even been in touch with the school district. It's a shame the county doesn't a trying to approve this without partnering with the town and without ensuring appropriate resources.
Is there any other information you would like to share?	We need responsible planned growth in castle rock this is out of control

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 1:59:00 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Terrain
Email	Dominguezvm95@gmail.com
What do you think about the proposed development?	This community is already bursting at the seams & suffering with rising crime due to development and our proximity to I25. This plan will bring thousands of more people into the area that has a lack of infrastructure, water, schools, and road solutions as it is. We do not need a hotel, and the people who moved here moved here to be off the beaten path and have a small town feel. Please find an area like centennial or Denver to build more mega structures and thousands of homes.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 1:46:49 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Timothy LaMonda
In what area of Castle Rock do you live?	Terrain
Email	timothy.lamonda@gmail.com
What do you think about the proposed development?	I think it is a bad idea, the infrastructure of Castle Rock will not support this, the roads, the water, the emergency services, I fear for the wildlife, they are already moving into the neighborhoods, to many are being struck by cars on the highway. We need to stop this growth and slow it down
Is there any other information you would like to share?	No

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 2:29:03 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Jennifer
In what area of Castle Rock do you live?	Meadows
Email	Jennifer.kajander@gmail.com
What do you think about the proposed development?	No, the infrastructure is not here to support it. There is too many other building sites yet to be developed. The true and devastating impact these new builds are at the expense of the current residents.
Is there any other information you would like to share?	Stop the build. Just say no.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 3:16:32 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Nancy smay
In what area of Castle Rock do you live?	Escavera / woodlands
Email	Nancysmay@gmail.com
What do you think about the proposed development?	I think it is irresponsible and will over run the infrastructure available. Water and traffic are my main concerns.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 3:12:43 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Meadows
Email	bethnatbrokers@gmail.com
What do you think about the proposed development?	ENOUGH with the building already! Our infrastructure can't support what we already have. Traffic is a nightmare and only getting worse. Where is the awesome small town feel??? LONG GONE. It is so sad what is happening to Caste Rock. Stop the building!!
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 3:40:06 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Greg
In what area of Castle Rock do you live?	Meadows
Email	Ghaughtillini@hotmail.com
What do you think about the proposed development?	Terrible terrible idea There is already too much traffic in and around town. And the town is trying to raise the sales tax because we don't have enough police and fire. Makes ZERO sense to keep piling on more and more people!
Is there any other information you would like to share?	None other than use common sense instead of someone paying someone under the table

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 4:02:51 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Kathleen Gould
In what area of Castle Rock do you live?	Cobblestone Ranch
Email	Kathleen7895@gmail.com
What do you think about the proposed development?	I think that there's far too much over development as it is. Our roads and infrastructure can only take so much. The natural beauty and respect for our land, our wildlife and our environment have been ignored. The natural beauty is all but destroyed. Just because we 'can' doesn't mean we should.
Is there any other information you would like to share?	The building of mass tracks of housing has to be reigned in. The building of these homes In unincorporated areas only adds disastrous financial outcomes to a city that can't physically afford to place that many more bodies in our county, on our roads or in our schools. How will we manage to have the water supply going forward without some limits on building on every green acre? The school district cannot afford to build schools to educate the children we already have here. 1800+ homes? That's 3600 children at a minimum, which high school can absorb that population in 10 years? Castle Rock and DougCo used to be praised nationally for "smart growth" no it's just greed and excess.

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 4:00:07 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Carolyn Cline
In what area of Castle Rock do you live?	Southridge
Email	carolyn_cline@hitmail.com
What do you think about the proposed development?	Stop it. Water, water, water. Infrastructure demands. Additional traffic that the town will have to absorb. This would mean 4-5 miles of congestion and slowdown on I25, which is already a nightmare.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 4:29:14 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Erica Van Wyk
In what area of Castle Rock do you live?	Plum creek
Email	Erica@vanwykconfections.com
What do you think about the proposed development?	Please stop it. I support projects that have the thought and infrastructure behind them but this does not.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 8:14:14 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Dana M Plumhoff
In what area of Castle Rock do you live?	Memmen South
Email	Dana_mahoney@yahoo.com
What do you think about the proposed development?	I hate it. Castle Rock is supposed to be a small town. It's WHY we live here. If we wanted big city and big city amenities, we'd move north to Denver where there's plenty of it. I've lived in CR since 1993 and the growth, while expected to an extent, is out of control. Traffic is awful, prices are through the roof with housing, and the nature and wildlife and beautiful, natural land that is in and surrounds Castle Rock is getting ruined. Hills leveled, grass cemented over, it's hurting our town, animals, and our planet. In my opinion, the nonstop development should be criminalized. We DON'T want it. Get out of our town.
Is there any other information you would like to share?	Yes, our water supply. We're hurting for it, so why not build even more and bring more people to the area?! Makes total sense. Oh, but wait. You're getting money for it, right??? Nice to know you have your priorities set.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 7:58:51 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	The Meadows
Email	Shannon.huddleston@gmail.com
What do you think about the proposed development?	I think the developers should be working with the town, not circumventing the town. Everyone who used the town infrastructure should pay towards supporting it. Water is precious and there is no visible plan for this development to do anything except take water away from the town and follow none of the same water saving, usage, and already maintained resources.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 7:44:32 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Crystal Valley
Email	<i>Field not completed.</i>
What do you think about the proposed development?	Stop stop stop! It now takes 15-30 minutes to get to the highway from my house when it used to be 8. The fun family events in town are now uncomfortably crowded. Restaurants are crowded and there's no where to park. Roads are in terrible condition despite constant construction, accidents are up, traffic traffic everywhere! We DO NOT have enough room in schools for this growth and we already have rolling black outs on busses. How the heck are we going to add MORE kids to an already strained system. Lastly the beauty and the charm of Castle Rock are being wasted by big building. It's becoming unenjoyable to live in this overcrowded town.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 7:37:15 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Castlewood ranch
Email	Jbamber1101@gmail.com
What do you think about the proposed development?	While I want to understand what the land owner is trying to accomplish with this I don't believe they have the towns best interest at heart. Based on the article they said they wanted to respect the land being the family for as long as it has, yet it's been a working cattle ranch and they are willing to forgo that for more houses in an already crowded space. I have lived in Castle Rock for 18 years and have seen such growth that it does worry me about the availability of resources for those of us that have been here. I feel that they should listen to the town and the residents and kindly pass on this project and find other ways to honor their family.
Is there any other information you would like to share?	I really hope it is strongly considered to pass on this project and protect the resources we are already pressing to the max.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 7:34:37 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	Andrea Wilson
In what area of Castle Rock do you live?	Crystal Valley
Email	alaurenwilson@yahoo.com
What do you think about the proposed development?	No way! The town is struggling to support the people that live here. Our infrastructure isn't doing well as it is. Traffic is awful. Water is limited. Schools are overflowing. We have teachers literally working out of closets...like 4 teachers in one closet. This would be awful.
Is there any other information you would like to share?	See above

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 7:30:49 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Ann Bennett
In what area of Castle Rock do you live?	Plum Creek
Email	acbcollie@msn.com
What do you think about the proposed development?	No no no! Stop over building. Lack of water, infrastructure, too much traffic. It's all about the \$\$
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 6:54:15 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Erin G
In what area of Castle Rock do you live?	Metzler Ranch
Email	Inkysmiles@gmail.com
What do you think about the proposed development?	I really don't want this to be developed as proposed. We don't have the infrastructure and water to support it. The added traffic and congestion this many homes will add will be horrible. Front Street traffic is bad already. Also, I do NOT want a sewage treatment plant this close to my home. I purposely bought my home Herr because of the lack of industrial pollutants nearby.
Is there any other information you would like to share?	I feel like this proposed development is just too much for our area to handle. And this would be displacing a lot of wild animals that we've come to enjoy in our neighborhood. We need to keep more of this open space.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 6:34:35 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Alexandra Burns
In what area of Castle Rock do you live?	Terrain
Email	Alexismartin20@gmail.com
What do you think about the proposed development?	I have lived in Castle Rock since 2006, and I absolutely hate it. This is directly across from Terrain, and I adore seeing the open space where no development has been for years. There are deer and a bear that live on that land, how dare they even think about trying to develop on it! There is far too much development going on as it is, it is no longer the small town of Castle Rock that we all loved. Please stop trying to make Castle Rock into Highlands Ranch or Denver! We need a cap on all development or we will lose the beauty of Castle Rock forever. We don't want more people or development here!! Please think about the devastating effects on water this would have as we already have a water issue! Please stop this, I'm begging you.
Is there any other information you would like to share?	<i>Field not completed.</i>

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 6:19:49 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Sapphire Pointe
Email	Cutley63@yahoo.com
What do you think about the proposed development?	I don't think it's well thought out. My kids go to school at Sage Canyon and Mesa right now. It's already a pain getting them to school with traffic, and this is going to make it astronomically more so. I had hoped the construction going on along Founders was to put in some drainage pipes, not to turn the town into an unsustainable metropolis. We do t need or want to continue cramming new developments into every nook and cranny. Open space is a necessary and beautiful part of what makes Castle Rock Castle Rock.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 5:47:33 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Founders village
Email	danielleeaster2@gmail.com
What do you think about the proposed development?	We just moved to castle rock a yr ago. I enjoy that the land is open there and it feels more rural and not such a city feel. That's why we chose founders village and castle rock. It was because or the already available housing and the openness to Nature around the neighborhoods that brought us here.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 5:34:10 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Kim Smazal
In what area of Castle Rock do you live?	Pinon Soleil
Email	kismazal@msn.com
What do you think about the proposed development?	This would congest our streets and stress our water supply even more. Our town can not handle all these homes! Another greedy developer trying squeeze in as many homes as he can. How do we fight this and get info on upcoming meetings?
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 5:29:59 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Hillary Makens
In what area of Castle Rock do you live?	The Meadows
Email	Hillary.Makens@gmail.com
What do you think about the proposed development?	<p>I feel the development is irresponsible and will burden our already stressed natural resources and infrastructure.</p> <p>The Town of Castle Rock has already experienced growth at a rate that is unsustainable. Additional growth in the area with water standards lower than the town currently requires, is short-sighted and irresponsible. The West is already in extreme drought. We cannot continue to blindly develop without consideration of the consequences.</p>
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 5:00:41 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Karen Jacobs
In what area of Castle Rock do you live?	Founders
Email	karenjacobs584@gmail.com
What do you think about the proposed development?	I am strongly opposed to this development. Our infrastructure east of I25 cannot support this development. Roads are already crammed and tempers are high, patience is low on the roads. I do not trust the planning put into this development which seems hasty. And that doesn't even begin to cover the stress it will put on resources. I am all for growth, but it needs to be smart. This is not smart.
Is there any other information you would like to share?	No

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 4:52:26 PM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Marge Karas
In what area of Castle Rock do you live?	Blacktail at the Meadows right by proposed sewage plant
Email	Margekaras@gmail.com
What do you think about the proposed development?	<p>This development has a ton of problems. First and foremost, they are using resources from the city without contributing to the city's tax base. They want to use our roads, our resources every single day and pay nothing.</p> <p>Placing a sewage plant that close to homes, especially homes that are not part of that plant is inappropriate. The Meadows does not have the roads to support any increase in traffic. Every single day without construction trying to use Meadows drive, you will easily wait 10 or 15 minutes during periods of high traffic. Our tax payers in the Meadows should not be adding time to their drive every single day for this. We cannot handle the increased traffic!</p>
Is there any other information you would like to share?	<p>I would absolutely not have been willing to build \$1 million home off of Prairie Hawk Drive last year if it were disclosed there were plans for a sewage plant or one already existed. The people affected by the traffic this will create as well as the odors. It will create, deserve to have a say in what happens.</p>

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 7:50:46 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Melissa Neilson
In what area of Castle Rock do you live?	Macanta
Email	Agmelissa02@yahoo.com
What do you think about the proposed development?	The natural beauty of Castle Rock is being destroyed, and wildlife are suffering. Why are we packing people in this town like sardines? No one approves this, except those financially benefiting.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 7:05:08 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	The Village at Castle Pines
Email	ccinvestment14@gmail.com
What do you think about the proposed development?	This looks to be yet another development proposal that lacks the ancillary infrastructure needed to complete a project like this successfully. Transit, traffic moderation, commercial business diversity, are all essential tentpoles to developing an area. It doesn't look as if any of these points were considered before allowing the initial proposal of this recommended development.
Is there any other information you would like to share?	Obviously creating an area of CR that has an even bigger traffic issue than the one currently present, would be detrimental to the operation of the city as a whole. Lack of transit and traffic are 2 of the top 5 factors when choosing where to live/work.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 7:03:38 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Adell Blair
In what area of Castle Rock do you live?	Escavera
Email	aabblair@yahoo.com
What do you think about the proposed development?	Destroying wildlife habitat, massive increase in dirt, traffic and crowding will be the last of our "small town" appeal. Enough is enough.
Is there any other information you would like to share?	I'm actually most concerned about the wildlife. In Escavera we directly abut this property and will be most affected. We have had developed all around us for over 20 years and frankly are just weary of the noise, disruption and dirt.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 7:02:15 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Rose Legge
In what area of Castle Rock do you live?	Plum Creek
Email	stitchartrose@gmail.com
What do you think about the proposed development?	We HATE this!! Castle Rock roads are already overcrowded! We can't even go to Starlighting anymore because there's no parking. The reason we all moved here is because we loved our small town, and it's being changed beyond all recognition.
Is there any other information you would like to share?	The water supply this development proposes is unsustainable and not renewable.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 6:24:47 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	Jeremy Marra
In what area of Castle Rock do you live?	Siena near Metzler Ranch
Email	Jeremy27@hotmail.com
What do you think about the proposed development?	Not in favor. There's too much construction happening and the infrastructure is inadequate.
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 6:04:32 AM

Pine Canyon Feedback

Pine Canyon

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Near Terrain
Email	weber422@gmail.com
What do you think about the proposed development?	This is a terrible plan because it lacks planning for renewable water, wastewater treatment, transportation, or open space. No current resident of the area wants to live in spaces that look like Denver and bring with it the same problems of congestion
Is there any other information you would like to share?	<i>Field not completed.</i>

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 5:09:32 AM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Tony Ghigo
In what area of Castle Rock do you live?	Sapphire Pointe
Email	tony.ghigo@yahoo.com
What do you think about the proposed development?	<p>As a resident who lives, works, and drives in Castle Rock every day, I am strongly opposed to the proposed Pine Canyon development. This project raises several serious concerns that will negatively impact our community.</p> <p>Transportation: The development is expected to add over 22,000 daily vehicle trips to our roads, a number that seems underestimated and unmanageable. There has been no commitment from the developers to mitigate this increased traffic, which will lead to significant congestion and safety issues .</p> <p>Wastewater Treatment: The proposal to build a new wastewater treatment facility poses a risk to our water supply and stormwater system. Spraying treated wastewater onto lawns and open spaces could contaminate the East Plum Creek Watershed and create odor</p>

problems near our trail systems and homes .

Water Supply:

The development plans to use nonrenewable groundwater, which is unsustainable and undermines our county's efforts to secure renewable water sources. This reliance on groundwater will also interfere with the town's wells, jeopardizing water security for current residents .

Fire Service:

There is no adequate plan for funding and resources to ensure proper fire safety. The proposed water system is insufficient for fire suppression, posing a significant risk to our community. Additionally, wildfire mitigation plans have not been detailed or agreed upon .

Recreational Facilities:

The addition of up to 5,000 residents without a planned community recreation center will overburden our existing facilities and trail systems, reducing their accessibility and enjoyment for current residents .

It is evident that the developers are not willing to cooperate with the Town of Castle Rock to address these critical issues adequately. For these reasons, I urge the authorities to reject or significantly revise the development plan to ensure it aligns with the sustainable growth and well-being of our community.

Is there any other information you would like to share?

Field not completed.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 5:05:16 AM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Lisa Andrews
In what area of Castle Rock do you live?	Oakwood Dr.
Email	lisajeane1954@gmail.com
What do you think about the proposed development?	I think this will strain resources. Exacerbate traffic issues. I oppose this development.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 8:55:04 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	MS
In what area of Castle Rock do you live?	East side. Of CR.
Email	<i>Field not completed.</i>
What do you think about the proposed development?	Please prevent this anyway possible.
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, August 7, 2024 8:36:35 PM

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional)	Kelly Poulsen
In what area of Castle Rock do you live?	Sienna
Email	Kellhaas@yahoo.com
What do you think about the proposed development?	Horrible!!! The area is beautiful and adding more unwanted homes is going to destroy the reason we all love Castle Rock. Castle Rock is loved as a small community and family friendly. Squeezing every ounce of open area into back to back housing crowding. Adding unwanted traffic and taking the Charm out of this town!
Is there any other information you would like to share?	Please do not let this pass!! For the sake of our beautiful town! We love our open spaces and wildlife.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 8:49:31 AM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Plum Creek
Email	aaw1011@roadrunner.com
What do you think about the proposed development?	This is a terrible idea. That area is already congested with high school traffic and current infrastructure does not support such a massive influx of residents and commercial activity in this part of town. It would create a choke point, more burden on moving through town, way more accidents with young drivers impatiently trying to get to school. Worse yet, taking ground water as a water source is also just not ok. I'm no water expert but we are perpetually in some degree of drought condition which means ground water does not readily replenish. Whatever water sources there are should be preserved for existing infrastructure or we will end up like Arizona where towns are running out of water. Even if this were incorporated and the town got tax money for it, it would still be a horrible idea. Every corner of town does not need to have massive development. Please stop this.
Is there any other information you would	Water and existing residents should matter more than making money. If it doesn't fit the permissible zoning use and other infrastructure requirements, don't allow it and don't make

like to share?

changes that would allow it. Enough is enough.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 9:46:40 AM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	<i>Field not completed.</i>
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In what area of Castle Rock do you live?	Woodlands
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Email	Mfoster_89@yahoo.com
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What do you think about the proposed development?	
--	--

I am concerned with the new development. Traffic is already a nightmare so I'm curious how the city will accommodate all the new people. Do we have the space in our schools for all the new kids? We can barley keep the buses running for the kids we have now. Will there be more funding for the schools to accommodate more teachers needing to be hired? I live behind Douglas county high school and I already feel bad for the kids trying to exit the parking lots as it is already overcrowded I can't imagine adding more students to that without expanding, at minimum, the high school parking lots. Does this mean front street will be widened to accommodate for the mass influx of traffic? A lot of my neighbors bought their houses because they liked the open space behind our house, it was a selling point for our neighbors. What will happen to the wild turkeys, coyotes, foxes, bobcats, and bullsnakes that live there? I see baby animals come out of that open space every year so where will they go? If this development continues I hope at minimum these concerns are

addressed before moving forward. Thanks for your time.

Is there any other
information you would
like to share?

No

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 9:41:56 AM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Daryna Skliarova
In what area of Castle Rock do you live?	Metzler Ranch
Email	Darina.sklyarova@gmail.com
What do you think about the proposed development?	I do not support any urban developments inside the town. I encourage our commissioners to follow the wishes of citizens.
Is there any other information you would like to share?	I will take a part in running rallies/protests against developments inside the town

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 10:47:25 AM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Robert W Legge, Jr
In what area of Castle Rock do you live?	The Oaks/ Phase 2
Email	rwleggejr@gmail.com
What do you think about the proposed development?	This development MUST NOT PROCEED!!! What are we doing here? Why do we need even more growth and development, with all its requisite demands on water and natural resources, not to mention wildlife. I thought Castle Rock once prided itself on rural/agriculture and natural landscapes? The results of overdevelopment are evident already with increased traffic and noise. This proposal will benefit no one developers and perhaps a few shoppers. This is a BOONDOGGLE!
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 3:14:06 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	L
In what area of Castle Rock do you live?	Founders
Email	Mscmomma@gmail.com
What do you think about the proposed development?	Do not do it! This town is out of control crowded! You are all out of your minds with this development idea. Stop the chaos!
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 6:37:50 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Founders Village
Email	<i>Field not completed.</i>
What do you think about the proposed development?	It's terrible. We are losing every inch of open land in castle rock. As a native of Douglas county it's sad to see it all going away. The promenade is not what we were told it would be. Downtown has been destroyed. We were built on a small town feel with ranchers and open areas. They are gone. You say it's the 30 year plan but I dont buy it. We are out of resources, infrastructure, emergency services and are taxed beyond belief. Crime and drugs are up. What more do you want from this beautiful used to be small town.
Is there any other information you would like to share?	Stand for the people that elected you and listen to what we want.

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From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 6:37:12 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Terrain
Email	Stan_toronto@yahoo.co
What do you think about the proposed development?	Keep Castle Rock as is we don't need more building!
Is there any other information you would like to share?	<i>Field not completed.</i>

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 5:16:35 PM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Pamela Brockhaus
In what area of Castle Rock do you live?	Crystal Valley
Email	Pamelabrockhaus m@gmail.com
What do you think about the proposed development?	CR has waaayyy too much traffic, poorly designed and inadequate roads and no water! Why in the world would ANYONE even stupid politicians think this is a good idea??? I vote NO!!!!
Is there any other information you would like to share?	CR has lost their family/community feel and it will NEVER come back! How stupid of you chasing the almighty dollar and ruining what USED TO BE A NICE PLACE!!!!

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Thursday, August 8, 2024 5:07:04 PM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Castle North
Email	wflamm@hotmail.com
What do you think about the proposed development?	We are not in favor of this development.
Is there any other information you would like to share?	Castle rock has too much traffic issues and parking issues and most of all we are concerned about the water. I don't like paying \$5000 property tax a year and drinking gray water. It's almost impossible to make a left out of castle north of Oakwood most of the time and now we're gonna have way way more traffic and less views and less green space. Totally against this.

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 9, 2024 10:38:26 AM

Pine Canyon Feedback

Pine Canyon

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

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

Name (optional)	Martha Terwilliger
In what area of Castle Rock do you live?	Timber Canyon
Email	glenmar4@gmail.com
What do you think about the proposed development?	Terrible. I agree with the town's opposition. We moved here in Dec 2020. Since then there have been hundreds of homes built on Crowfoot Valley Rd. Now, they want to build a huge development on Founders near our homes. We already have road noise that is unacceptable. I would not have moved here if It had been disclosed about Crowfoot homes and now this on. It is difficult to sell our homes due to road noise that has gotten worse. Founders abuts up to our neighborhood. Enough is enough. There seems to be construction and new housing everywhere you drive in Castle Rock. What a shame to spoil this lovely town with too much growth.
Is there any other information you would like to share?	I love Castle Rock and hate seeing this unchecked growth. I am unable to attend the Sept 10 meeting. What is the best way to stop this? Do we have any say as citizens of this town that is impacting our home value and deafening noise from trucks and cars that exceed the speed limit? One cannot enjoy their yard or open their windows. Does anyone go the speed limit in CO?? It

seems like the speed limit is only a "suggestion". Couldn't the town raise thousands of \$\$\$ to enforce the speed limit and cut down on numerous accidents and loss of life?
Thank you. Martha Terwilliger

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

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Friday, August 9, 2024 10:03:29 AM

Pine Canyon Feedback

Pine Canyon

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

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Name (optional)	<i>Field not completed.</i>
In what area of Castle Rock do you live?	Founders
Email	Knight1528@gmail.com
What do you think about the proposed development?	It's wrong, wildlife need to roam and the residents moved here to get away from Denver
Is there any other information you would like to share?	Please do not develop.

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

Feedback forms submitted through August 2



August 2, 2024

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

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

Dear Douglas County Commissioners:

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

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

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

Thank you,

A handwritten signature in black ink, appearing to read "JE Gray", is written over a faint, illegible printed name.

Mayor Jason Gray
Town of Castle Rock

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

CC: Members of the Douglas County Planning Commission

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Name (optional) *Field not completed.*

In what area of Castle Rock do you live? Sapphire point

Email *Field not completed.*

What do you think about the proposed development?

I think this is a horrible idea. This town is already too congested the infrastructure is not prepared for more people. The schools are not prepared for more kids. My daughter had to leave her elementary school four years ago because there was not enough room for sixth grade because of all the new younger kids coming in. That changed her life drastically. I moved here in 2011 it was such a great little town with a small town feel. No traffic I could get things done quickly and easily I loved it so much. Now it's over populated and takes much longer to get around it just doesn't feel the same and I look forward to moving out of here. This little town has been ruined from the influx of people. Already there is nothing for teens from say 13 to 16 to do instead of building more homes and inviting thousands of more families here we should be making this town a fun place for the kids that already live here. PLEASE STOP BUILDING MORE HOMES!!!!

Is there any other *Field not completed.*

From: noreply@civicplus.com
To: [Kristin Read](#)
Subject: Online Form Submittal: Pine Canyon Feedback
Date: Wednesday, July 31, 2024 5:29:12 AM

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Is there any other information you would like to share?

Field not completed.

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Is there any other information you would like to share?

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

Pine Canyon

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

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

Pine Canyon Feedback

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

Pine Canyon

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

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

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

Pine Canyon Feedback

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

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