

Franktown Citizens' Coalition II Meeting Minutes  
April 25, 2017

**1. Treasurer's report from Treasurer**, Kathy Wright, shows a balance as of April 26, 2017, of \$5,439.13. Anyone who would like an electronic copy please let Kathy know.

The board has been working with the expert water attorney which will use up some (all?) of these funds. Donations are really needed to continue the FCC II's work for the community. Some donations were received tonight. Thank you to those who donated. Please send donations to Kathy Wright.

Kathy spoke about the postcards the FCC II sent out to every residence in Franktown (2,043) which means these postcards reached over 6000 plus people!! Diana Love noted the FCC II's appreciation that the printing and mailing of these postcards was paid for by an anonymous donor.

**2. Secretary nominations** for the Board were requested. Because there were no nominations the Board, with her approval, has appointed Kathy Wright as Secretary/Treasurer. Thank you Kathy for taking this on.

**3. As a lead in to Mike Mullinnix's presentation**, Diana Love asked if there were any new people. There were approximately 20 new people at the meeting. Because of that, Diana gave a short overview of what the Franktown Village Planned Development (FVPD) application was asking the Board of County Commissioners (BOCC) to approve:

A rezoning of 106.91 acres which are mostly rural residential (five acres per residence) to Planned Development and designed 62.8 of the 106.91 acres for almost 300 residences and the rest for commercial development! Diana explained that the **Douglas County Comprehensive Master Plan (among other things, Franktown is to retain its RURAL CHARACTER) and Douglas County, Section 15 criteria (see below at \*)** are the bases for us attacking the FVPD. The FVPD must meet **all** of the Section 15 criteria to be approved for rezoning. Diana emphasized how incredibly important it is for the community to get their friends and neighbors to attend the Planning Commission Public Hearing May 15<sup>th</sup>. Sign up and be heard. At least a minimum, or more, of 400 people should be in attendance to get the Planning Commission's attention. Diana then introduced Mike Mullinnix, past President of the FCC II.

**-Mike spoke about** the impact the development would have on rural Franktown.

**-The FVPD application wants to change the zoning.** Right now almost all of the area the FVPD encompasses is zoned for 5 acre lots and should be retained as such. Approximately twelve homes could be developed right now as it's zoned. 62.8 acres divided by 5 acres for each home = twelve.

**--Franktown Elementary** is already overcrowded and has 2 trailers that have neither running water nor toilets. The new development would add about 100 kids to the school in a short period of time. It is expected to be at 350+ next year without the FVPD. Ideally, the school should probably be at around 300 students -- enough kids to keep the school full, but not so many that mobile classrooms are needed.

Currently, Franktown Elementary is designated as a highly impacted building by the school district. That brings in some additional funds, but also sheds a light on the fact that the little building of the elementary school was never designed to be a "big" school. There are no plans on the books to expand the building itself. The elementary school is a small building that was **designed to serve a rural population**. When there are too many children, mobile classrooms that do not have running water have to be relied on for the overflow. Already, without this development, there will be 2 more mobile units next year, each with 2 classrooms.

There are 2 wells on the property. One well has a toggle that switches between the building and the landscaping, since it can't serve both needs at once. The elementary school already draws from the inferior Lower Dawson.

**--Crime** will increase with high density – low budget housing.

**---Traffic** will increase with each new development in the area. **NOTE:** A public member who is involved with the roads in the Terrain in Castle Rock explained about all of the growth that is coming all around Franktown that will affect traffic already!!

**-Additional wells will be drilled** to support the FVPD. The number is not yet known. The developers at this time say they will only go into the Denver, Arapahoe and Laramie-Fox Hills aquifers but there is no guarantee that they will stay out of the Dawson aquifers. If our wells go dry, the cost to redrill is \$30,000 to \$100,000.

**4. Marketing and Communications Strategy:** Sara Scott addressed all of the things the group is doing and got more volunteers during her presentation. She indicated that there would be a meeting tomorrow to develop ideas on getting the word out.

**-Request for the attendees to again write letters** to Joe Fowler and the 3 County Commissioners. It is important to highlight that all Section 15 criteria must be met for the developers to get approval to rezone and tell “why” you think that the development does not meet any of the criteria. Send letters to 100 Third St., Castle Rock.

**-Picket Line:** Sara introduced Dan Craig who is organizing the picket line for outside the Douglas County Commissioners’ building (on the sidewalk without blocking ingress and egress to the building) starting at 6:00 on May 15<sup>th</sup> the night of the Planning Commission hearing. Contact Sara for information. Thank you Dan.

-Sara emphasized the **impact the community had** with our turnout at the Planning Commission to see if the hearing got continued!

**5. Planning Commission Procedures:** Diana Love discussed the issues regarding preparing for the May 15<sup>th</sup> Planning Commission Hearing. The salient points were included on the agenda (see attached to this email).

**-Sign up to be heard.** Arrive by 6:00 in order to sign up. It will take a while. Leave the **first 12 spaces empty** (agenda says 11 but there is one more formal presenter) on the signup sheet for the formal presentations of the Board and the Steering Committee to start off our side in the hearing because speakers are called in order of signups.

-Heads of HOA’s and organizations get 6 minutes only. Public speakers get 3 minutes only. More time is allowed at the BOCC hearing.

**--IT IS VITALLY IMPORTANT THAT WE PACK THE HEARINGS AND SPEAK!!**

Unless something changes, right now PowerPoint is not allowed at the Planning Commission, but letter-size handouts are allowed. Please, bring 9 copies for each person on the Planning Commission. Posters are not allowed.

-Diana stressed the importance of professional, courteous, factual presentations.

**IMPORTANT INFORMATION ABOUT THE BOCC HEARING:**

The Board of County Commissioners (BOCC) is elected by all of you. The BOCC usually meets at 2:00 in the afternoon! It was explained by an audience member who has a lot of experience with the **BOCC, that the meeting may be changed to evening** by the BOCC if requested by enough people. That request should be added to your opposition letters or sent separately in a letter or email to Joe Fowler and to the 3 BOCC members. **Use what language is comfortable for you. Here's just some suggested language:**

“When the FVPD application is calendared for a BOCC hearing, because of the importance of this rezoning request to the residents of Franktown, I respectfully request that the BOCC change the time of the hearing for the FVPD application from 2:00 in the afternoon to 7:00 in the evening so all of the public have a chance to be heard. Thank you for consideration of this request.”

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**\*1503 APPROVAL CRITERIA FOR PLANNED DEVELOPMENT REZONING (Amended 11/18/14) THE FOLLOWING CRITERIA SHALL BE CONSIDERED BY THE PLANNING COMMISSION AND BOARD IN THE REVIEW OF PLANNED DEVELOPMENT REZONING APPLICATIONS:**

1503.01 Whether the application is in compliance with the requirements of this Resolution and the Douglas County Comprehensive Master Plan;

1503.02 Whether the application is in compliance with all applicable statutory provisions;

1503.03 Whether there has been a substantial change in the character of the neighborhood, since the land was last zoned;

1503.04 Whether the application demonstrates public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development;

1503.05 Whether the roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development will be available concurrently with the impacts of such development;

1503.06 Whether the proposed rezoning is compatible with the surrounding land uses;

1503.07 Whether the subject land is suitable for the intended use and is compatible with the natural environment;

1503.08 Whether the proposed Development Plan complies with the general requirements in 1502 herein;

1503.09 Whether the planned development provides for unified development control under a unified plan; and

1503.10 Whether the application is in conformance with Section 18A, Water Supply - Overlay District, herein.

(Amended 5/26/2015)