

Attachment G

From: [Dan Dertz](#)
To: JayJacobson@sprintmail.com
Cc: [Citizen Connect](#); [Matt Jakubowski](#); [Curt Weitkunat](#)
Subject: RE: Douglas County Citizen Connect
Date: Tuesday, May 12, 2020 8:04:40 AM

Thank you for using Douglas County Citizen Connect. Your correspondence was added to the project file ZR2020-010. This project can be followed through the land use review process online by doing a project search for this project file number at www.douglas.co.us/pro. For additional questions regarding this project please contact the project planner Matt Jakubowski (copied on email).

Dan Dertz | Public Outreach and Assistance Manager
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.814.4399 **Main** | 303.660.7460
Email | ddertz@douglas.co.us

I want to...

Ask a Question

Please provide your name:

Jay Jacobson

Email Address

JayJacobson@sprintmail.com

Phone Number

(303) 887-3600

Address

1918 Foxfield Dr
Castle Rock, Colorado 80104
United States
[Map It](#)

Is your question related to....

General Question or Concern

Please describe the issue, concern, or question

Please notify me of hearings on the application of Pine Canyon Annexation and PD Zoning

Attach a photo or document

- [Pine-Canyon-Vicinity-Map.pdf](#)

From: [Dan Dertz](#)
To: Birchleaf70@gmail.com
Cc: [Curt Weitkumat](#); [Citizen Connect](#); [Matt Jakubowski](#)
Subject: RE: Douglas County Citizen Connect
Date: Tuesday, May 12, 2020 8:02:58 AM

Thank you for using Douglas County Citizen Connect. Your correspondence was added to the project file ZR2020-010. This project can be followed through the land use review process online by doing a project search for this project file number at www.douglas.co.us/pro. For additional questions regarding this project please contact the project planner Matt Jakubowski (copied on email).

Dan Dertz | Public Outreach and Assistance Manager
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.814.4399 **Main** | 303.660.7460
Email | ddertz@douglas.co.us

I want to...

Ask a Question

Please provide your name:

Sidney Brooks

Email Address

Birchleaf70@gmail.com

Phone Number

(720) 320-3138

Address

1709 Birchleaf Court
Castle Rock, Colorado 80104
United States
[Map It](#)

Is your question related to....

General Question or Concern

Please describe the issue, concern, or question

I'm interested in being kept informed about the Pine Canyon development; evidently an application for approval of that project has been submitted to the county for approval.

From: [Sid Brooks](#)
To: [Dan Dertz](#)
Cc: [Curt Weitkunat](#); [Citizen Connect](#); [Matt Jakubowski](#); [Randy Chambers](#); [Amy Fiener](#); [Brian Fiener](#); [wynbarrett@hotmail.com](#)
Subject: Re: Douglas County Citizen Connect
Date: Tuesday, May 12, 2020 9:28:44 AM

Thank you Mr. Dertz. I appreciate your accommodation and information.

I am a neighbor that lives immediately adjacent to the Pine Canyon project, but I am not expert or even knowledgeable about the process by which the approval application must proceed. I hope to learn a bit more about that as the process goes forward. May I inquire, please, whether there will be public hearings on this application and will the county give advance notice of those hearings to me, my neighbors and to the HOA's that are impacted by the development?

Again, thank you. Sid

Sid Brooks
[Birchleaf70@gmail.com](mailto:Sid Brooks)
Cell: 720-320-3138

On Tue, May 12, 2020 at 8:02 AM Dan Dertz <DDertz@douglas.co.us> wrote:

Thank you for using Douglas County Citizen Connect. Your correspondence was added to the project file ZR2020-010. This project can be followed through the land use review process online by doing a project search for this project file number at www.douglas.co.us/pro. For additional questions regarding this project please contact the project planner Matt Jakubowski (copied on email).

Dan Dertz | Public Outreach and Assistance Manager

Douglas County Department of Community Development

Planning Services Division

Address | 100 Third St., Castle Rock, CO 80104

Direct | 303.814.4399 **Main** | 303.660.7460

Email | ddertz@douglas.co.us

I want to...

Ask a Question

Please provide your name:

Sidney Brooks

Email Address

[Birchleaf70@gmail.com](mailto:birchleaf70@gmail.com)

Phone Number

(720) 320-3138

Address

1709 Birchleaf Court
Castle Rock, Colorado 80104
United States
[Map It](#)

Is your question related to....

General Question or Concern

Please describe the issue, concern, or question

I'm interested in being kept informed about the Pine Canyon development; evidently an application for approval of that project has been submitted to the county for approval.

From: [Planning](#)
To: hihatr@aol.com
Cc: [Matt Jakubowski](#); [Michael Pesicka](#); [Citizen Connect](#)
Subject: RE: Douglas County Citizen Connect
Date: Thursday, May 14, 2020 11:47:03 AM

Mr. Reed,

Thank you for using Douglas County Citizen Connect. Your correspondence was added to the project file ZR2020-010. This project can be followed through the land use review process online by doing a project search for this project file number at www.douglas.co.us/pro. For additional questions regarding this project please contact the project planners, Matt Jakubowski or Mike Pesicka (copied on email).

From: 'citizenconnect-Randy Reed' <wp_admin@douglas.co.us>
Sent: Tuesday, May 12, 2020 11:59 AM
To: Citizen Connect <CitizenConnect@douglas.co.us>; Citizen Connect <CitizenConnect@douglas.co.us>
Subject: New submission from Citizen Connect form.

I want to...

Ask a Question

Please provide your name:

Randy Reed

Email Address

hihatr@aol.com

Phone Number

(303) 525-9005

Address

1843 Woodbourne Terrace
Castle Rock, Colorado 80104
United States
[Map It](#)

Is your question related to....

General Question or Concern

Please describe the issue, concern, or question

I would like to be informed on application, hearings, planning commission meetings and any other regarding Pine Canyon Development in Castle Rock

From: [Dan Dertz](#)
To: aabblair@yahoo.com
Cc: [Michael Pesicka](#); [Curt Weitkunat](#); [Matt Jakubowski](#); [Sabrina Bach](#)
Subject: RE: Pine Canyon
Date: Thursday, May 28, 2020 4:58:02 PM

Adell,

Thank you for your email regarding Pine Canyon. The Pine Canyon Planned Development is currently under review by County staff. This project can be followed through the land use review process online by doing a project search for project file number ZR2020-010 at www.douglas.co.us/pro. For additional questions regarding this project please contact the project planner, Mike Pesicka (copied on email). To receive information from Douglas County regarding upcoming meetings and agendas, please visit: <https://douglas.us6.list-manage.com/subscribe?u=99fd80abbf55f36530f06022e&id=4eb7e5e3bd>. If you are interested in requesting that the Peakview HOA become a referral agency, please contact Sabrina Bach (also copied on email). If you have any additional questions, I would be happy to help.

Respectfully,

Dan Dertz | Public Outreach and Assistance Manager
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.814.4399 **Main** | 303.660.7460
Email | ddertz@douglas.co.us

From: Adell Blair <aabblair@yahoo.com>
Sent: Saturday, May 23, 2020 12:03 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon

My name is Adell Blair and I am the President of the Peakview HOA. I would appreciate updates on the Pine Canyon development which I understand is now under the control of Douglas County. As our community will be severely and negatively impacted, I would ask for your help in understanding the progression of this development. Thank you for your time.

If you believe you can or believe you cannot, you are probably right

From: [Matt Jakubowski](#)
To: tyler.gatlin@hotmail.com
Cc: [Curt Weitkunat](#); [Michael Pesicka](#); [Citizen Connect](#)
Subject: RE: New submission from Citizen Connect form.
Date: Tuesday, June 30, 2020 5:33:00 PM

Mr. Gatlin,

Thank you for your email regarding Pine Canyon. This project can be followed through the land use review process online by doing a project search for file number ZR2020-010 at www.douglas.co.us/pro. To date, staff has completed an initial review of the proposal (which is located in the project file) and we are awaiting the applicant's response. For additional questions regarding this project please contact myself, Matt Jakubowski, or Mike Pesicka (copied on this email, who is also processing the project).

To receive information from Douglas County regarding upcoming meetings and agendas, please visit: <https://douglas.us6.list-manage.com/subscribe?u=99fd80abbf55f36530f06022e&id=4eb7e5e3bd>.

I am available if you have any additional questions, but beginning tomorrow I will be out of the office until Monday, July 6th.

Regards,

Matt Jakubowski

Matthew 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: Dan Dertz <DDertz@douglas.co.us>
Sent: Tuesday, June 30, 2020 9:10 AM
To: Michael Pesicka <mpesicka@douglas.co.us>; Matt Jakubowski <mjakubow@douglas.co.us>
Cc: Curt Weitkunat <CWeitkun@douglas.co.us>
Subject: Fwd: New submission from Citizen Connect form.

From: Citizen Connect <CitizenConnect@douglas.co.us>
Sent: Tuesday, June 30, 2020 8:53:43 AM
To: Dan Dertz <DDertz@douglas.co.us>
Subject: FW: New submission from Citizen Connect form.

From: 'citizenconnect-Tyler Gatlin' <wp_admin@douglas.co.us>

Sent: Friday, June 26, 2020 11:35 AM

To: Citizen Connect <CitizenConnect@douglas.co.us>; Citizen Connect <CitizenConnect@douglas.co.us>

Subject: New submission from Citizen Connect form.

I want to...

Ask a Question

Please provide your name:

Tyler Gatlin

Email Address

tyler.gatlin@hotmail.com

Phone Number

(720) 220-8867

Address

1673 Birchleaf Ct
Castle Rock, Colorado 80104
United States
[Map It](#)

Is your question related to....

General Question or Concern

Please describe the issue, concern, or question

Would like more information and be notified of hearings, notices and progress with the Pine Canyon development. Backing to this development, i have concerns with overall layout, execution and impact on resources, wildlife, etc.

06/26/2020

Citizen Connect - Report issues, concerns or comments

104.129.199.4

From: [Tyler Gatlin](#)
To: [Matt Jakubowski](#)
Cc: [Curt Weitkunat](#); [Michael Pesicka](#); [Citizen Connect](#)
Subject: Re: New submission from Citizen Connect form.
Date: Wednesday, July 1, 2020 11:41:10 AM

Matt,

Thank you so much for the quick and thorough response. I will be sure to check out the status on the site provided and keep an eye out for upcoming meetings and agendas within Douglas County. Have a Happy 4th!

From: Matt Jakubowski <mjakubow@douglas.co.us>
Sent: Tuesday, June 30, 2020 5:33 PM
To: tyler.gatlin@hotmail.com <tyler.gatlin@hotmail.com>
Cc: Curt Weitkunat <CWeitkun@douglas.co.us>; Michael Pesicka <mpesicka@douglas.co.us>; Citizen Connect <CitizenConnect@douglas.co.us>
Subject: RE: New submission from Citizen Connect form.

Mr. Gatlin,

Thank you for your email regarding Pine Canyon. This project can be followed through the land use review process online by doing a project search for file number ZR2020-010 at www.douglas.co.us/pro. To date, staff has completed an initial review of the proposal (which is located in the project file) and we are awaiting the applicant's response. For additional questions regarding this project please contact myself, Matt Jakubowski, or Mike Pesicka (copied on this email, who is also processing the project).

To receive information from Douglas County regarding upcoming meetings and agendas, please visit: <https://douglas.us6.list-manage.com/subscribe?u=99fd80abbf55f36530f06022e&id=4eb7e5e3bd>.

I am available if you have any additional questions, but beginning tomorrow I will be out of the office until Monday, July 6th.

Regards,

Matt Jakubowski

Matthew 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: Dan Dertz <DDertz@douglas.co.us>

Sent: Tuesday, June 30, 2020 9:10 AM
To: Michael Pesicka <mpesicka@douglas.co.us>; Matt Jakubowski <mjakubow@douglas.co.us>
Cc: Curt Weitkunat <CWeitkun@douglas.co.us>
Subject: Fwd: New submission from Citizen Connect form.

From: Citizen Connect <CitizenConnect@douglas.co.us>
Sent: Tuesday, June 30, 2020 8:53:43 AM
To: Dan Dertz <DDertz@douglas.co.us>
Subject: FW: New submission from Citizen Connect form.

From: 'citizenconnect-Tyler Gatlin' <wp_admin@douglas.co.us>
Sent: Friday, June 26, 2020 11:35 AM
To: Citizen Connect <CitizenConnect@douglas.co.us>; Citizen Connect <CitizenConnect@douglas.co.us>
Subject: New submission from Citizen Connect form.

I want to...

Ask a Question

Please provide your name:

Tyler Gatlin

Email Address

tyler.gatlin@hotmail.com

Phone Number

(720) 220-8867

Address

1673 Birchleaf Ct
Castle Rock, Colorado 80104
United States
[Map It](#)

Is your question related to....

General Question or Concern

Please describe the issue, concern, or question

Would like more information and be notified of hearings, notices and progress with the Pine Canyon development. Backing to this development, i have concerns with overall layout, execution and impact on resources, wildlife, etc.

06/26/2020

Citizen Connect - Report issues, concerns or comments

From: [Matt Jakubowski](#)
To: tom@kahncc.com
Cc: [Curt Weitkumat](#); [Michael Pesicka](#); [Sabrina Bach](#); [Citizen Connect](#)
Subject: Pine Canyon PD - Douglas County
Date: Tuesday, July 14, 2020 8:18:00 AM

Hi Tom,

Thank you for your email regarding Pine Canyon. This project can be followed through the land use review process online by doing a project search for file number ZR2020-010 at www.douglas.co.us/pro. To date, staff has completed an initial review of the proposal (which is located in the project file) and we are awaiting the applicant's response. For additional questions regarding this project please contact myself, Matt Jakubowski, or Mike Pesicka (copied on this email, who is also processing the project).

To receive information from Douglas County regarding upcoming meetings and agendas, please visit: <https://douglas.us6.list-manage.com/subscribe?u=99fd80abbf55f36530f06022e&id=4eb7e5e3bd>. Further, if you are interested in requesting that the Escavera HOA become a referral agency, please contact Sabrina Bach (also copied on this email).

If you have any additional questions, I would be happy to help.

Best,

Matt Jakubowski

Matthew 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: Citizen Connect <CitizenConnect@douglas.co.us>
Sent: Monday, July 13, 2020 3:54 PM
To: Dan Dertz <DDertz@douglas.co.us>
Subject: FW: New submission from Citizen Connect form.
Importance: High

From: 'citizenconnect-Tom Kahn' <wp_admin@douglas.co.us>
Sent: Monday, July 13, 2020 3:36 PM
To: Citizen Connect <CitizenConnect@douglas.co.us>; Citizen Connect <CitizenConnect@douglas.co.us>
Subject: New submission from Citizen Connect form.

I want to...

Ask a Question

Please provide your name:

Tom Kahn

Email Address

tom@kahncc.com

Phone Number

(720) 218-3382

Address

2671 Hawk Point Ct
Castle Rock, Colorado 80104
United States
[Map It](#)

Is your question related to....

General Question or Concern

Please describe the issue, concern, or question

I would like to be connected to the Pine Canyon PUD. I represent the neighboring Escavera Community

07/13/2020

Citizen Connect - Report issues, concerns or comments

73.169.44.30

From: [Matt Jakubowski](#)
To: hihatr@aol.com
Cc: [Curt Weitkunat](#); [Michael Pesicka](#); [Dan Dertz](#); [Citizen Connect](#)
Subject: RE: New submission from Citizen Connect form.
Date: Monday, August 3, 2020 3:47:00 PM

Good Afternoon Mr. Reed,

Thank you for your email request. I will add this correspondence to the ZR2020-010 project file. This project can be followed through the land use review process online by doing a project search for this project file number at www.douglas.co.us/pro. To date, staff has completed an initial review of the proposal. On July 31st the applicant provided a resubmission in response to staff's initial review. Staff is currently in the process of reviewing the resubmittal to determine if additional plan revisions are necessary prior to the "referral period." Thus, at this time, no hearing dates are determined. For additional questions regarding this project please contact myself, Matt Jakubowski, or Mike Pesicka (copied on this email, who is also processing the project).

Going forward you can follow the schedule of upcoming Douglas County meetings and agendas via: <https://douglas.us6.list-manage.com/subscribe?u=99fd80abbf55f36530f06022e&id=4eb7e5e3bd>.

Regards,

Matt Jakubowski

Matthew 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: Citizen Connect <CitizenConnect@douglas.co.us>
Sent: Monday, August 3, 2020 7:17 AM
To: Dan Dertz <DDertz@douglas.co.us>
Subject: FW: New submission from Citizen Connect form.
Importance: High

From: 'citizenconnect-Randy Reed' <wp_admin@douglas.co.us>
Sent: Saturday, August 1, 2020 11:30 AM
To: Citizen Connect <CitizenConnect@douglas.co.us>; Citizen Connect <CitizenConnect@douglas.co.us>
Subject: New submission from Citizen Connect form.

I want to...

Ask a Question

Please provide your name:

Randy Reed

Email Address

hihatr@aol.com

Phone Number

(303) 525-9005

Address

1843 Woodbourne Terrace
Castle Rock, Colorado 80104
United States

[Map It](#)

Is your question related to....

General Question or Concern

Please describe the issue, concern, or question

Please notify me of hearings on the application of Pine Canyon Annexation and PD Zoning

08/01/2020

Citizen Connect - Report issues, concerns or comments

2601:285:c000:6a40:dd39:e2d:be1:f8b

From: [Matt Jakubowski](#)
To: [Monica Doing](#)
Subject: RE: Pine Canyon Planned Development ZR2020-010
Date: Monday, October 12, 2020 12:16:00 PM

Hi Monica,

Thank you for reaching out regarding the Pine Canyon Planned Development. I will include your letter in the project file, and will pass this on to the applicant for their response. Your comments will also be provided for review at future public hearings on the proposal.

In short, the applicant is proposing to rezone the property from its current Agricultural One (A-1) zoning to a custom "Planned Development" zoning to include single-family, multi-family, non-residential and mixed-use development, a hotel/spa, parks, trails, a school, and a transit mobility hub adjacent to I-25. As a start, I recommend reviewing the project file on the County website. As you review documents, I am available anytime to discuss further. All documents are available via the link below:

<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LandingPage&PosseObjectId=25146422>

Click the "Project Search" button on the bottom left side of the screen. In the "Project Number" box, type ZR2020-010 for access to the PD file. Click "Search." Click the "View Project" button to access the file, and the project page will come up. Click on the "Documents" tab in the middle of the page. At the bottom of the page you will be able to review all project documents. The title of the most current zoning exhibit is "Pine Canyon Development Plan - Revised 9-22-20." Since you mentioned wildlife in your comments, the applicant did complete a "Natural Resources Assessment - 1-25-12," which is in the file. Colorado Parks and Wildlife will also be commenting on the application. For review of the applicant's proposed plan for water to the development, please review the MI2020-009 water appeal file. Some, but not all of the water-related documents are in the ZR2020-010 file.

In terms of timeline, the proposal is in the middle of the "information gathering" referral period. The referral period includes collection of comments from the public and various agencies (e.g. the Town of Castle Rock, Douglas County Engineering, CDOT, Colorado Parks and Wildlife). Following the referral period the applicant will be required to respond to comments received and revise their proposal based on comments provided. The proposal will eventually be scheduled for public hearings before the Douglas County Planning Commission and the Douglas County Board of County Commissioners. However, no hearings are scheduled at this time since the applicant will have quite a bit of work to address comments following the referral period. Since ZR2020-010 is related to proposed zoning for the site, please be aware that if the zoning were approved, the applicant would require separate and additional subdivision and/or site plan processes to develop the site. Subdivisions require notice and public hearings.

I am available anytime to discuss the project as you might have additional questions.

Regards,

Matt Jakubowski

Matthew 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: Monica Doing <monickajo@gmail.com>
Sent: Saturday, October 10, 2020 8:11 AM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: Pine Canyon Planned Development ZR2020-010

Good day.

I am writing to learn more about the project Pine Canyon. I have interest in this project because of my residence nearby. I have much enjoyed seeing the cattle graze in this area in the recent years that we have lived in this area. Founder's Parkway is a beautiful car ride because of the rural feel to it, and the wildlife present. I am honored to see owls, hawks, coyote, deer and other species along this route. Yesterday, there were several turkeys present. If you are familiar to the area, you know that 5th Street runs west to east and also borders parts of this Pine Canyon area. The mammals have difficulty not getting run over on that road, aka Highway 86, as well as on Founder's Parkway.

I hope to continue our dialogue. What do you know about the timeline? I do not completely understand the process in play. What impact would any development of this area have on the water supplied mostly by the Denver aquifer? (Thank you for including the websites re. water supply for our inquiries as well.)

I hope to not ask you too many questions; this is a learning experience for me. Thank you so much for being part of the project and for the courtesy notification we received.

Monica Doing

From: [Kirk Doing](#)
To: [Matt Jakubowski](#)
Subject: Pine Canyon Development
Date: Tuesday, October 20, 2020 10:35:07 AM
Attachments: [Pine Canyon Development letter.docx](#)

October 19, 2020

Matt Jakubowski
Chief Planner

Mike Pesicka
Principal Planner

RE: Pine Canyon Planned Development
ZR2020-010

Dear Sirs:

As a resident of Castle Rock with property abutting the planned Pine Canyon Development project, I am writing to voice my strong concern and objections to this re-zoning moving forward.

For several reasons; safety most of all:

Traffic congestion and volume are a major safety concern now. Castle Rock has continued to expand to the east, north and south, yet the highway and road infrastructure has not been upgraded or expanded. All residents living east of I-25 leaving the town and wishing to go north or south (which is most of us) must proceed down Founders Pkwy to either I-25 or Hwy 85 as these remain the only north-south options. Presently there is also a new apartment complex being constructed on Founders Pkwy bringing yet more cars that will be using these roads. With the continued expansion towards Elizabeth and the number of homes projected this will cause an unacceptable traffic and safety burden – with all of these families also having to use the same roads; there are no other options. We need to stop!

There are no public transportation options for Castle Rock. While I have heard “there are plans” this infrastructure should be in place prior to any consideration of making the traffic problem worse and less safe by developing more property.

There are no bike lanes presently on the roadways and I’ve personally had a family member injured by a car just trying to cross with her bike at a traffic signal!

This re-zoning will only exacerbate these truly real and significant problems.

There are also major power lines as well as a gas line that runs through this property, yet another safety concern.

As Castle Rock continues to expand, I fail to see the need to develop a property that will likely become, in reality, the center of the town. I fail to see why this must be developed so drastically and quickly. What is wrong with maintaining this as open-space, adding some bike, hiking trails or at some point possibly even a recreation center. All of these opportunities now remain on the west side of I-25 for Castle rock residents and with current expansion this would be a well-deserved opportunity for the tax payers in this area to also have some space for recreation in close proximity to our homes. This is so important to one’s overall being and health,

I do not understand the need or desire to develop every parcel of land one can find, other than to make large sums of money. Why is it wrong in this time to hold back, take a deep breath and really plan for the future. Let’s work to maintain some rural space in our communities. Let us feel and enjoy the expanse of the west. Why destroy the wild-life habitat and natural beauty and replace with yet more “cracker-box” like homes and yet another “generic” development simply for dollars?

With concerns,

Kirk Doing, PhD
2469 Summerhill Dr.
Castle Rock, CO

From: [Michael Pesicka](#)
To: [Kirk Doing](#)
Cc: [Matt Jakubowski](#)
Subject: RE: Pine Canyon Development
Date: Tuesday, October 20, 2020 10:57:03 AM

Mr. Doing,

Thank you for reaching out regarding the Pine Canyon Planned Development. I will include your letter in the project file, and will pass this on to the applicant for their response. Your comments will also be provided for review at future public hearings on the proposal. Please contact us if you have any questions.

Sincerely,

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 **Main** | 303-660-7460
Email | mpesicka@douglas.co.us

From: Kirk Doing <kdoing79@gmail.com>
Sent: Tuesday, October 20, 2020 10:35 AM
To: Michael Pesicka <mpesicka@douglas.co.us>
Subject: Pine Canyon Development

From: [Michael Pesicka](#)
To: [Christine Manning](#)
Cc: [Matt Jakubowski](#)
Subject: RE: Pine Canyon Development Comment
Date: Thursday, October 22, 2020 7:39:35 AM

Hi Christine,

Thank you for reaching out regarding the Pine Canyon Planned Development. I will include your letter in the project file, and will pass this on to the applicant for their response. Your comments will also be provided for review at future public hearings on the proposal. Please contact us if you have any questions.

Sincerely,

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 **Main** | 303-660-7460
Email | mpesicka@douglas.co.us

From: Christine Manning <cvtravis@gmail.com>
Sent: Wednesday, October 21, 2020 1:13 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>; Michael Pesicka <mpesicka@douglas.co.us>
Subject: Pine Canyon Development Comment

Dear Mr. Jakubowski and Mr Pesicka,

As a Castle Rock resident of 13 years and DCSD Special Education teacher, I am writing to express my strong opposition to the plans for the Pine Canyon Development. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the Woodlands neighborhoods are completely opposed to the addition of multi-family housing, hotel/spa, and mobility hub that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Heavy through traffic on Woodlands Blvd are already a dangerous and pervasive problem. Scott is also already very crowded and will become even more so. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing surrounding neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. In general, the area traffic is continuing to increase,

and heavy traffic is already common, which may not have been anticipated during the last rezoning approval.

Schools in the area are already at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.

Wildlife has been observed in the area, and any development will destroy their habitat.

Any planned development of the property should consider the continuing impact to local wildlife habitat.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multi family dwellings are inconsistent with the neighborhoods developed in the area.

I urge you to disapprove the proposed development plans, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Christine Manning

--

iPhone. iTypos. iApologize

From: [Matt Jakubowski](#)
To: [Daniel Costello](#)
Subject: RE: Comments on Proposed Pine Canyon Development
Date: Thursday, October 22, 2020 9:04:00 AM

Mr. Costello,

Thank you for your comments on the Pine Canyon Planned Development. I will include your comments in the project file, and will pass on to the applicant for their response. Your comments will also be provided for review at future public hearings on the proposal. All documents are available via the link below:

<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LandingPage&PosseObjectId=25146422>

Click the "Project Search" button on the bottom left side of the screen. In the "Project Number" box, type ZR2020-010 for access to the PD file. Click "Search." Click the "View Project" button to access the file, and the project page will come up. Click on the "Documents" tab in the middle of the page. At the bottom of the page you will be able to review all project documents.

Regards,

Matt Jakubowski

Matthew 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: Daniel Costello <djccc992@gmail.com>
Sent: Wednesday, October 21, 2020 5:23 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: Comments on Proposed Pine Canyon Development

October 21, 2020

Douglas County Planning Services:

We are writing to provide our comments regarding the proposed Pine Canyon Planned Development, Project File #ZR2020-010.

Our home is located in the Woodlands subdivision in Castle Rock and our property backs directly to the Pine Canyon property. We have been aware of this proposed project for years and have attended several Castle Rock Town Council meetings dealing with this issue. In addition, we have attended at least one meeting conducted by the developer for the purpose of addressing nearby homeowners and other stakeholders directly.

We urge Douglas County to reject this project.

In all the years we have been aware of this project, a monumental amount of feedback has been provided to the developer on many issues of concern to the Town and to its residents. Many suggestions have been made regarding ways the project could be modified to better suit

the area and mitigate the impacts to the Town and to nearby residents. Over all these years and through all these notices and meetings, in our view the developer has never made any substantive changes to the plan in order to address these concerns. They have made virtually no effort to mitigate the impact to nearby residents and, apparently, believe they can simply ignore those concerns by taking the project to Douglas County.

We believe that the project has significant deficiencies in numerous areas including mitigation of traffic congestion, effects on town infrastructure such as roads and bridges, effects on town services such as police and fire protection, and effects on town amenities such as parks and recreation centers. In addition, the Pine Canyon plan is woefully insufficient in terms of water supply, wastewater and sanitation issues.

For all of the above reasons, we reiterate our request to Douglas County to reject this project. Thank you for your consideration.

Respectfully,

Daniel and Louise Costello
1983 Woodbourne Terrace
Castle Rock, CO 80104

From: [Michael Pesicka](#)
To: [Sue](#)
Cc: [Matt Jakubowski](#)
Subject: RE: Pine Canyon PD Comments
Date: Friday, October 23, 2020 8:22:49 AM

Hi Sue,

Thank you for reaching out regarding the Pine Canyon Planned Development. I will include your letter in the project file, and will pass this on to the applicant for their response. Your comments will also be provided for review at future public hearings on the proposal.

As to your question regarding water supply, the applicant is proposing to create a metro district for water and sanitation services using their own groundwater, and an application for a water appeal to consider lesser demand standards for the proposed development. These project files can be viewed via the following links:

Water Appeal - <https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=MI&PosseObjectId=68826368>

Metro District - <https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=SpecialDistrictServicePlanJob&PosseObjectId=68654166>

Please let me know if you have any questions or if the links do not work.

Sincerely,

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 **Main** | 303-660-7460
Email | mpesicka@douglas.co.us

From: Sue <sue.dillon@comcast.net>
Sent: Thursday, October 22, 2020 9:43 AM
To: Matt Jakubowski <mjakubow@douglas.co.us>; Michael Pesicka <mpesicka@douglas.co.us>
Subject: Pine Canyon PD Comments

10/20/2020

Comments concerning the "Pine Canyon Planned Development"
Project File #: ZR2020-010

To:
Matt Jakubowski

Mike Pesicka

From:

Rick Dillon

1871 Woodbourne Terrace

Castle Rock, CO 80104

Gentlemen,

Our home backs up to the Walker Ranch, site of the proposed development.

I've reviewed the application documents provided on the Douglas County website, and my primary concerns (among many) are as follows:

-- How is water to be provided to this development? Section 2.3 summarizes water and sewer facilities in one paragraph, and tells me little as a home owner. I'm concerned that the size of the project will put strains on the existing water resources.

-- Access into and out of the project will greatly increase traffic, noise and air quality, because the planned home density is very high. To make matters worse, a Resort Spa and and Mobility Hub are included. Also, because this will be an unincorporated Douglas County pocket within the middle of Castle Rock, Liggett Road, Woodlands Blvd. and Founders Pkwy. will all be used by the residents and resort hotel, but be insulated from the cost of maintaining them.

-- Many sections of the PD documents are vague, allowing the owner and developer to make many changes as the project progresses. The PD is heavy on highlighting parks and trails, but these are small parts of the plan. I am pretty sure that many of the old ponderosa trees will be destroyed, and the section describing moving some trees to the west of I-25 to the "Riparian Park" seems ridiculous.

I am aware that the Walker Family worked with the town of Castle Rock for years with the intention of annexing the property into the town. While the buffer areas between the Coyote Ridge and Esquevera developments remain, many of the wishes of the town and residents have been ignored in this PD. Obviously frustrated with the town of Castle Rock, the owners have decided to pursue another course.

I ask that you consider the impacts to the town carefully, as this wooded property is the last left in the area as the entire town of Castle Rock explodes with residential and commercial building. It would be a shame to develop this property into a sea of houses, roads, lights and cars.

Thank you for your attention.

From: Matt Jakubowski
Sent: Thursday, June 9, 2022 7:39 AM
To: 'hihatr@aol.com'
Subject: RE: Pine Canyon (Walker Property)

Hi Randy,

No resubmittal received yet. The project is about in the same place as it was last summer. However, keep checking in with me or keep tabs on the online file, as I never know when a submittal of items may be coming or not. When a submission is provided, I typically get the documents in the file within a few days. See link below. Click on the documents tab to review items in the file.

<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=RezoningJob&PosseObjectId=68578571>

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: hihatr@aol.com <hihatr@aol.com>
Sent: Wednesday, June 8, 2022 9:09 AM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: Re: Pine Canyon (Walker Property)

Hello Matt,

Any updates on Pine Canyon development?

Thanks,

Randy Reed

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

From: Matt Jakubowski <mjakubow@douglas.co.us>
To: hihatr@aol.com <hihatr@aol.com>
Sent: Mon, Jul 26, 2021 2:41 pm
Subject: Pine Canyon (Walker Property)

Good Afternoon Mr. Reed,

Commissioner Thomas forwarded your email to the Community Development Director. We are processing the Pine Canyon Planned Development (Walker Property), and I am the project planner on that case. I am available to speak to you regarding the project this week, but am out on vacation next week. See my contact information below.

Regards,

Matt Jakubowski

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: Matt Jakubowski
Sent: Monday, November 13, 2023 7:38 AM
To: 'hihatr@aol.com'
Subject: RE: Pine Canyon (Walker Property)

Hi Randy,

The County received a resubmittal around the end of September from the Pine Canyon applicant. There are quite a documents so the resubmittal is still under review. We will have some comments for the applicant to address going forward. You can check back in with me at anytime for updates or status.

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: hihatr@aol.com <hihatr@aol.com>
Sent: Thursday, November 9, 2023 4:12 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: Re: Pine Canyon (Walker Property)

Hello Matt,

Just wondering if there is any update information on the Pine Canyon development, I can share with Woodlands residents.

Thanks,

Randy Reed

On Thursday, June 9, 2022 at 07:39:19 AM MDT, Matt Jakubowski <mjakubow@douglas.co.us> wrote:

Hi Randy,

No resubmittal received yet. The project is about in the same place as it was last summer. However, keep checking in with me or keep tabs on the online file, as I never know when a submittal of items may be coming or not. When a submission is provided, I typically get the documents in the file within a few days. See link below. Click on the documents tab to review items in the file.

<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=RezoningJob&PosseObjectId=68578571>

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: hihatr@aol.com <hihatr@aol.com>
Sent: Wednesday, June 8, 2022 9:09 AM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: Re: Pine Canyon (Walker Property)

Hello Matt,

Any updates on Pine Canyon development?

Thanks,

Randy Reed

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

From: Matt Jakubowski <mjakubow@douglas.co.us>

To: hihatr@aol.com <hihatr@aol.com>

Sent: Mon, Jul 26, 2021 2:41 pm

Subject: Pine Canyon (Walker Property)

Good Afternoon Mr. Reed,

Commissioner Thomas forwarded your email to the Community Development Director. We are processing the Pine Canyon Planned Development (Walker Property), and I am the project planner on that case. I am available to speak to you regarding the project this week, but am out on vacation next week. See my contact information below.

Regards,

Matt Jakubowski

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: Matt Jakubowski
Sent: Sunday, March 10, 2024 4:55 PM
To: 'hihatr@aol.com'
Subject: RE: Pine Canyon Ranch

Hi Randy,

In the past few weeks, the property owner allowed CORE Electric to stage some materials on their property for a project CORE was completing offsite. I understand this was along the southern property line. Perhaps you saw some of that? Otherwise, perhaps something is happening on the Scott family property to the north I am not aware?

As for the County process, the applicant submitted documents at the end of September, 2023. We provided some comments to them around the end of 2023. The applicant re-submitted in late January, 2024 in response to our comments. The County is currently in the process of reviewing the resubmission, so from the process side, the project is still being evaluated.

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: hihatr@aol.com <hihatr@aol.com>
Sent: Sunday, March 10, 2024 1:05 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: Pine Canyon Ranch

Hello Matt,

Have seen a lot of activity on this property recently. Any update to share?
Thanks,
Randy Reed

From: Matt Jakubowski
Sent: Monday, March 11, 2024 4:50 PM
To: appwx86@gmail.com
CC: Planning; BOCC
Subject: RE: Pine Canyon Ranch

Good Afternoon Sean,

My name is Matt Jakubowski, and I am the staff planner at Douglas County reviewing the Pine Canyon application, which is a proposed rezoning application to Planned Development. I was forwarded your emails by the Board of County Commissioners. First, the below link will take you to the online file for project ZR2020-010. Click on the "Documents" tab to review all documents submitted for the proposal. County staff is currently evaluating documents submitted by the applicant at the end of February. There are no public hearings being considered at this time, as the project is under evaluation.

<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=RezoningJob&PosseObjectId=68578571>

I have been keeping a file of all comments received on the application. I will include your comments in the public correspondence file. Further, all comments will be attached to the staff report reviewed at public hearings. As part of the process, a public hearing is required before the Planning Commission and before the Board of County Commissioners.

Regards,

Matt Jakubowski

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: Planning <Planning@douglas.co.us>
Sent: Monday, March 11, 2024 3:40 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: RE: Pine Canyon Ranch

FYI –

From: BOCC <BOCC@douglas.co.us>
Sent: Monday, March 11, 2024 3:01 PM
To: Planning <Planning@douglas.co.us>
Subject: FW: Pine Canyon Ranch

From: Sean <appwx86@gmail.com>
Sent: Monday, March 11, 2024 2:22 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Re: Pine Canyon Ranch

Thanks.

What is the status of the re-zoning proposal for this project?

On Mon, Mar 11, 2024, 1:50 PM BOCC <BOCC@douglas.co.us> wrote:

Hello Sean,

Your email is being forwarded to the Planning Department to be included in the file for this project that Commissioners will review.

Thank you,

Douglas County Commissioners' Office

From: Sean <appwx86@gmail.com>
Sent: Monday, March 11, 2024 12:55 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Pine Canyon Ranch

Hello Commissioners,

I hope you are doing well. My name is Sean Mulshine and I've been a resident of Castle Rock since 2013. In this brief time I've seen the town improve and change, mostly for the better, at dramatic pace.

I'm taking the time to write you today to express some concerns over the proposed development in my district, Pine Canyon Ranch.

My understanding of this property is that for some time it's been desired to develop the property by the current owners. However, for various reasons this has never occurred.

Based on the attached presentation, it would appear that steps are on-going to significantly develop this property. Assuming this is correct, I have some concerns and ideas to express for your consideration.

To begin, since moving to Castle Rock in 2013 one of the consistent themes that are well known to residents has been construction. The general sentiment towards the town council and Mayor (Donahue?) at this time was that this group gave extreme concessions to developers without the proper consideration of existing residents. Many subsequent candidates for Council ran on the premise of not continuing this trend and better controlling and curbing development.

Today when I look around, I see plenty of development ongoing in the form of housing. Crystal Valley has a large project in the form of Dawsons Trails scheduled to begin. Terrain has been recently built out and would be considered a large scale development by many. Significant development has occurred between Crowfoot and Castle Oaks. The Meadows and Red Hawk continue to build out, and the list goes on.

I am concerned by yet another large scale development that is being proposed in the attached for numerous reasons, I suppose they are the usual reasons that you hear about. Although they are redundant, the impacts increase with each new development we entertain and approve.

1. Traffic Congestion
2. School Capacity
3. Water
4. Fire and Police Staffing
5. Town Services Impact

Frankly, I'm sure you get tired of hearing the above cliché reasons from another NIMBY. Fair enough.

However, most uniquely, I feel this area of land is some of the nicest property left that has not been developed in our town. If you have ever walked or viewed this land you will know towering Ponderosa are present, rock formations, Creek beds, long range views, and some of the most diverse wildlife the town has to offer call this area home. In the past year, I've had bear, bobcats, turkey, deer, etc. visit our home which is near this property.

I could understand how an out of town developer with a temporary stake in this town could view this land and see dollar signs.

I believe the county and perhaps town of Castle Rock has an opportunity to do something extremely unique and special that will set itself apart from many Front Range communities. Buy the land, protect it, and make it a park. Put trails in, picnic areas, etc. It doesn't need to be a high dollar park like the MAC. Let the the land do the work and keep it simple.

When surveyed, one of the most important things to residents in town is our parks and trail. Another important topic of residents is slowing down development. What better way to back your constituents then shutting down yet another tract home build and buying the land to share with everyone.

I am not naive and understand my pipe dreams cost money. I also understand that development is a major reason we are able to maintain our standards and the economic benefits that come with that.

What I would like you to think about is does our county and town need another development? Can we work with an open space organization to somehow protect this land instead of developing it? Could the purchase of the land be bundled into a referendum to somehow cover the expenses of the purchase and subsequent loss of revenue from not developing it?

Maybe things are too far gone to even consider this. And if that's the case, it's a shame, but please keep it in mind the next time a developer comes calling in the future.

Thanks for your time and would appreciate any thoughts,

Sean

Thank you, Mayor Gray. I appreciate you taking the time to educate me and reply.

I knew something was ongoing with the annexation but did not fully understand the specific. I now better understand.

Thanks again,

Sean

[Show quoted text](#)

It would seem to make sense to be part of town given that such a large development would need to be served by the town (streets, police, fire). But what do I know.

Thanks again for your help and education. I plan to write the commissioners but they seem less responsive than you from past interactions.

-Sean

[Show quoted text](#)

Sean,

Agreed.

Jason Gray

Sent from my iPhone

On Mar 6, 2024, at 8:17 AM, Sean <appwx86@gmail.com> wrote:

[Show quoted text](#)

----- Forwarded message -----

From: Sean <appwx86@gmail.com>

Date: Tue, Mar 5, 2024, 4:32 PM

Subject: Pine Canyon Ranch

To: <dlafleur@crgov.com>, <jgray@crgov.com>

Hello Desiree and Mayor Gray,

I hope you are doing well. My name is Sean Mulshine and I've been a resident of Castle Rock since 2013. In this brief time I've seen the town improve and change, mostly for the better, at dramatic pace.

I'm taking the time to write you today to express some concerns over the proposed development in my district, Pine Canyon Ranch.

My understanding of this property is that for some time it's been desired to develop the property by the current owners. However, for various reasons this has never occurred.

Based on the attached presentation, it would appear that steps are on-going to significantly develop this property. Assuming this is correct, I have some concerns and ideas to express for your consideration.

To begin, since moving to Castle Rock in 2013 one of the consistent themes that are well known to residents has been construction. The general sentiment towards the town council and Mayor (Donahue?) at this time was that this group gave extreme concessions to developers without the proper consideration of existing residents. Many subsequent candidates for Council ran on the premise of not continuing this trend and better controlling and curbing development.

Today when I look around, I see plenty of development ongoing in the form of housing. Crystal Valley has a large project in the form of Dawsons Trails scheduled to begin. Terrain has been recently built out and would be considered a large scale development by many. Significant development has occurred between Crowfoot and Castle Oaks. The Meadows and Red Hawk continue to build out, and the list goes on.

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1. Traffic Congestion
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However, most uniquely, I feel this area of land is some of the nicest property left that has not been developed in our town. If you have ever walked or viewed this land you will know towering Ponderosa are present, rock formations, Creek beds, long range views, and some of the most diverse wildlife the town has to offer call this area home. In the past year, I've had bear, bobcats, turkey, deer, etc. visit our home which is near this property.

I could understand how an out of town developer with a temporary stake in this town could view this land and see dollar signs.

I believe the town has an opportunity to do something extremely unique and special that will set itself apart from many Front Range communities. Buy the land, protect it, and make it a park. Put trails in, picnic areas, etc. It doesn't need to be a high dollar park like the MAC. Let the land do the work and keep it simple.

When surveyed, one of the most important things to residents in town is our parks and trail. Another important topic of residents is slowing down development. What better way to back your constituents than shutting down yet another tract home build and buying the land to share with everyone.

I am not naive and understand my pipe dreams cost money. I also understand that development is a major reason we are able to maintain our standards and the economic benefits that come with that (thumbs up for the future Costco).

What I would like you to think about is does our town need another development? Can we work with the county and open space organization to somehow protect this land instead of developing it? Could the purchase of the land be bundled into a referendum to somehow cover the expenses of the purchase and subsequent loss of revenue from not developing it?

Maybe things are too far gone to even consider this. And if that's the case, it's a shame, but please keep it in mind the next time a developer comes calling in the future.

Thanks for your time and would appreciate any thoughts,

Sean

----- Forwarded message -----

From: **Sean** <appwx86@gmail.com>

Date: Tue, Mar 5, 2024, 4:32 PM

Subject: Pine Canyon Ranch

To: <dlaflleur@crgov.com>, <jgray@crgov.com>

Hello Desiree and Mayor Gray,

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Maybe things are too far gone to even consider this. And if that's the case, it's a shame, but please keep it in mind the next time a developer comes calling in the future.

Thanks for your time and would appreciate any thoughts,

Sean

From: [Michael Pesicka](#)
To: scott_hoffmann@comcast.net; [Citizen Connect](#)
Cc: ahoffmann5@gmail.com; [Matt Jakubowski](#)
Subject: RE: Pine Canyon Development
Date: Monday, March 25, 2024 3:54:32 PM

Scott and Amy,

Thank you for reaching out regarding the Pine Canyon Planned Development application, **Project File No. ZR2020-010**. Please use the following link <https://apps.douglas.co.us/planning/projects> to access information and documents related to the application. Perform a Project Search using the Project File No. provided above. Please let me know if you have any questions.

Sincerely,

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 **Main** | 303-660-7460
Email | mpesicka@douglas.co.us

From: scott_hoffmann@comcast.net <scott_hoffmann@comcast.net>
Sent: Monday, March 25, 2024 10:41 AM
To: Citizen Connect <CitizenConnect@douglas.co.us>
Cc: ahoffmann5@gmail.com; Matt Jakubowski <mjakubow@douglas.co.us>; Michael Pesicka <mpesicka@douglas.co.us>
Subject: Pine Canyon Development

Matt, Michael et al,

My name and contact information are as follows:

NAME: Scott K. Hoffmann and Amy J. Hoffmann
ADDRESS: 785 Whispering Oak Drive in Castle Rock, CO
PHONE: 303-748-6602
EMAIL ADDRESS: Scott_Hoffmann@Comcast.net

We would like to be kept informed with any/all changes related to the development of Pine Canyon in Douglas County (Castle Rock) Colorado.

Thank you!

Scott K. Hoffmann
Amy J. Hoffmann

From: [Matt Jakubowski](#)
To: [Jack Hilbert](#)
Subject: RE: Pine Canyon PD Letter of Recommendation ZR2020-010
Date: Monday, June 24, 2024 12:20:00 PM

Jack,

Thank you for providing comments on the ZR2020-010 project (Pine Canyon Planned Development). I will include these comments in the file and provide to the applicant for their review. These comments will also be included in the staff report for any upcoming public hearings.

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: Jack Hilbert <jack1198@comcast.net>
Sent: Saturday, June 22, 2024 4:34 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: Pine Canyon PD Letter of Recommendation ZR2020-010

Please accept the attached letter regarding the Pine Canyon Planned Development.

Jack

Jack Hilbert
Sent from [Mail](#) for Windows

June 22, 2014

RE: Pine Canyon PD

Douglas County Community Development

I would like to provide a comment about the Pine Canyon PD application ZR2020-010. I was curious what this application was proposing for a water plan and was quite surprised. The plan they have proposed is one of the best conjunctive use plans I have ever seen as part of a Planned Development. They have developed some unique approaches regarding water capture, reuse, and storage and overall reduced per household consumption. This plan is actually a great example of conjunctive use that should be shared with all proposed developments and water districts. Based on this unique and complete approach would encourage the approval of this application.

Thanks

Jack Hilbert
21149 Woodside Lane
Parker CO 80138

From: [Matt Jakubowski](mailto:Matt.Jakubowski@DouglasCountyCO.gov)
To: kpeterston757@icloud.com
Subject: Pine Canyon Hearing Information
Date: Wednesday, July 24, 2024 1:45:00 PM

Good Afternoon,

The hearing notice information for Pine Canyon (ZR2020-010) is below. There is also a request to be heard with the rezoning regarding water requirements. The applicant proposes to use recycled water for irrigation purposes.

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION AND BOARD OF COUNTY COMMISSIONERS

A public hearing will be held before the Planning Commission on AUGUST 5TH, 2024, at 6:00 PM, and before the Board of County Commissioners on SEPTEMBER 10TH, 2024, at 2:30 PM in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO, for a change in zoning from Agricultural 1 (A-1), General Industrial (GI), and Rural Residential (RR) to Planned Development (PD). The subject property is located approximately 800 feet north of the intersection of Front Street and Scott Blvd. For more information call Douglas County Planning at 303-660- 7460.
File No./Name: ZR2020-010 - PINE CANYON PLANNED DEVELOPMENT

A public hearing will be held before the Planning Commission on AUGUST 5TH, 2024, at 6:00 PM, and before the Board of County Commissioners on SEPTEMBER 10TH, 2024, at 2:30 PM in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO, for an appeal concerning water regulations in the Douglas County Zoning Resolution for the property located at approximately 800 feet north of the intersection of Front Street and Scott Blvd. For more information call Douglas County Planning, 303-660-7460.
File #/Name: MI2020-009 - PINE CANYON PD WATER APPEAL

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