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## Potential Rezoning 685 Peak View

1 message

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Jed Eide <jeide@alliarch.com>

Fri, Jan 20, 2023 at 9:48 AM

To: "planning@estes.org" <planning@estes.org>

Cc: "Kristine L. Poppitz via EP Peak-View Community" <ep-peak-view+kjpoppitz\_at\_msn.com@gaggle.email>

Dear Planning Department,

My husband and I own a house at [607 Longs Drive](#), directly south of the Peak View property. The density proposed is out

of character with the existing housing in the area which conform to the maximum "one house per acre" under the current E-1 zoning.

Besides the aesthetic problem with introducing an urban subdivision in a low-density area, there are numerous practical problems

with the proposal:

**1. Spread of wildfire:** Wood framed houses will fuel a wildfire to a much greater extent than open land. The fire will burn hotter

for longer and will shoot flames and embers higher into the air. To allow housing to be built at an 8 times greater density than

currently allowed defies common sense in a high fire-risk area.

**2. Traffic safety:** The site plan shows the entrance to the "subdivision" near the sharp curves on Peak View which limit roadway

visibility. It will also greatly increase traffic at the Peak View / Highway 7 intersection – which is already dangerous due the

oblique angle that Peak View intersects high-speed traffic on Highway 7.

**3. Drainage and erosion:** This is of particular concern as our house is directly south and down-slope of the property. Dense

development will vastly increase the amount of impervious ground on the property. This fact, along with the steeply sloping

site makes drainage and erosion a major concern and requires a careful engineering study.

I am disappointed that someone would make a proposal that is so at odds with the existing neighborhood development and which

is universally opposed by the residents of the area. I feel the interest of an individual is not a sufficient reason to change zoning

requirements which would degrade a neighborhood for the many who have invested in and lived in the area. –  
The residents of this

area have relied on the town's Development Code to protect and maintain the character of Estes Park. I hope  
we can continue to do so.

Sincerely, Paula Eide

607 Longs Drive

Estes Park