
Letter to the Editor Re: Opposition to Rezoning 685 Peak View

1 message

Daniel Scace <daniel.scace@sbcglobal.net>

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Cc: EP Peak-View Community <ep-peak-view@gaggle.email>, Tami Scace <tami.scace@sbcglobal.net>

In case you didn't read this in the Trail Gazette I'm forwarding our letter continuing to oppose changing zoning on 685 Peak View.

Regards,
Dan

Let's Stick to the Plan, Please!

When Frank Theis proposed putting 39 homes on a 7.62 acre lot at 685 Peak View zoned for 1 acre minimum lot sizes, we in the neighborhood were all taken aback, to say the least! Even if you are not living in the neighborhood, you should be taken aback too because this could be a critical precedent setting case for our little mountain town.

Frank said it is what the town wants, and many folks are already saying it's a done deal. Let's hope not. The Town recently approved the Estes Forward 2022 Comprehensive Plan which reaffirmed the long term 1 acre zoning requirement for this area. There are good reasons for this 1 acre requirement as outlined in the Plan. Let's use our critical thinking skills to consider traffic, character of the neighborhood, drainage, wildfire, environmental impact, wildlife, and ability to evacuate, if needed, as a minimum. These things all seem important to us but imagine our shock when we learned that in-depth study of these issues occurs only after the decision is made to approve a zoning change, per Town Planner Jeff Woeber. Does this seem like an appropriate critical decision-making process? Reminds us of the old "Ready, Fire, Aim?" joke, but this is no joke.

We're not sure why Theis thinks he can get this done but it seems that he got the nod somehow, somewhere, to invest in this property with the idea of multiplying his investment many times over with approved rezoning. He is a developer, but his idea of developing in this case is to get the rezoning pushed through, sell

the lots, and let the buyers figure out who will build those 39 units and how it gets done. How is that NOT going to be chaotic?

We understand the desire to build workforce and affordable housing in Estes Valley and have no issue with building on 685 Peak View as currently allowed. Theis's plan is neither workforce nor affordable. Mr. Theis estimates that the price of these completed homes in the \$5-600,000 area. Does that sound like it fits into those desired categories that the Town wants?

We strongly encourage those responsible to deny Mr. Theis any changes to established zoning. Yes, if approved, putting a ton of houses at 685 Peak View will likely impact us negatively and probably devalue our properties. But this is not just a NIMBY (not in my back yard) response. It is a test of governance and dedication to established planning.

When deciding "what the Town wants", please consider our input.

Dan and Tami Scace

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"To be listened to is to be loved."