

TO: Planning@estes.org
FR: Laura V. Campbell
Ronald R. Houlette
DT: December 29, 2022

My name is Laura Campbell and my husband Ronald Houlette and I live at 1221 Prospect Mountain Road having purchased the home in December, 2021. We also own a small cabin on High Acres Drive that we purchased in 2013. Two weeks ago, we attended the town hall meeting at the library and have been following the neighborhood email threads regarding the proposed development at 685 Peak View Drive by Frank Theis. We share with our neighbors a similar story and sentiment.

Twelve years ago, we fell in love with Estes Park while attending a wedding in the area. The serene, majestic beauty captivated our hearts and last year we fulfilled our dream and moved to Estes Park as full time residents. The town, in many ways, aligned with our values. In particular, we appreciated its commitment to nature and wildlife and the presence of unique homes spread apart.

Thirty years ago, we were enamored with another small town in Colorado, Castle Rock. In 1992, we bought a home there where we raised our family. When we first moved to Castle Rock, it truly was a small town with a population under 9,000. It is now pushing 80,000 with cookie cutter developments throughout. Limited water supply and unbearable traffic congestion are concerning, yet the town continues to support cranes littering the land in pursuit of more development. We witnessed the destruction of the town's beauty and charm by urban sprawl and over development. We saw its devastating effect on wildlife. For these reasons we decided to leave Castle Rock.

We relocated to Estes Park and wake up every morning thankful to live here. We are disappointed that the town would consider an application to rezone 685 Peak View Drive in order to cram in the new construction of 39 homes. It is clearly inconsistent with the surrounding community, each home having at least a 1 acre lot. Moreover, we are disgusted and insulted that it is being presented as an altruistic endeavor under the guise of providing low income housing. Under what premise is a \$600,000 or more home considered low income? If Mr. Theis and the town really wanted to support low income housing, the lots would not be sold for \$150,000 or more. We can do the math. Mr. Theis stands to make in excess of \$4,000,000 on his investment and the neighborhood is left with a forever devastated landscape. His intention to make a lot of fast, easy money is apparent.

What is concerning and puzzling is why the Town of Estes Park would consider rezoning the area to support this type of development. If approved, we believe it would have a profound negative impact on the community and wildlife. It will increase traffic congestion, noise and air pollution indefinitely. If this development proceeds, what is to stop Estes Park from becoming another Castle Rock?

Thank you for your time and consideration.