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## 685 Peak View Zoning and Proposed Use

1 message

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Grant Delbecq <>

Fri, Dec 23, 2022 at 10:05 AM

To: Community Deveopment <planning@estes.org>, "jwoeber@estes.org" <jwoeber@estes.org>, "jgarner@estes.org" <jgarner@estes.org>, "wkoenig@estes.org" <wkoenig@estes.org>, "swebermeier@estes.org" <swebermeier@estes.org>, "mcenac@estes.org" <mcenac@estes.org>, "khazelton@estes.org" <khazelton@estes.org>, "bmacalpine@estes.org" <bmacalpine@estes.org>, "pmartchink@estes.org" <pmartchink@estes.org>, "cyounglund@estes.org" <cyounglund@estes.org>

Dear Planning Commission, Staff, and Town Board of Trustees.

### Subject: 685 Peak View Rezoning and Development Proposal – Frank Theis

The rezoning application being discussed for **685 Peak View** is a radical departure from the current Land Use Plan, just approved this month and we vehemently oppose this rezoning proposal! I can't see how the county and city could consider approving an R1 zoning, essentially ignoring a 2 year process based on broad input from the city, county, consultants, and Este's residents. At a cost of \$300k to the town and county and participation from over 50 city and county representatives and consultants and over 50 stakeholders, this process was very comprehensive and broad reaching. This would be egregious to move from 1 home per acre to 8 homes per acre and a violation of trust between the city, county and the residents of Prospect Mountain area!

#### Key points:

- **Land Use Plan just approved** zones this property at 1 home per acre
- **Radical change** from 1 per acre to suggested R1, 8 homes per acre
- Change is NOT consistent with town's commitment to local residents when they built or bought
- **Proposal doesn't support affordable housing**, homes would require minimum household income in the range of \$150k
- **Frank Theis says Town Board has asked him to build this high density housing project (per community meeting December 15, 2022) on the heels of approved Land Use plan zoned for 1 home per acre. If this is true, the city is essentially deceiving the residents of Estes.**
- **Frank Theis endorsed the current zoning as a trusted representative of the Town government**, and now wants to change the plan within 1 month of finalization.
- There will be a water drainage issues with current flow through the middle of this property. Property Development map has no plans to mitigate, based on community meeting.
- NO considerations made for wildlife impact on a large number of local elk and deer including a birthing area.

The local community would like to know who in the town government is asking Frank Theis to develop high density housing in an area just approved for 1 home per acre. **This vision needs to be documented and shared with the community or denied this request was made to Frank. Governments need to be transparent and open.**

We understand a land owner has the right to develop their land, but it needs to be within framework the city and county outline. A land use plan is exactly that instrument. **With the expenses and number of participants involved in this process the Town was VERY comprehensive and VERY current!**

Project Team – 10 members

ComPAC Team – 13 members

**EVPAC Team – 7 members including Frank Theis**

**Planning and Town Board – 12 members**

Board of County Commissioners – 12 members

Consultants – 11 members

Stakeholders – Over 50 identified in Community Engagement Strategy

**The current owner Frank Theis had intimate knowledge of the process and outcome as well as the Town Board when Frank purchased the property.**

**Please maintain the integrity of our strong and close community and honor your work and commitment to the community and deny this request and allow the owner to build within the plan!**

Sincerely,

Grant & Carol Delbecq

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Sent from [Mail](#) for Windows