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606 Longs Drive
Estes Park, CO 80517

SUBJECT: Strong Opposition to Rezoning of 685 Peak View as Proposed by Mr. Frank Theis
TO: Estes Park Planning and Zoning Department, Planning Commission, and the Town Board of Trustees

We moved to 606 Longs Drive in November 2015 from another part of Town to live in a neighborhood that was less congested and not so overrun by tourists. We knew what we were getting into (and loved it) and have seen the designated zoning obeyed/enforced as homes were built on vacant lots in the area since we have been here. We have no objection to development per the current zoning limitations. Should the Town bodies approve Mr. Theis' request, we will feel we have been betrayed by our local government for not enforcing the plans they themselves have put into effect to manage growth in the community.

We are opposed for the following reasons.

- Current zoning was established long ago and for good reasons. If approved, Mr. Theis' request would increase the density by over 5 times. This is egregious! In addition to changing the nature of the neighborhood, this change would create problems with drainage, traffic and wildlife corridors and impact views for neighbors and the recently Town purchased Thumb Open Space.
- The just released Estes Forward Comprehensive Plan (the Plan) designates this area as "Suburban Estate" in which "New homes should be appropriately scaled for compatibility with existing neighborhood character". That means maintaining the 1 acre per home zoning requirement.
- While there is language in the Plan that hints that higher densities may be allowed, higher density in this community would be inconsistent with the neighborhood and of no benefit except for those who would make substantial financial gain.
- Mr. Theis is a developer who was also a member of the Estes Valley Planning Advisory Committee (EVPAC). He presented his plan at the December 15 meeting as "what the Town wants". During his presentation he presented himself as the good guy, delivering on the desire to develop affordable housing projects. We felt that he believes this is a done deal because he has made input into the plan and felt the pulse of all the other contributors and has been looking for properties to develop "as a benefit for the Town". This seems to us to be a conflict of interest. Let's not be "that" Town where the inside business deals get the nod from a consenting government despite what the rest of the Town wants.
- Mr. Theis implied that this project would be managed in a way that delivered the benefit of a well-managed project, but in fact, as he stated, his part in this is only in acquiring the property, pushing through the zoning change, working on the development plan and then SELLING LOTS. The buyer would then find a builder to actually build the house. There would be no planned and built community – it would be chaos. Theis stated the finished homes would come in around the \$5-600K cost. Affordable? We don't think so, nor does any other reasonable person.

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