

Susan Kaszynski  
[sbr52@yahoo.com](mailto:sbr52@yahoo.com)  
610 Devon Drive  
Estes Park, CO 80517

December 18, 2022

Estes Park Planning and Zoning Department  
Estes Park Planning Commission  
Larimer County Planning Commission  
And All Concerned Neighbors, Property Owners, Residents

This correspondence is concerning the request to change the zoning from E-1 to R-1 for the 7.62 acre property at 685 Peak View Drive, Estes Park Colorado.

“Zoning refers to land use entitlements and requirements that regulate appropriate use, form, density, and other characteristics appropriate for a specific site” Zoning protects the safety, environment, development and peace of the surrounding areas. This needs to be considered rather than reacting to market development pressure.

**I am on record to be strongly opposed to this change for multiple reasons:**

1. We bought and built on our property knowing the zoning for 685 Peak view was E-1 (min 1 acre lots). If rezoned this will dramatically change our neighborhood and devalue our property!
2. The newly approved Comprehensive Plan (the developer asking for rezoning was on this committee) was approved and the property in question is zoned E-1.
3. The R-1 density for this property does not align with the Comprehensive Plan or the surrounding areas zoned E-1, making this appear to be a case of **spot zoning**.
4. The proposed zoning change increases the density from one home per acre to eight homes per acre which is unacceptable.
5. The developer is maximizing the number of lots to maximize profits. These will not be reasonably priced homes. Builders are quoting \$500/sq feet to build homes in the current economy plus the cost of the lot. The developer stands to profit in the millions if the zoning change to R-1 is approved, at the cost of everyone in the surrounding areas.
6. If you drive thru areas with very small homes you can see how many times vehicles are parked on the street as garages become storage areas for lack of space.
7. I was very concerned when the developer insinuated in the meeting that the town was encouraging this development.

8. I have major concerns in 4 areas that I feel need extensive study before this proposal could even be considered:
- Traffic-The number of vehicles that use Peak View and are traveling at high rates of speed, there are corners you can't see around, and an existing unconventional intersection.
  - Environmental- We watch the bobcats come down from prospect mountain to the field to get their dinners and bring them back up the mountain, the deer and elk use this field year round as a corridor, for grazing, and for having their babies. With the proposed development access would be highly restricted if non-existent.
  - Watershed-When we have heavy rains we have seen the width of Devon Drive have sheets of water with ripples going across, I can't imagine what would happen to the homes below this proposal with all the hardscape above them filtering much more water toward their existing homes.
  - Fire-We all remember the valley fires last December and how high fire danger, high winds, and high density housing do not mix.

From the **Estes Forward Comprehensive Plan**

- One of the **guiding principles** is "Balanced and managed growth that enhances quality of life, preserves local character, conserves natural resources and wildlife habitat."
- The Future Land Use Map that is in place also has this property identified as suburban estate
- Goal B NE 3.2 B NE 3.2 The Town and County encourage the conservation and protection of connected wildlife habitats and movement corridor
- Goal BE 3.2 The Town and County provide appropriate transition between varying intensity of uses and scales of development to minimize impacts between adjacent developments.

I sincerely hope the Estes Park Planning and Zoning Dept, Estes Park Planning Commission, Estes Park Town Board, and Larimer County Planning Commission will seriously consider the voice of the people in their decisions!

Sincerely,  
Susan Kaszynski