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Peak View Zoning Meeting - Change Date

About this petition

Per Estes Park Development Code - Chapter 3 -Review Procedures and Standards - Section 3.2
Standard Development Review Procedure - Step 2

Procedure. If a neighborhood and community meeting is held by the applicant, it shall generally comply with the following procedures:

(1)

Time and Place. The neighborhood and community meeting shall be held at a place that is generally accessible to neighbors that own and/or reside in the notification area to the land subject to the application. It shall be scheduled after 5:00 p.m. on a weekday or at any time on a weekend day.

(2)

Written Notification. The applicant shall provide notification of the neighborhood and community meeting a minimum of ten (10) business days in advance of the meeting by placing notice in a newspaper or display advertising of general circulation in the Estes Valley and by mailing notice to all owners and occupants within the notification boundary of the land subject to the application. The list of owners within the notification area of the affected property shall be obtained by the applicant from the most recent version of the property owners of record provided by The Town of Estes Park. The notification shall state the time and place of the meeting.

Posted Notices of Neighborhood and Community Meeting. Required posted notice requirements shall be on a standard sign with format and material as determined by the Planning Department. The following additional requirements shall apply to posted notices pursuant to this Section:

a)

Any posted notice shall be legible from a public street or public right-of-way in clear weather conditions. "Legible" is defined as meeting the legibility requirements in the Estes Park Municipal Code Chapter 17.66 (Signs).

b)

Projects abutting more than one public street or public right-of-way shall be required to post one (1) additional sign for each abutting public street or public right-of-way.

c)

Posting of all notice(s) required by this Section shall take place no later than ten (10) days prior to any given neighborhood and community meeting for which the posting is required, and the posted signage shall remain until the close of any such neighborhood and community meeting, including the closing dates of any neighborhood and community meeting that may be continued or postponed.

d)

Proof that the required signage was posted in accord with this Section shall be provided to the Planning Department prior to the opening of any neighborhood and community meeting. A date-stamped photograph of the posted notice in context shall be deemed adequate proof for purposes of this Section.

e)

Removal, damage or destruction of a properly posted notice by weather or other natural occurrence shall not be construed as failure to comply with the public notice provisions of this Code.

As of 12/12/2022 there's been no public posting of the meeting per items A,B,C, and therefore no proof of D can be provided.

The following petitioners are requesting the meeting be postponed until January 19, 2023, as the applicant has not followed appropriate procedures as outlined in the current Development Code. Meetings held during the Holidays will not allow the community the ability to participate in meetings.

Signatures

1. Name: Jerry Jacobs on 2022-12-12 18:04:47
Comments:

2. Name: Christy Jacobs on 2022-12-12 18:10:05
Comments: I agree there were no visibly posted signs on the property.

3. Name: Dave Caddell on 2022-12-12 19:02:58
Comments: need more time on this, too short of notice especially this close to Christmas

4. Name: Jacqueline Adams on 2022-12-12 19:13:18
Comments: Notifications were mailed to many residents that are out of town for the season and do not have the opportunity to respond or attend December meetings.

5. Name: Stephanie Ahrndt-Pawson on 2022-12-12 19:21:12
Comments: Meeting is schedule the evening before school break of EPES. I have to bring my child on what should be joyous final break week to a zoning meeting scheduled 10 days before Christmas and night before final day of school in which events are planned in community

6. Name: Steve Wende on 2022-12-12 20:06:03
Comments: We are seasonal residents at 641 Longs Drive. We made the substantial investment in the purchase and renovation of the property trusting in the zoning of the area. We love Estes Park and spend half the year there, but the proposed development would radically impact that area in a very negative way. The street is already quite busy in the summer and on weekends, and with the blind corner the increased traffic turning and stopping will be a danger to wildlife and people. Plus, the large number of homes in the small space will drive wildlife away and alter their living patterns.

7. Name: Tamara Scace on 2022-12-12 20:27:07
Comments: What a travesty in a beautiful neighborhood.

8. Name: Kristine L Poppitz on 2022-12-12 21:55:05
Comments:

9. Name: James Poppitz on 2022-12-12 21:56:28
Comments:

10. Name: Vicki Papineau on 2022-12-12 22:36:28
Comments: Meeting letter sent does not reference correct zoning changes — RE-1 should be E-1. Owner's name not listed. Letter not signed by owner.

11. Name: Ben Kokenge on 2022-12-12 22:37:50

Comments: I feel we were not given adequate notice to be heard, especially considering the time of year. Was this by design?

12. Name: Charles Nugent on 2022-12-12 23:22:31
Comments: The rather fragmented notice of the re-zoning activity initiated, has put affected residents in a difficult position for acquiring accurate information about the proposed rezoning or even that such a change has even been proposed! Required signage in the affected areas has not been done. Timing for the upcoming meeting creates a difficult issue for many residents considering the Holiday Season. Notice for the proposed change must be as required by the Development Code and reasonable for residents to digest and participate the proposed change. The proposed change has large impact on residents, including economic. Thus residents must be fully informed and permitted to fully participate without conflicts inherent in the Holiday season!
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13. Name: Larry Bader on 2022-12-12 23:29:02
Comments: This rezoning proposal is grossly inconsistent with the established homes in every direction for as far as the eye can see and raises a red flag to every current and future homeowner in Estes Park.
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14. Name: Karen Nutter on 2022-12-12 23:34:30
Comments:
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15. Name: Bill Melton on 2022-12-12 23:43:53
Comments: Current Zoning Notificatuon in violation of Ordinance. Hold Meeting until proper Notice Given.
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16. Name: Susan Kaszynski on 2022-12-12 23:57:29
Comments: I agree with what has been stated on this petition and recommend rescheduling the meeting.
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17. Name: Tom Kaszynski on 2022-12-13 00:13:06
Comments:
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18. Name: Timothy McKern on 2022-12-13 00:18:25
Comments:
-

19. Name: Al wagner on 2022-12-13 01:06:27
Comments:
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20. Name: Laura Rustin on 2022-12-13 01:45:12
Comments: My major concern about the proposed development is about the traffic.

Picture this.....someone is coming down Peak View from Mary's Lake Road. They want to turn in to the new development. The first access is right off PV near Twin Drive.

That requires crossing the traffic heading in the other direction on PV. That may require coming to a total stop if there is oncoming traffic.

This is a recipe for disaster.

The second entrance appears to be from Devon Drive. But that same car traveling on Peak View has to make a rather wide left turn where Juniper and Devon separate from PV.

This is also a recipe for disaster.

The potential for traffic accidents is a very real concern to me.

21. Name: Pavel Perminov on 2022-12-13 01:59:28
Comments:

22. Name: Cheri McClain on 2022-12-13 02:13:38
Comments: 1509 Juniper Drive

23. Name: Jessica Hill on 2022-12-13 02:29:39
Comments: I agree the meeting should be postponed

24. Name: Cornelius Casey on 2022-12-13 02:30:38
Comments: This is the kind of clutter housing that our Mountain Community does not welcome! The residents needs time to assess the zoning regulations and standing on this matter. Whenever rezoning is involved it is imperative that all residents in that area agree and from what I see this is not the case.

25. Name: Michelle Darcy on 2022-12-13 02:33:23
Comments:

26. Name: Daniel Scace on 2022-12-13 02:40:28
Comments:

27. Name: Anne Leija on 2022-12-13 02:45:03
Comments:

28. Name: Dana Fritz on 2022-12-13 03:00:06
Comments:

29. Name: Jean Schafman Serfoss on 2022-12-13 03:00:50
Comments: This would be totally inconsistent with Estes Park uniqueness! Please no. We don't want to be Loveland. We are a special small mountain town who values our open

spaces

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30. Name: Betsy Bayer on 2022-12-13 03:10:52
Comments: Since there has been no notice about the December 15 Rezoning Meeting, it should be postponed until after the holidays into January,2023!!
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31. Name: Carol Peterson on 2022-12-13 03:29:21
Comments: Please postpone this meeting
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32. Name: Tom Farber on 2022-12-13 03:44:01
Comments: With many of us not in town during this time, and with these points made of failure to comply with EPDC regulations, this meeting should be postponed.
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33. Name: Chris Sample on 2022-12-13 03:50:30
Comments: Please postpone the meeting until January so more residents can attend.
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34. Name: Grant Delbecq on 2022-12-13 03:59:09
Comments:
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35. Name: Jack Armitage on 2022-12-13 04:24:38
Comments:
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36. Name: Earlene S Knox on 2022-12-13 05:00:10
Comments:
-
37. Name: Scott Benedict on 2022-12-13 08:59:49
Comments: Stop the rezoning. It will spoil the neighborhood.
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38. Name: Margaret Greene on 2022-12-13 12:25:19
Comments:
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39. Name: Jed Eide on 2022-12-13 13:02:30
Comments:
-
40. Name: Paula Eide on 2022-12-13 13:20:40
Comments:
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41. Name: Jim Mason on 2022-12-13 13:46:30
Comments:
-
42. Name: Lee Poshard on 2022-12-13 14:29:28
Comments:

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43. Name: Carol delbecq on 2022-12-13 14:33:10
Comments:
-
44. Name: Nancy Curtiss on 2022-12-13 14:49:20
Comments:
-
45. Name: Merrie Perry on 2022-12-13 14:55:49
Comments: We agree with this petition and hope that you will consider the impact it will have on our neighborhood.
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46. Name: Jimmie Strain on 2022-12-13 15:11:10
Comments: This meeting should be postponed.
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47. Name: Matt Perry on 2022-12-13 15:11:55
Comments: I agree with and support this petition.
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48. Name: Bruce Berbach on 2022-12-13 15:23:29
Comments: We agree with this petition
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49. Name: David Edwards on 2022-12-13 15:45:52
Comments: While I'm not opposed to this development in principle, it is crucial that all laws and regulations be followed without exception. It seems the developers in this case have failed to post the necessary info as required. For this reason, I support a delay until all requirements have been met.
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50. Name: Linda Polland on 2022-12-13 16:08:10
Comments: As stated
Post the sign and move the date of the meeting to January 19 2023
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51. Name: Calvin Polland on 2022-12-13 16:10:23
Comments: As stated
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52. Name: Jo Anne Ollerenshaw on 2022-12-13 16:13:39
Comments: I am opposed to this development. As with STVR, this high density housing project only benefits [the \$\$\$ pocketbook \$\$\$ of] the 'owner'. These 'tourists' developments have nothing to do with the quaint community that Estes Park used to be. Many bought homes here in the mountains to be close to nature, NOT next to a 'Rotating Door' business. If owners want to do something for EP and make \$\$\$\$\$\$ at the same time, Construct 'long term' [NOT 31 days] for WORKERS to live in EP: school staff, First Responders, Park staff, Hospital staff, and Service Workers. Then businesses will have employees who live here, and care for EP and can also Serve the Tourists who come to EP to spend their money.
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53. Name: Betty Nugent on 2022-12-13 16:19:02
Comments: I concur with the purpose of this petition!
