

Hannah Hippely

From: Hallie Sawyer
Sent: Monday, March 06, 2017 12:30 PM
To: Hannah Hippely
Subject: Fw: Wise Property

FYI

From: dclafaver@comcast.net <dclafaver@comcast.net>
Sent: Monday, March 6, 2017 11:05 AM
To: Hallie Sawyer
Subject: Wise Property

In regard to the proposed development I guess I have no objection at this density who ever I think this would be an ideal time to address the huge cottonwood trees on both sides of the road. It is just a matter of time until another come crashing down and someone is hurt or killed. They should be trimmed way back or removed completely. The liability for the city is tremendous. Also I think the Wise family should be required to clean up the yard that is across the road from their homestead but in doing so I would like to see the old mill building remain.

Thank you, Don LaFaver on behalf of Meadow Creek Partners.

303-548-1530

Hannah Hippely

From: Marty Ostholthoff
Sent: Tuesday, March 07, 2017 7:57 AM
To: Hannah Hippely
Subject: FW: Wise Farm Preliminary Plat 2017

FYI for the file



R. Martin Ostholthoff | COMMUNITY DEVELOPMENT DIRECTOR
Town of Erie | Community Development Department
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2771
www.erieco.gov/planning | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

Erie, Colorado - the BEST place to raise a family!

The information contained in this e-mail message may be privileged, confidential and protected from disclosure. If you are not the intended recipient, any dissemination, distribution, or copying is strictly prohibited. If you think that you have received this e-mail message in error, please contact the sender and delete the original message immediately.

From: Eco Girl [mailto:ecodenver@gmail.com]
Sent: Monday, March 06, 2017 8:14 PM
To: Board of Trustees Mail <bot@erieco.gov>; Planning Board <planning@erieco.gov>
Subject: Wise Farm Preliminary Plat 2017

Dear Erie Planning Commissioners, Planning Staff, Mayor and Board of Trustees:

I am writing today to voice my opposition to the Wise Farm Preliminary Plat under review on March 15, 2017. While I appreciate the effort of Planning staff to shape Wise Farm into something suitable for Erie's western edge, the current plat still falls short. My family is waiting for a plan that is as special as the land is. We are not against change, but it needs to be smart and sustainable. Some of my objections have been voiced before by my family and neighbors. However, please read to explore concrete details on how to make Wise Farms come together for all, including the developer and Town of Erie.

It was once suggested to the developer to design a green, ecologically friendly type of community and I looked forward to seeing that option. Providing some open space to the town in his current plan is terrific, even with the included undermined areas, but there's so much more opportunity here. Here's what needs to happen:

Make Wise Farms into a true agriburbia development. This would *honor* the historic farmstead, *fit* into the rural neighborhood, promote well being among new residents, and give Erie an unique, innovative community that shows vision and care for future generations. Agriburbia, or agrihood developments, use food production areas around homes to connect residents to the land and community. This is not a new idea in the US but now it's considered the future of urban development. One of the best background articles I've found is from CBS Sunday Morning News, highlighting the Serenbe development in Georgia. I highly recommend all of you view this information and especially note how the resident children are impacted by the food production.

(<http://www.cbsnews.com/news/home-grown-moving-next-to-the-farm>) (Serenbe.com). Closer to home, Fort Collin's successful Bucking Horse development is based on the same principles (buckinghorseneighborhood.com). With your guidance, Wise Farms could host new homes which are connected by food-producing gardens, feeding and nurturing all the homeowners. What an exciting alternative to Erie's more traditional neighborhoods! You have the power to make this happen.

The Wise farmland is special: great soils, water rights, high ground water, and natural slope to the land. Such potential! Why not incorporate these attributes as a farm into the build? Why would any town let the highly-rated topsoil and available water rights be lost? Eating local grown food is not just a trendy term; it's built on facts of sustainability and good health. There are many approaches for putting food-producing areas among homes. Whether it's CSA (community supported agriculture) or HOA-hired professional farmers, both go far above community garden rental plots. And the negative features of this land - power lines, railroad, canal - could these right-of-ways maximize the horticultural areas? Why not add in small livestock areas for eggs, poultry and honey production. I'm asking you to be visionaries for the current and future citizens of Erie. The developer could provide this at minimal investment. The current Wise Farm plan should be rejected until it truly honors this exceptional farm property!

Here are additional objections to the current plan:

There's too many houses. Please recall Erie promised at annexation that the land would stay at rural residential zoning. Four houses per acre is not suitable for this part of Boulder County, even if they are "hidden" behind homes on one acre. With every plan, the developer proclaimed he could not reduce the house totals, *but he has*. Don't let him play you again. Please ask him to reduce the number of houses by rejecting the 102 house idea and keep the zoning as is.

Future oil and gas wells planned for the site are too close to current homes and must be relocated before new houses are approved. We live in an undermined, subsidence zone. Wells built close to us could hurt people, pets and property. It's not just a drilling issue, but future, fracking-related earthquake issues. *It's your responsibility to protect us*. The wells must be located away from 119th Street subsidence zones.

Privacy issues continue. The houses in the Wise Farm plan are closer to my home and property than anyone else on the boundary. This is very upsetting and ironic since I value my privacy above all else. I retired to enjoy my home and most of my time is spent outside on my land. It is NOT acceptable to put structures so close my home. And you must move all public paths and access roads farther north. I demand my privacy be protected. This is a priority!

Also, the buffer on the south side of Wise farms, on the northern edge of Brownsville, is not large enough! With or without the sidewalk, it needs to be at least the same size open space as on the south side of Brownsville and Candlelight Estates. Plan for this to be a primary wildlife corridor.

Loss of views - please do not take all my views away! I would like guarantees of preserving some views by the final plat. Do not allow two stories homes or fill dirt brought in to increase the elevation from what is already there.

And finally, traffic! Erie recently took control of 119th Street but police rarely patrol it. Drivers constantly speed and pass illegally. This includes 18-wheelers and dump trucks going 55+ mph in a 30 mph residential zone. I understand that police are a different department than Planning, but you all have to work together. Traffic problems in Erie represent the town not keeping up services due to unchecked growth. Please don't increase daily, household traffic on 119th Street and Jasper Road unless Erie PD provides coverage. At current traffic levels, I feel in danger being close to the road in my gardens. I can't imagine the impacts of hundreds of

additional speeding cars on these country roads.

I will not be speaking publicly at the upcoming meetings due to the stress related to this development and the potential negative impacts on my life. It's very sickening to know my quality-of-life is in your hands. Please refer to my previous emails for additional details and concerns regarding this development. Thank-you in advance for doing the right thing and saving this farm!

Sincerely,

Karen Schultz
4049 N 119th St.
Lafayette, CO
80026

Hannah Hippely

From: Hallie Sawyer
Sent: Wednesday, March 01, 2017 7:51 AM
To: Hannah Hippely
Subject: Fw: Wise Farms

FYI

From: S Monroe <shmonroe57@comcast.net>
Sent: Tuesday, February 28, 2017 8:31 PM
To: Hallie Sawyer
Subject: Wise Farms

Dear Hallie,

I have received notice of the public hearing to be held on March 15th for the rezoning of the Wire Farms parcel. I will be unable to attend this hearing so I am writing to let you know my thoughts regarding this project.

I am against development on this parcel. I feel that any development will have a major, negative impact on the surrounding area. I already have concerns with the huge amount of increased traffic in my Brownsville neighborhood and on the surrounding roads in this area. The proposed project will not fit in with the character of this area or with the gateway to Erie. There are already so many new subdivisions being built, and along with the new commercial development I feel that this project will overwhelm this area with congestion.

Thank you for taking the time to receive my input and please note my comments as being strongly against this project.

Best Regards,
Sharon Monroe
11377 Billings Avenue
Lafayette, CO 80026 (Brownsville)