

## Chris LaRue

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**From:** Audem Gonzales  
**Sent:** Friday, December 4, 2020 10:29 AM  
**To:** Chris LaRue  
**Subject:** FW: Redtail Ranch  
**Attachments:** REDTAIL Ranch – Sketch Review.pptx

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**From:** Deborah Bachelder  
**Sent:** Wednesday, December 2, 2020 8:00 PM  
**To:** Audem Gonzales <agonzales@erieco.gov>  
**Cc:** Melinda Helmer <mhelmer@erieco.gov>; Fred Starr <fstarr@erieco.gov>  
**Subject:** FW: Redtail Ranch

Hi Audem,

A few minutes ago, the Planning Commission received a public comment from a resident. Please forward this comment to the applicant and add it to the BOT Legistar packet.

Thank you,



**Deborah Bachelder AICP**  
Planning Manager/Deputy Director, Planning & Development  
Town of Erie  
645 Holbrook Street | P.O. Box 750 Erie, CO 80516  
Phone: 303-926-2775  
[dbach@erieco.gov](mailto:dbach@erieco.gov) | [www.erieco.gov/planning](http://www.erieco.gov/planning)  
[Facebook](#) | [Twitter](#) | [LinkedIn](#)

**From:** Arnold Slabbekoorn <[arnold@slabbekoorn.com](mailto:arnold@slabbekoorn.com)>  
**Sent:** Wednesday, December 2, 2020 7:47 PM  
**To:** Planning Commission Board <[planning@erieco.gov](mailto:planning@erieco.gov)>  
**Subject:** Redtail Ranch

I presented this in 2015 for the board on this development. I know the developer is cleaning up the new Neuhauser landfill but most arguments still stand

Arnold

# REDTAIL RANCH – SKETCH REVIEW

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I oppose against the development of this sub-division and have outlined my arguments in the following presentation.

Arnold Slabbekoorn

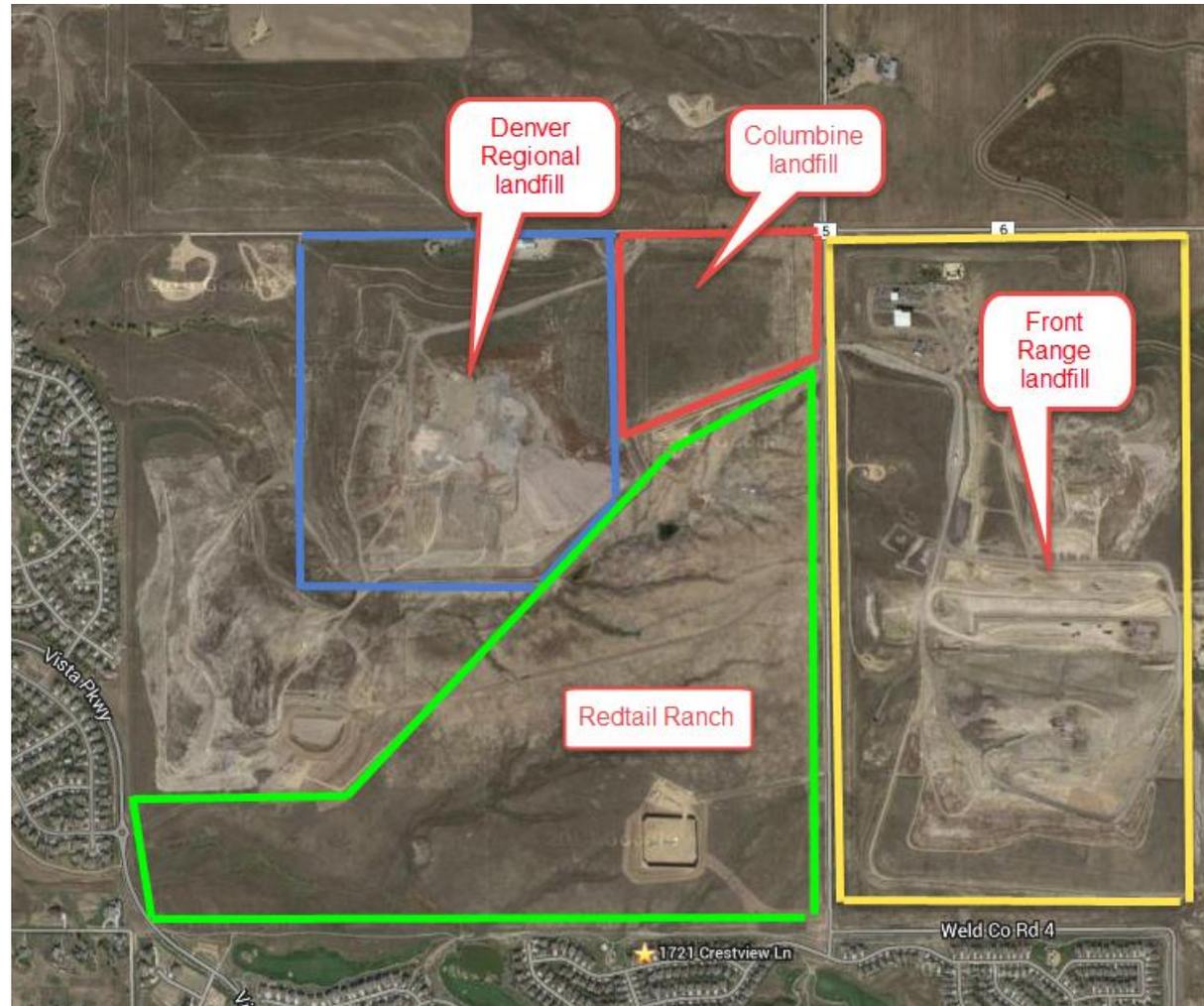
# Why Prevent Redtail Ranch?

- Location is between 3 landfills, of which the Front Range Landfill is still active for another 30+ years.
- Adjacent to Columbine landfill, which had proven contamination of ground and surface water in small amounts by EPA 1990/1992. Pond 1 in the Redtail Ranch development shows distress of vegetation.
- The entire plan is surrounded by around 30 O&G wells (17 existing and 13 planned by Encana)
- The entire area has one of highest rankings in subsidence risk due to former Columbine mining activities.
- Traffic impact
  - The traffic from daily Front range landfill trucks on WCR5 as well as the traffic true Vista Parkway, is already very extensive.
  - Three entrance/exit way's on WCR5 with high waste management truck traffic, is asking for trouble.

# Is This Location High Quality?

The sub-division is primarily enclosed by three landfills as you can see on the map below.

- Most units are located on the east side of the sketch plan
- FRLF will remain open for 30+ years with continues traffic on WCR5 as well as high wind causing garbage flowing into the neighborhood like we have in Vista Ridge.
- Developer states this will be a high quality community.  
From the location perspective I don't see that I want to spend 400k plus on a house surrounded by landfills?



# Open Space Claims True?

- Developer claims 40% is open space but...
- Pratt site is in the middle of development located with 12 wells (6 Synergy, 6 Encana)
- Another 6 well pads are in the NE section located
- Another 12 wells in the western section, so setback of 150 feet was required.
- Public open space (SW corner) is for pond and drainage of the entire VR community required.
- No neighborhood / Community park is part of the plan only small pocket parks surrounded mostly by streets on three sides of a pocket park which is not very safe for kids.



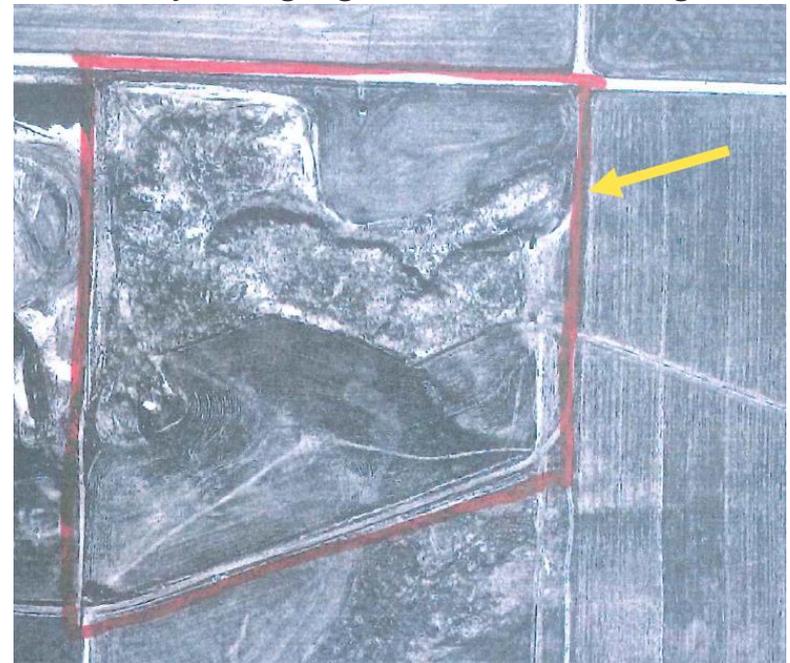
I wouldn't be proud to call all the oil and gas wells Open Space in my plan!

# Columbine Landfill

- Encana dug up trash out of this location November 2014 and CDPHE send a letter Compliance Advisory which indicated they did indeed dig up trash out of this landfill.
- LAI design group wrote in an email to me “this is just liter not part of the landfill..”
- From the picture below I would not call this liter and who knows what the exact boundaries are of this landfill and what they disturbed by bringing this stuff above grade level?



Trash dig-up and cover up by Encana, fence is the so called boundary of columbine landfill



1981 aerial photo of Columbine landfill send by Pratt property to CDPHE. Clearly boundary in NE section ran all the way to WCR 5 road.

# Columbine Landfill Facts

- Operated from 1964 to 1989 (no operations between '69 and '79)
- Under continuous investigations by EPA and CDPHE up to 1992 to add to Superfunds National Priority List (NPL) for complete cleanup.
- EPA finally decided in 1992 due to low residence and small size of contamination the site would be flagged as NFA in the CERCLIS Superfund database. Quote from EPA memo to Erie resident in 1992, memo is embedded in this slide:  
**“Only about 3.5% of all sites in CERCLIS are placed on the National Priority List. A release to ground water is not sufficient by itself to make a candidate for the National Priority List”**



Adobe Acrobat  
Document

- Small overview of Hazard Contents (source: final inspection report EPA 1992):
  - 1500 barrels (88,000 gallons) of IBM solvents
  - Torpedo propellant
  - Large amounts of oil, grease and sludge
  - Car wash and grease trap waste
  - Asbestos and cyanide contamination
  - Many more materials are listed and can be found in URS- EPA Site Inspection report of 1992
- Confirmed release to surface and groundwater in the area can be found in both 1990 PA and 1992 inspection reports.

# Columbine Landfill Safety Concerns?

Pond 1 seems to show distress of vegetation on current 2015 google maps imagery, when was this surface water last tested?

As the Town requested to incorporate the three ponds in the plans open space I would not let my children play there knowing what was dumped in the Columbine landfill between 1964 and 1989 based on EPA inspection reports.



Regardless of Redtail Ranch development, I would like the Town of Erie to further follow up with EPA to inspect current status of this landfill and the ground and surface water drainage, incl Coal Creek, as well as soil samples. As the last inspection reports seem to be from 1992, we are almost 25 years later, who knows with soil movements what has happened to the liquids inside that landfill and the 1500 barrels (see next page pictures!!)

# Columbine Landfill Safety Concerns?



Source: PRELIMINARY ASSESSMENT 1990,  
COLUMBINE LANDFILL ERIE, COLORADO  
COD 980951735



Pictures from EPA 1990 PA report, drums are surfaced, bulging, leaking with holes and contents are visibly contaminating surface water at that time?

How can we be sure that **25 years later** some of these contents have not migrated further in our ground/surface water?

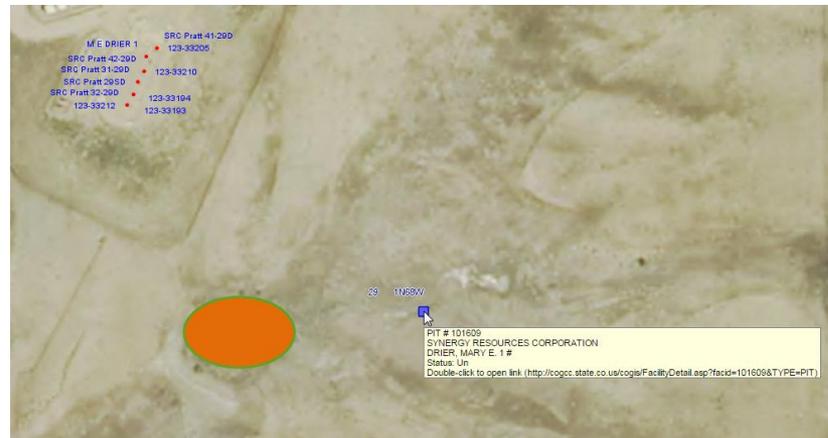
Clearly visible 4 drums in this picture, imagine there are 1500 or more of those still buried as of today...

# Oil and Gas Wells Close Proximity

- There are 30+ oil and gas wells around the entire sub-division located of which 12 right in the middle of it, which the developer calls Open Space?
- There are several unknown pits showing up on the COGCC wells mapping website.

One pit from Synergy is right next to pond 1 on the property, nothing is noted in the sketch plan of those unknown pits?

- Are those pits being inspected or monitored for any leakage?



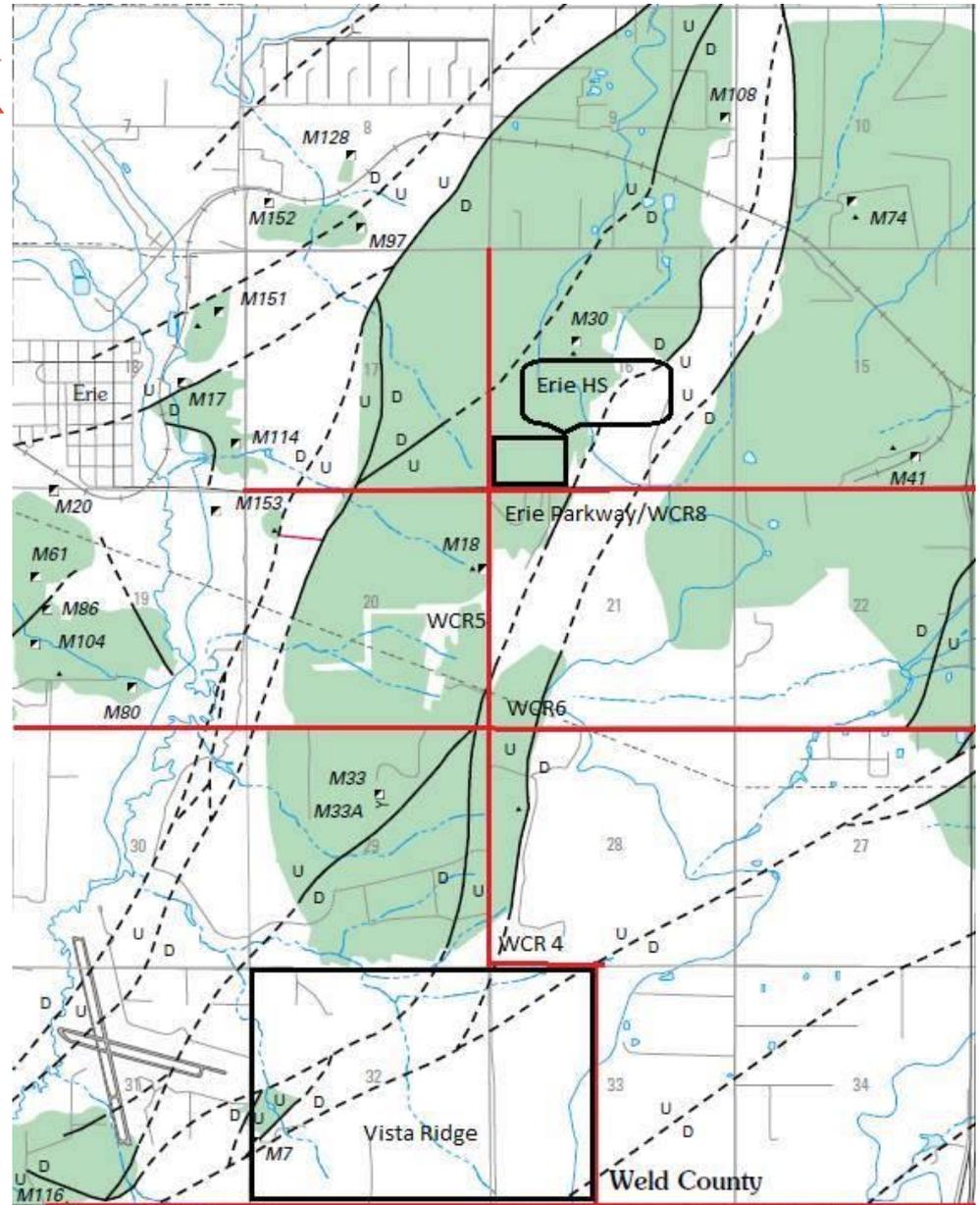
# Subsidence Risk

- The entire area lays in a high hazard risk for subsidence.
- A paper based geological study was performed for Redtail Ranch by Western environment and Ecology.

They only took a 2006 water study with 2 bore locations into account for the property, all other conclusions were based off other adjacent property studies done in the past, some of which dating back to 2001.

No recent geological study of the property itself has been performed as of my knowledge.

- The green area above Vista Ridge indicates subsidence hazard area from the Columbine mine shafts.



# Subsidence Risk

This shows the Columbine mine shaft and tunnels below the planned Redtail Ranch sub-division plan and current Encana Pratt well pad.

Below the recent subsidence accident in Lafayette on Jan 12<sup>th</sup> 2015.

**Can you imagine if this would happen below one of the 12 Pratt well locations in the planned Redtail Ranch plan?**



A SUV teeters on the edge of a sinkhole that opened above an old mine shaft under East Cleveland Street between Foote and Burlington avenues in Lafayette on Monday. (Courtesy Coyochault Carbone)

# Subsidence case studies

- Erie is prominent shown on the Geological survey website as an area where often sinkholes have occurred.
- <http://coloradogeologicalsurvey.org/geologic-hazards/subsidence-mine/case-histories/>
- Bonanza drive (Vista Ridge)
- [http://www.denverpost.com/ci\\_19042335](http://www.denverpost.com/ci_19042335)

## Case History 2: Erie, CO 2008

In December of 2008, a report of a large subsidence hole in a field west of Erie was reported. The hole was about 50 feet in diameter and 35 feet deep before being filled with water. The field where the hole appeared was under consideration for annexation by the town for future residential development. A geophysical investigation conducted 3 months prior did not show any evidence of voids in the area. The hole was located outside of the mined area shown on the mine map indicating that the mine map was inaccurate. During the mitigation process, a secondary subsidence pit of smaller dimensions was found directly west of the original hole. Both holes were backfilled by the Abandoned Mine Lands program.



## Case History 3: Marshall Area 2007

In May 2007, a consultant reported mine-related subsidence features in a property near Marshall being considered for residential development. Upon investigation, a number of subsidence holes and mine-related features were found on the property. An abandoned building showed significant damage possibly related to the old mine. No records of the mine were found, but several old foundations around the property indicate a mine entry exists west of the site. Due to the unknown mine, lack of records, and the presence of subsidence features, the property owner elected not to pursue development.



# Traffic impact / Incident risk

- I don't think the developer has done any traffic impact study for either WCR5 –WCR4 – Highway 7 connection or Vista Parkway round-about connection.
- WCR5 is not developed to handle high volume of residential and waste management traffic. Also by adding three entry/exits into the sub-division seems to me a bad idea from a traffic incident risk level with high volume of industrial truck traffic on this road, six days a week.
- Vista Parkway is already a shortcut road many non-residents take from HW7 into Erie, adding another sub-division to it seems a very bad idea. The road itself has been re-paved several times and is currently again not in the best condition and very bumpy.
- My fear is that Prospector Road is just going to be used as another shortcut road from I-25, Highway 7, Sheridan exit into WCR4 to reach downtown Erie to avoid the traffic jams on Highway 7. The current infrastructure of those roads is just not ready for this amount of traffic to safely cross through all our sub-divisions.
- I have not seen a comprehensive infrastructure road upgrade plan by the Town of Erie to support the Redtail Ranch sub-division traffic increase by its residents as well as additional Vista Ridge residents and other shortcut traffic from Highway 7.

I guarantee you Prospector Road will be utilized as shortcut, just like Vista Parkway is acting currently.

# Remarks / Recommendation

- I believe the Redtail Ranch location is poorly chosen and is not going to bring the quality community as the developer claims. There are just too many negative factors in play as outlined in this document. **Ask yourself would any of the BOT members invest 400k or more and move your family into a house in this location, knowing all these facts?**
- I looked at the Erie residential master development plan and nearly all those locations seem much better fitted and do not have most of the issues as outlined before.
- I hope the BOT and planning commission will look at **Quality over Quantity** and rejects the Redtail Ranch sub-division plan for the Pratt Property location.
- I would like to make a suggestion to the Town that perhaps they can convince the developer and property owner to develop a **Solar Farm** as a renewable energy plant in Town. I think this property location would be perfect for this type of clean industry and many residents would support it. Or just leave it open space...

Solar Farm is a better purpose for this location.  
Create incentive for developer/property owner to focus on  
creation of renewable Energy in Erie!



# Thank you!

- Please contact me to discuss if any of the items outlined above are not clear or if I have facts stated incorrectly.
- Arnold Slabbekoorn – [Arnold@Slabbekoorn.Com](mailto:Arnold@Slabbekoorn.Com)



## Chris LaRue

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**From:** Audem Gonzales  
**Sent:** Friday, December 4, 2020 10:29 AM  
**To:** Chris LaRue  
**Subject:** FW: Redtail Ranch

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**From:** Deborah Bachelder  
**Sent:** Wednesday, December 2, 2020 8:12 PM  
**To:** Audem Gonzales <agonzales@erieco.gov>  
**Cc:** Melinda Helmer <mhelmer@erieco.gov>; Fred Starr <fstarr@erieco.gov>  
**Subject:** FW: Redtail Ranch

Mr. Slabbekoorn has provided a follow-up email to add to the information he provided earlier.



**Deborah Bachelder AICP**  
Planning Manager/Deputy Director, Planning & Development  
Town of Erie  
645 Holbrook Street | P.O. Box 750 Erie, CO 80516  
Phone: 303-926-2775  
[dbach@erieco.gov](mailto:dbach@erieco.gov) | [www.erieco.gov/planning](http://www.erieco.gov/planning)  
[Facebook](#) | [Twitter](#) | [LinkedIn](#)

**From:** Arnold Slabbekoorn <[arnold@slabbekoorn.com](mailto:arnold@slabbekoorn.com)>  
**Sent:** Wednesday, December 2, 2020 8:01 PM  
**To:** Planning Commission Board <[planning@erieco.gov](mailto:planning@erieco.gov)>  
**Subject:** Re: Redtail Ranch

As a follow up, the most I am afraid off there is going to more garbage discovered on locations they did not fully scan, or had the staging pad for Encana/Crestone peak, which they did not do enough research under itself west side of the property, only scanning was done around it as it was too much effort to dig out the encana staging pad.

And who knows were else on this entire property garbage was dumped south towards vista ridge, not the entire property was deeply scanned only the areas were we found drums sticking up.

If you have any questions please reach out.

I still would really prefer to leave this open space, the traffic on WCR5 has already so increased last 2-3 years with King Soopers traffic from Erie/Colliers hill with sunset and the other development south of High School this would only increase. If this is not going to be 4 lanes all way its going to be a traffic nightmare if this division is added as well. And I see nothing on the plan for this.

Arnold

On Wed, Dec 2, 2020 at 7:47 PM Arnold Slabbekoorn <[arnold@slabbekoorn.com](mailto:arnold@slabbekoorn.com)> wrote:

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Arnold

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**Sent:** Friday, December 4, 2020 10:29 AM  
**To:** Chris LaRue  
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**From:** Deborah Bachelder  
**Sent:** Wednesday, December 2, 2020 8:43 PM  
**To:** Audem Gonzales <agonzales@erieco.gov>  
**Cc:** Fred Starr <fstarr@erieco.gov>; Melinda Helmer <mhelmer@erieco.gov>  
**Subject:** FW: Redtail Ranch



**Deborah Bachelder AICP**  
Planning Manager/Deputy Director, Planning & Development  
Town of Erie  
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**From:** Arnold Slabbekoorn <[arnold@slabbekoorn.com](mailto:arnold@slabbekoorn.com)>  
**Sent:** Wednesday, December 2, 2020 8:36 PM  
**To:** Planning Commission Board <[planning@erieco.gov](mailto:planning@erieco.gov)>  
**Subject:** Re: Redtail Ranch

If we approve a neighborhood park on top of something which we don't know if it still has toxic waste potentially without digging up that pad from Crestone is ridiculous. That's not a proper cover for a landfill and CDPHE should never approve that. Pad should be removed and proper scanning and cleanup of that soil should be performed.

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Arnold

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**From:** Audem Gonzales  
**Sent:** Friday, December 4, 2020 10:29 AM  
**To:** Chris LaRue  
**Subject:** FW: Expansion of Redtail Ranch Subdivision  
**Attachments:** Vista Point East Land Rezoning.jpg

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**From:** Cory Hartel [mailto:coryhartel@msn.com]  
**Sent:** Thursday, December 3, 2020 8:04 AM  
**To:** Audem Gonzales <agonzales@erieco.gov>; Jennifer Carroll <jcarroll@erieco.gov>; Deborah Bachelder <dbach@erieco.gov>; Cory Hartel <coryhartel@msn.com>; mflemming@erieco.gov  
**Subject:** Expansion of Redtail Ranch Subdivision

Hello Audem, Deborah, Malcolm and Jennifer-

We are writing today to express concern and to oppose the expansion of the Redtail Ranch subdivision along the east boarder of Vista Point, that is currently under staff review.

We have been residence of Erie for over 21 years and have lived in our current home at 1357 Serene Drive for 11 years. When we purchased our home, we were told that the landfill behind our house would be closed in 3 years , 11 years later it is still active. We have lived with this with the understanding that nothing would be built behind our house. This land is (according to the zoning map just downloaded from the Town of Erie website) and has been since we purchased our home zoned public use. We appreciate that and other public open lands.

That land is now being considered for re-zoning for residential with a combination of single-family homes, duplexes and town houses. That is definitely a change from public use. This make the density quite high in an area that was to be open space. It changes the feel of Vista Point making the dentistry much higher, that area from being quiet, to noisy and from the clear dark nights to ones of neighborhood and car lights. Not to mention additional traffic.

It is our hope that you will consider the impacts this re-zoning would have on Vista Point and for the homes we have lived in for some time and how this affects our lives in those homes. This is not what we researched and were told when we made our home purchase decisions and is highly disappointing to us if this land is re-zoned especially after so many years in this established neighborhood.

We do understand the original Redtail Ranch footprint and are only opposed to this new addition of land to be built on.

Please reach out if there are any questions we can answer and we would appreciate any updates you have related to this re-zoning consideration. Hopefully the land will not be re-zoned and we can sleep better again at night. It is weighing heavily on us. Attached is an image with the area we are referring to circled in red. [coryhartel@msn.com](mailto:coryhartel@msn.com) and 303-828-0886.

Thank you for your time and consideration.

Cory & Allison Hartel



Lehigh  
Park

VISTA PKWY

MOUNTAIN VIEW BLVD  
Colorado  
National  
Golf Club

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**From:** Audem Gonzales  
**Sent:** Friday, December 4, 2020 10:29 AM  
**To:** Chris LaRue  
**Subject:** Re: Redtail Ranch

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**From:** Deborah Bachelder <[dbach@erieco.gov](mailto:dbach@erieco.gov)>  
**Sent:** Thursday, December 3, 2020 9:20 AM  
**To:** Audem Gonzales <[agonzales@erieco.gov](mailto:agonzales@erieco.gov)>; Melinda Helmer <[mhelmer@erieco.gov](mailto:mhelmer@erieco.gov)>  
**Cc:** Fred Starr <[fstarr@erieco.gov](mailto:fstarr@erieco.gov)>  
**Subject:** FW: Redtail Ranch

Good morning,

Here is another comment to add. Audem, please let Mr. Slabbekoorn that his comments will be included in the BOT packet.

Thank you,



**Deborah Bachelder AICP**  
Planning Manager/Deputy Director, Planning & Development  
Town of Erie  
645 Holbrook Street | P.O. Box 750 Erie, CO 80516  
Phone: 303-926-2775  
[dbach@erieco.gov](mailto:dbach@erieco.gov) | [www.erieco.gov/planning](http://www.erieco.gov/planning)  
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**From:** Arnold Slabbekoorn <[arnold@slabbekoorn.com](mailto:arnold@slabbekoorn.com)>  
**Sent:** Wednesday, December 2, 2020 8:52 PM  
**To:** Planning Commission Board <[planning@erieco.gov](mailto:planning@erieco.gov)>  
**Subject:** Re: Redtail Ranch

Yeah so this road is going to be extremely busy through this neighborhood, it will be the massive shortcut from Erie to King Soopers and I25. Rather than going through Vista Ridge.

On Wed, Dec 2, 2020 at 8:36 PM Arnold Slabbekoorn <[arnold@slabbekoorn.com](mailto:arnold@slabbekoorn.com)> wrote:

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