

## Chris LaRue

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**From:** Deborah Bachelder  
**Sent:** Thursday, May 27, 2021 2:25 PM  
**To:** Chris LaRue  
**Subject:** FW: Canyon Creek Filing 7 & 8



**Deborah Bachelder AICP**  
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**From:** Leon & Laura Schneider <llschneid@gmail.com>  
**Sent:** Thursday, May 27, 2021 2:21 PM  
**To:** Board of Trustees Mail <bot@erieco.gov>; Planning Commission Board <planning@erieco.gov>  
**Subject:** Canyon Creek Filing 7 & 8

I am writing concerning the Canyon Creek Filing 7 and 8 hearing that will be on June 2nd.

I cannot attend the meeting as I am out on vacation which has been scheduled for a long time. It does not feel fair that this meeting was scheduled during a holiday week (Memorial Day), as it really feels like many people will not attend, even with the Zoom option.

I have found some limited information online about the Filing 7 and 8 plans and I have some questions/comments that I hope can be addressed.

What will be done about increased traffic at the intersection of Jasper and Telleen near Red Hawk school? We have been told multiple times that studies have been done, but I really don't think that the people responsible for those studies have been near the school during start and stop times. Traffic is a nightmare, especially over the last year since those studies have been done and since COVID-19. We walk to school every day, and the crossing guard has mentioned that none of the cars listen to her. Since the Filing 7 and 8 will use that intersection as one of its main access points, I'm afraid of how dangerous that will become at school times.

What kind of study has been done to maintain the spectacular views of the mountains from the path along the creek and also from the houses? Losing the unobstructed views will decrease the resale values of the houses along the path for the existing Erie residents. In addition, there are a lot of people that use the path and really just admire the views as they walk along. The number of people along the path has greatly increased since COVID-19, so losing those views completely really is a loss for Erie and its residents. I know that the Town has considered the effects of the views during applications for other subdivisions, so I would hope that they would do it here as well, especially considering the unobstructed views and the great increase in usage along the path in the last year.

Since COVID-19 has hit, the land for Filing 7 and 8 has really become an unofficial open space for the Town of Erie. There are a lot of people that use the paved path, go along the dirt road, and hike through the field to get away from everything. To completely lose that just for another subdivision that is exactly like all the other subdivisions in Erie is really just a slap in the face of the existing residents and ignoring how the land could be used better. While I understand that keeping that area as Town Open Space is a long shot at best, can there anything be done on the plans to try to maintain the open space feel of the area? The Planning Commission and the Board of Trustees should take a fresh look at how the land use in Erie has changed since COVID-19.

On both Filing 7 and 8, there are a lot of mature trees that provide a lot of value to the landscape. Are all of them going to be cleared? For a town with a tree as its main symbol, it would be a shame to see that something couldn't be done to minimize the loss of large mature trees.

Are there any views available that really show how the new houses will sit in relation to the existing houses? I could not locate anything that really shows a good picture of the new subdivision and the existing houses.

What is the estimated timeline for construction? Will there be any considerations made to limit the construction noise beyond normal workday hours (Monday-Friday 8-5)?

Do the plans for the street lighting as well as the house plans call for anything to mitigate light pollution that would affect the night sky?

Regards,

Leon Schneider

## Chris LaRue

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**From:** Shayne Summers <shayne.summers@outlook.com>  
**Sent:** Tuesday, June 1, 2021 8:33 PM  
**To:** Chris LaRue  
**Subject:** Public Comment - Filing 7 & 8 Preliminary Plat

Mr. LaRue,

Please see my below comments regarding there Public Hearing of Filing 7 & 8 Canyon Creek Subdivision.

Filing 8 - According to the preliminary landscape plan, Filing 8, furthest east of filing, the plan shown the existing trees are to be removed. I have strong objection to this as these trees have been part of the natural landscape in the area. They are mature trees, which are few and far between in Erie any more and add so much to the beauty of the open space near the retention pond. It would be an absolute disgrace for the town to allow the developer to remove these trees. Based upon looking at the preliminary plan, I don't see a reason why the developer can't move "21-94" down to Tract E if they insist on keeping those 4 plots.

On behalf of the Creekside community as well as every Erie resident who have enjoyed this natural space for years and continue to do so on a daily basis utilizing the bike path, please don't let this developer come in and remove what they want to simply put in more homes, save our limited open space and the natural beauty it still holds. Yes, they may plant more trees, but it will take years to regain the beauty of this area.

Please feel free to contact me with any questions regarding my comments.

Thank you,

Shayne Summers  
(17 year Erie Resident)