Chuck Darnell

From: Adam <leatherbyadam@gmail.com>
Sent: Monday, October 12, 2026 6:31 PM
To: Chuck Darnell
Subject: Save the Bluffs

Dear Planning Commissioners,

I live in Lone Tree and visit the bluffs almost every day. This place matters to me because I recently went through a tough divorce which has led to me moving to Lone Tree and I've been able to find peace in at the Bluffs. Having this open space is the main reason why I have been able to get through it. One of the quotes on the bench's up there talked about finding peace up there in all seasons of the year. The bluffs have a special way of healing however the more houses and development there is, that healing nature will fade.

I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project’s impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.

Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

Thank you,
Adam Leatherby, Lone Tree

Chuck Darnell

From: Al a <aalvarez68758@yahoo.com>
Sent: Sunday, October 11, 2026 4:09 PM
To: Chuck Darnell
Cc: City Clerk's Office
Subject: Hillcamp Road - Surrey Ridge Concerns



October 8, 2026

Alberto Alvarez

9241 N Palomino Dr

Castle Rock, CO 80108

Hello Mr. Darnell,

I am a resident of Surrey Ridge and I am very concerned about the planned new development for the 343 homes and upcoming approvals with required information still missing. In particular, I ask that any and all approvals for the following being placed on hold until information has been obtained/analyzed through professional services and not just by the developer.

1. Developer says that all 343 homes back exit road is to be a small 2 lane road using Heather Drive & McArthur Drive and having all these residents use a two lane road that has a single lane tunnel under I-25 is NOT practical. There is no fire mitigation plan for this dry grass area.

2. Finally, the size of this new development with NO real reliable source of water or any study of the results of the impacts to existing wells, which some are not replenishable, is just asking for trouble for everyone, including the new residents.

I only ask for a delay on any approval until all information is obtained, analyzed and verified that the future is problem free with the limited resources Colorado currently has. A lack of fire mitigation, easy road access for emergency services & exit and a true source of water is only asking for trouble and putting lives at risk for all involved.

Please have my comments go to records, SB25-0014 & USR25-0002/SP25-0023.

Sincerely,

Alberto Alvarez

aalvarez68758@yahoo.com

Chuck Darnell

From: Alison Biggs <alison.biggs@outlook.com>
Sent: Monday, October 12, 2026 4:59 PM
To: Chuck Darnell; City Clerk's Office
Subject: Public comment opposing the Hillcamp applications (RG24-0007, SB25-0009, SB25-0010, SB25-0014)



October 12, 2026

Chair and Members of the Planning Commission
City of Lone Tree
c/o Chuck Darnell, Principal Planner
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: Public comment opposing the Hillcamp applications (RG24-0007, SB25-0009, SB25-0010, SB25-0014)

Dear Chair Hertzler and Members of the Planning Commission:

I have lived in Surrey Ridge, the neighborhood directly adjacent to the proposed Hillcamp development, for 47 years. I am writing about the Hillcamp Trail final plat (SB25-0014) and the booster pump station (USR25-0002 / SP25-0023) on your October 13 agenda, and about the three residential applications they serve (RG24-0007, SB25-0009 and SB25-0010). Commissions please follow the previous approach of considering all of the proposed development together, and table the road and the pump station for further study under Section 17-5(g). Decide then what fits together with the 343 homes the developer wishes to put on the bluffs that were originally supposed to be considered as 'no development ever". (I have a long memory.)

To reiterate, I am asking the Commission to keep this project together. The road and the pump station have no purpose apart from the 343 homes on the mesa, and those homes have not had a hearing. Staff planned to hear all four applications together. Tabling the road and the pump station costs the developer nothing in construction time, while approval now would record a plat and release City easements that are hard to take back if the homes are never approved.

What concerns me most is how much is being deferred. Wildfire mitigation plans, geotechnical lot review, landslide mitigation, maintenance responsibilities, traffic impacts and wildlife mitigation have all been left to a later stage or to a development agreement that is not in the file. Colorado law requires the adequate water supply finding before approval, not after, but we have no idea how much water will really be needed until the whole development is determined. Findings that the statute makes a precondition to approval are not satisfied by deferring them.

Before anything else, the City is legally required to find that there is enough water. It has not. C.R.S. § 29-20-303 sets that finding as a precondition to approval, and the record does not contain it. To be fair to the

applicant, Douglas County's own draft water plan does not show the serving district in shortfall, and the developer is paying for a pump station and a connection to bring supply in. My concern is that the City has no way to make the finding what the statute requires. The will-serve letter it would rely on is missing three of the six things the statute lists, and the district's own manager told the board that such a letter "is not a promise or guarantee" that the district will serve this development.

I am asking the Commission to make each required finding expressly and on the record, rather than by recital, decline to forward a recommendation until the water, fire access, and geotechnical prerequisites are satisfied, and reject any structure that defers statutory findings to a future development agreement. That asks no more of the applicant than the code already requires. The applicant must meet those requirements before the City considers the proposal. On this record it has not met them.

I appreciate your attention to this, and I am glad to provide any further detail that would be useful.

Respectfully,

Alison Biggs
9293 Heather Dr
Castle Rock, CO 80108
Alison.Biggs@outlook.com
13037904767

Chuck Darnell

From: Amy Kline <amy.kline@comcast.net>
Sent: Saturday, October 10, 2026 2:18 PM
To: Chuck Darnell
Subject: SB25-0014 — Written comment for October 13 hearing

Dear Chair, Commissioners and Mr. Darnell:

My name is Amy Kline and I live at 10754 Bluffside Dr in The Retreat. My family has lived here for 5 years. We're raising our children here and I'm writing for myself and my family, not for our homeowners association.

As a parent raising kids, it terrifies me that our current hydrants cannot provide the required fire flow and can’t be repaired until the pending lawsuit goes to trial in January 2027. The pursuit of a development up the hill before critical water infrastructure is legally settled and fixed puts my family and home at unacceptable risk.

South Metro's own records say the hydrants at the top of our neighborhood are in service, "but we know that without the water line loop completed they aren't physically capable of providing the required fire flow". Southgate wrote that it was "planning on waiting until litigation has been settled before proceeding with reinstallation of the water main." Please don't start road construction next to our hillside until our fire protection is restored.

I respectfully ask the Commission to table SB25-0014 for further study under Section 17-5-40(g), so it can come back together with the Hillcamp homes it is meant to serve. Under staff's own condition 3, nothing can be built until those homes are approved, so a pause costs very little.

Thank you for your service and for considering my comments.

Sincerely,
Amy Kline
10754 Bluffside Dr, Lone Tree, CO 80124

Chuck Darnell

From: Andreas Witzel <witzela@msn.com>
Sent: Monday, October 5, 2026 7:53 PM
To: Chuck Darnell
Subject: Planning Commission meeting 10/13/2026, SB25-0014 and USR25-0002 / SP25-0023



Dear Planning Commissioners,
I live in Carriage Club in Lone Tree and walk the Bluff almost every day. My family chose to live here in large part because of the proximity to this open landscape and the opportunity to experience the wildlife and natural habitat right outside our neighborhood. The Bluff is not simply open land to me—it is a place I use and value every day, and a landscape I hope will remain meaningful for future generations.
I am writing to respectfully object to moving forward with the Hillcamp development in a piecemeal manner. I understand that the various Hillcamp applications are separate applications and must ultimately be decided separately. However, I believe the Commission should consider their **connected and cumulative impacts as part of one overall development** before approving individual components that enable the larger project.
This is particularly important for the proposed Hillcamp Trail/road (**SB25-0014**) and the water booster pump station (**USR25-0002 / SP25-0023**). These are not unrelated improvements: the road is proposed as the primary public connection to the Hillcamp community, while the pump station is specifically intended to provide water service to the proposed development.
I respectfully ask the Planning Commission to delay action on these applications until the full Hillcamp proposal and its cumulative impacts have been adequately considered. Looking at impacts one application at a time can miss the combined effect of the development—for example, the cumulative effects of increased traffic, noise, lighting, construction activity, drainage, wildfire and emergency access, infrastructure, and impacts on wildlife habitat and the character of the Bluff.
My concern is not simply about any one individual component. It is about whether the combined effect of the approximately 340-home development, its roads and infrastructure, and its proximity to the Bluff has been fully evaluated before decisions are made that would facilitate the project.
I respectfully request that the Commission take a comprehensive approach and consider the whole Hillcamp development, including its cumulative impacts on the surrounding environment and neighborhoods, before approving the individual pieces that would make the larger development possible.
I also respectfully request that this comment be included in the October 13 hearing records for **both** the Hillcamp Trail/road application (**SB25-0014**) and the water booster pump station applications (**USR25-0002 / SP25-0023**).
Thank you for your consideration and for your responsibility to protect the long-term character, safety, and environmental quality of Lone Tree. I hope the Commission will carefully consider what may be lost if these decisions are made one piece at a time rather than in the context of the development as a whole.
Sincerely,
Andreas Witzel
Carriage Club
Lone Tree, CO

Chuck Darnell

From: Andrew Butler <abutler4383@gmail.com>
Sent: Saturday, October 10, 2026 4:15 PM
To: Chuck Darnell
Subject: Lone Tree Bluffs

Please vote against the proposal to develop the Lone Tree Bluffs. I have lived in Douglas County for 25 years and Lone Tree before that. There was always supposed to be a buffer between Denver and Castlerock so that you could travel and not just be inundated by houses all the way we need a breath every once in a while.

Andrew Butler
5162 N Lariat Dr

Chuck Darnell

From: Ann Bley <aclingb@gmail.com>
Sent: Sunday, October 11, 2026 11:15 AM
To: Chuck Darnell
Cc: City Clerk's Office
Subject: The required findings on Hillcamp have not been made



October 11, 2026 Chair and Members of the Planning Commission City of Lone Tree c/o Chuck Darnell, Principal Planner 9220 Kimmer Drive, Suite 100 Lone Tree, CO 80124 Dear Chair Hertzler and Members of the Planning Commission: I live in Surrey Ridge, the neighborhood directly adjacent to the proposed Hillcamp development. I have lived here for 14 years. I ask the Commission to table the road and the pump station for further study under Section 17-5-40(g), and decide them together with the 343 homes they exist to serve. The applications before you are RG24-0007, SB25-0009, SB25-0010 and SB25-0014. The road in SB25-0014 is the only public access to a 343 home subdivision, and the pump station in USR25-0002 and SP25-0023 exists to serve the same homes. City staff aligned all four Hillcamp applications for concurrent review and hearings because, in staff's words, "all studies and analyses for the Preliminary Plans are dependent on the access point and roadway alignment" proposed for this road. The developer then brought the road forward alone. Lone Tree's subdivision code provides that land "shall not be approved until the necessary provisions have been made for" access, water and fire protection. I ask the Commission to table both items for further study under Section 17-5-40(g) and decide them together with the homes they serve. I ask the City to require a real comparison of a second access inside Lone Tree before it approves this road. The applicant's own alternatives memo shows routes on the City's side that meet emergency access criteria. Routing the backup exits for 343 homes onto County roads in a neighborhood outside the city, with no County permit in the record and no County plan to pave McArthur Drive, shifts the cost and the risk onto people who have no vote in this decision. The water case has not been made. Colorado law requires an adequate-supply determination before approval, and no such determination appears anywhere in this record. The developer does admit that the serving system already has trouble balancing hydraulic grade lines at peak demand without Hillcamp. The record also lists what would have to be built before any of this works: a new booster pump station, miles of new transmission main, an I-25 crossing and seventeen hydrants. Approving 343 homes against that record puts existing residents' water at risk to serve new ones. I would add the wet ground below the mesa to that question. The applicant's biological assessment reports it "did not observe obvious evidence of wetlands" there, on one site visit made August 29, 2023. That is an observation from one visit. The Corps' own test calls for a field delineation, and the City can require one before it approves. What I would ask of this Commission is narrow. Please make each required finding expressly and on the record, rather than by recital, decline to forward a recommendation until the water, fire access, and geotechnical prerequisites are satisfied, and reject any structure that defers statutory findings to a future development agreement. That is ordinary land use review, and it is what the statute requires. Thank you for considering these comments. I ask that this letter be entered into the record for these applications. Respectfully, Ann Bley 9899 Sorrel Road Castle Rock, CO 80108
aclingb@gmail.com
Ann C. Bley
303-594-2416
aclingb@gmail.com

Chuck Darnell

From: Ben Eggleston <bteggleston@gmail.com>
Sent: Sunday, October 11, 2026 3:03 PM
To: Chuck Darnell
Subject: October 13 — Protect the Lone Tree Bluffs

Dear Planning Commissioners,
I live in Parker and visit the bluffs to hike, watch sunrises/sunsets, and enjoy the outdoors. This place matters to me because it is some of the only remaining wild space we have. We already ruined the relaxing drive going east on Ridgegate with the eyesore that is the Onyx building, that thing blocks wonderful mountain views coming from Parker to get to I25. The justice building is just as bad with all the construction and traffic ruining a once quite and relaxing area. Why do we need more homes in an area that is already overpopulated for the infrastructure? There's too many people and not enough roads to handle the people. I don't live in Denver for a reason, this would help ruin that reason. Lone Tree is already called the ghetto Cherry Hills, why do we want to reinforce that narrative? We need the open space more than we need more people killing wildlife and destroying what little open space we have left to enjoy.

Please do not move forward with this project. I have read much of the literature I have found and do. It seems a single good reason to expand housing to build more McMansions. We don't need more people here, there are lots of places that can be built out that do not ruin the last bit of wilderness we have left.

Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).
Thank you,
Ben Eggleston.

Sent from my iPhone

Chuck Darnell

From: Betsy Riner <betsyriner@comcast.net>
Sent: Monday, October 12, 2026 9:36 PM
To: Chuck Darnell; City Clerk's Office
Subject: Hillcamp Road Access and Pump Station OBJECTION

Dear Mr. Darnell,

I live at 9902 N. Heather Dr, Castle Rock Co. 80108. I am asking that the Commission to table ALL discussion regarding the access roads that would attach the Hillcamp subdivision and the Surrey Ridge and Surrey Ridge Estates roads. I am also asking the discussions of the contemplated pump stations to be tabled until later meetings when the homes themselves will be discussed.

I **strongly oppose** any and all roads connecting the Surrey Ridge community and Heather Drive to the proposed Hillcamp subdivision. The Surrey Ridge road system, built many years ago, is not an adequate road system to handle any more traffic than it already has. There are too many blind corners, consistent equestrian use, significant wildlife and the rural environment is no place for feeder traffic, reliever traffic or emergency traffic. It's unsafe to have more traffic from Hillcamp driving through our roads. Any entrance and egress of Hillcamp's ill-guided development should originate and exit to the north of Hillcamp back to Lonetree. Congestion added to our existing roads during an emergency situation from Hillcamp would only be highly amplified if Hillcamp is allowed to further complicate and restrict our exit. It would undoubtedly impact the safety of my family and the many families in Surrey Ridge significantly. I invite you to personally come drive the Surrey Ridge roads with me to illustrate these critical points. Please take the time to investigate thoroughly the impact that a road connection and the water pump station will cause.

I would like my comments included in records: SB25-0014 and USR25-0002 / SP25-0023.

Sincerely,
Elizabeth Riner





Chuck Darnell

From: Brent Kline <brent.kline@comcast.net>
Sent: Sunday, October 11, 2026 1:36 PM
To: Chuck Darnell
Subject: USR25-0002/ SP25-0023

Dear Chair, Commissioners and Mr. Darnell:

My name is Brent Kline, and I live at 10754 Bluffside Dr in The Retreat. My family has lived here for 5 years. We're raising our children here. We hike the bluffs and open space near our home. I'm writing as an individual homeowner, not for our homeowners association.

Drought conditions in Colorado with water restrictions from Denver Water paint a dim picture for increased construction. Over-development is already penalizing property owners. The proposed pump station, serves only homes that have not been approved.

Staff's report says the pump station's purpose is "to provide water service to proposed future residential development within the Rural Residential Planning Area", the same Hillcamp homes that are not before you. For the road, staff recommends no construction permit until those homes' preliminary plan is approved, but the pump station's draft motion lists no conditions. Please apply the same rule: no construction until the homes it serves are approved, and Parker Water's written commitment in the record before Council.

The water provider's commitment should be in writing before anything is built. The packet relies on a 2006 agreement it doesn't include, and Parker Water's own letter lists open items.

I ask the Commission to recommend the same common sense staff applied to the road: no construction of the pump station until the homes it serves are approved.

Thank you for your service and for considering my comments.

Sincerely,
Brent Kline
10754 Bluffside Dr, Lone Tree, CO 80124

Chuck Darnell

From: Caley Jones <thecaleyjones@gmail.com>
Sent: Monday, October 12, 2026 5:52 AM
To: Chuck Darnell
Subject: Oppose Cabela Drive Road Extension

Hi Chuck,

I live in Douglas County. Every year we look forward to seeing the last herd of elk in Douglas Count up on the ridge from our house. Unbelievable to think of developing more homes needing more water and resources and displacing these beautiful animals that make Colorado beautiful.

Please stop! I oppose the Cabela Dr Road Extension. Please listen to your constituents!

Thank you!

Caley Jones

Sent from my iPhone

Chuck Darnell

From: Cara Rakovich <cara.rakovich@gmail.com>
Sent: Tuesday, October 6, 2026 9:13 PM
To: Chuck Darnell; City Clerk's Office
Subject: Request for findings on the record for the Hillcamp / Southridge Preserve applications



Dear Chair Hertzler and Members of the Planning Commission:

I am a homeowner in The Retreat at RidgeGate, the community next to the proposed roadway alignment. I have lived here for 5 years. I would like these comments entered into the record on the Hillcamp applications. My request is this. I ask the Commission to table the road and the pump station for further study under Section 17-5-40(g), and decide them together with the 343 homes they exist to serve.

I am asking the Commission to keep this project together. The road and the pump station have no purpose apart from the 343 homes on the mesa, and those homes have not had a hearing. Staff planned to hear all four applications together. Tabling the road and the pump station costs the developer nothing in construction time, while approval now would record a plat and release City easements that are hard to take back if the homes are never approved.

I ask the City to require a real comparison of a second access inside Lone Tree before it approves this road. The applicant's own alternatives memo shows routes on the City's side that meet emergency access criteria. Routing the backup exits for 343 homes onto County roads in a neighborhood outside the city, with no County permit in the record and no County plan to pave McArthur Drive, shifts the cost and the risk onto people who have no vote in this decision.

I would ask you to start with whether people can get out during a wildfire. That means the households who would live in these 343 homes and the neighbors who already live around them. On the current record they cannot get out. One public collector road serves the entire subdivision. The two proposed alternates are gated, emergency-only, and by the developer's own admission too steep to function as public roadways. The International Fire Code sets the two-access requirement at 30 units, and this application proposes 343. That has to be settled before approval.

I want to be specific about what this means for my household. We love this neighborhood and community and want to make sure any new development honors those already here, our safety, and what we value in our community.

I am asking the Commission to make each required finding expressly and on the record, rather than by recital, decline to forward a recommendation until the water, fire access, and geotechnical prerequisites are satisfied, and reject any structure that defers statutory findings to a future development agreement. That asks no more of the applicant than the code already requires. If the applicant can meet those requirements, the City can consider approval. On this record it has not met them.

I appreciate your attention to this, and I am glad to provide any further detail that would be useful.

Respectfully,

Cara Rakovich
9550 Fork Bluff Pt
Lone Tree, CO 80124
cara.rakovich@gmail.com

Chuck Darnell

From: Carol Ann Smith <carolann.smith4@gmail.com>
Sent: Monday, October 5, 2026 3:51 PM
To: Chuck Darnell
Subject: Save the Bluffs!

Subject: October 13 — Protect the Lone Tree Bluffs

Dear Planning Commissioners,

I live in Lone Tree and visit the bluffs to walk, ride my bike and watch the wildlife with my family. This place matters to me because of its natural untouched beauty, while so much of the land around us is being overdeveloped!

I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations.

Please consider the whole development before approving the pieces that would make it possible.

Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

Thank you,
Carol Ann Smith

Sent from my iPhone

Chuck Darnell

From: Carol Sorensen <soren.carol@gmail.com>
Sent: Sunday, October 11, 2026 5:36 PM
To: Chuck Darnell
Subject: Hillcamp Road and Water Pump Station

Hi Chuck. Sending along a note of request that the Planning Commission HOLD on approving Hillcamp's road and water pump station until the full development is submitted for review and approval.

It's difficult to be able to assess the full scope/scale/impact of one part of the project until they can see the whole thing. It would be like approving the foundation of a house, without understanding of and approval for the specs of what's being built above it.

I do plan to show up at the Planning Commission meeting as well, but wanted to ensure you had my comments for the packet, if appropriate.

Thank you,
Carol Sorensen
Lone Tree Resident
303-888-6190

Chuck Darnell

From: Charlotte Ley <charlotteley@yahoo.com>
Sent: Thursday, October 8, 2026 12:17 PM
To: Chuck Darnell
Subject: SIGNED COPY — PETITION TO THE CITY OF LONE TREE Hillcamp / Southridge Preserve applications RG24-0007 · SB25-0009 · SB25-0010 · SB25-0014, and the associated Site Improvement Plan for the South Havana Street lift station



SIGNED COPY — PETITION TO THE CITY OF LONE TREE
Hillcamp / Southridge Preserve applications
RG24-0007 · SB25-0009 · SB25-0010 · SB25-0014, and the associated Site Improvement Plan for the South Havana Street lift station

Signed: October 8, 2026
Reference: SSR-2026-NBXKZS
Petition text version: 2026-10-06

SIGNED BY: Charlotte Ley (Owner)

Address: 9600 Sorrel Rd
Castle Rock, CO 80108
Relationship: Property owner in Surrey Ridge
Email: charlotteley@yahoo.com

DECLARATIONS MADE AT SIGNING
[x] I have read the full petition.
[x] The information I have given is true to the best of my knowledge.
[x] I request that my signature be entered into the official record.

FULL TEXT OF THE PETITION AS SIGNED

Petition to the City of Lone Tree

In the matter of the Hillcamp applications, being City of Lone Tree case numbers SB25-0014 (Final Plat, Hillcamp Trail Filing No. 1), USR25-0002 and SP25-0023 (Hillcamp Booster Pump Station), RG24-0007 (Hillcamp Sub-Area Plan), SB25-0009 (Hillcamp Southridge Preserve Parcels 4 and 5 Preliminary Plan), and SB25-0010 (Hillcamp RidgeGate Rural Residential Preliminary Plan), together with the associated Site Improvement Plan for a sanitary lift station on South Havana Street.

To the Chair and Members of the Lone Tree Planning Commission, and to the Mayor and Members of the Lone Tree City Council.

Why this development does not work

Hillcamp would place 343 homes on roughly 392 acres of mesa top above Lone Tree, reached by a single new public road that climbs mapped landslide terrain. Every study of the homes depends on that road, which is why City staff aligned all four Hillcamp applications for review and hearing together. In July 2026 the applicant separated the road from the homes and brought it forward alone, followed by the booster pump station that exists to serve the same homes. Approving those pieces first would commit the City to the project before anyone has shown that the homes can be built and occupied safely.

The record does not yet show that people could get out in a wildfire. The road is about 4,077 feet long and ends in a temporary turnaround. The only secondary access is two gated emergency connections onto County roads the applicant does not control and for which Douglas County has issued no permit. South Metro Fire Rescue has not issued its non-objection letter on any of the applications. The applicant declined to commit the homes to the Colorado Wildfire Resiliency Code the City adopted in 2026, its own fire mitigation plan states that risk “will increase significantly once houses are built,” and no wildfire mitigation plan has been filed for the road.

The record does not yet show that the ground or the water can support the project. The latest geotechnical report remains preliminary, accepts a factor of safety below the 1.5 the City requires, and has not fully answered the Colorado Geological Survey. No adequate water supply determination has been made, the water provider has committed no number of homes, and no study addresses the effect of grading and drainage on the private wells below the site. The applicant’s own engineers identified access routes inside Lone Tree that meet emergency access criteria and set them aside, choosing instead to route the backup exits for 343 homes onto County roads in neighborhoods that have no vote in this decision and no means to pay for road improvements.

The undersigned do not ask the City to decide the residential applications by this petition. We ask the City to decide the road, the pump station and the homes together, on a complete record, and to make each finding its Code and Colorado law require before any part of this project is approved.

Grounds.

One project, decided in pieces. City staff’s letters of February 11, May 29 and August 21, 2026 state that the four Hillcamp applications were aligned for concurrent review and hearings because “all studies and analyses for the Preliminary Plans are dependent on the access point and roadway alignment proposed in application SB25-0014.” On July 21, 2026 the applicant resubmitted SB25-0014 separately. The applicant’s own project narrative states that the plat is requested “to provide site access to the proposed Hillcamp subdivision.” Lone Tree Code § 17-5-20 requires findings that a plat achieves the purposes of § 17-1-20, which provides that land “shall not be approved until the necessary provisions have been made for” access, water supply and fire protection. Those provisions depend on applications that have not been heard.

Fire access and evacuation.

Hillcamp Trail is approximately 4,077 feet long and, until a second approved access is built and legally secured, terminates in a temporary turnaround. The fire code adopted by the City requires special approval for dead end fire apparatus access roads exceeding 750 feet, and the record contains none.

South Metro Fire Rescue’s May 26, 2026 letter states that the site layout, density and topography “are not allowing for compliant remoteness where two fire apparatus access roads are required,” and South Metro has not issued the non-objection letter it said would follow resolution of its comments. The only secondary access consists of gated connections onto McArthur Drive and Heather Drive.

The applicant's Community Response Letter of March 27, 2026 states that a public roadway connection at McArthur is infeasible. Douglas County's April 20, 2026 referral requires permanent access permits for those connections, and none appear in the record. No evacuation analysis of the development and the surrounding neighborhoods appears in the record

Wildfire.
The City adopted the Colorado Wildfire Resiliency Code in April 2026, and it applies to every home permitted after it took effect. The applicant declined staff's request to add adherence to that code to its fire mitigation plans. Its fire mitigation plan states that "Risk at Hillcamp will increase significantly once houses are built." Staff required a wildfire mitigation plan for the road under § 17-5-70(14), and the applicant responded that one "will not be required for this plat."

Slope stability.
On February 11, 2026 staff required "A final geotechnical report (not a preliminary report)" before plat approval, and on May 29, 2026 staff required a minimum factor of safety of 1.5. The September 4, 2026 report states that "The recommendations provided are preliminary," and states that "a minimum FOS of 1.3 is acceptable," and reports Sections B-B and F-F below 1.5 in existing or construction conditions.

The Colorado Geological Survey's August 20, 2026 letter states that the study "remains preliminary" and "does not fully address" its concern regarding the extent of reduced strength soils in mapped landslide terrain. A constructed slope in The Retreat, directly northwest of the road, failed in 2024.

Water supply and wells.
C.R.S. § 29-20-303 provides that a local government shall not approve a development of this kind without determining that an adequate water supply exists. No such determination appears in this record.

The Parker Water and Sanitation District letter of October 8, 2025 conditions service on inclusion and commits no number of units, no fire flow and no expiration, and omits elements C.R.S. § 29-20-304(2) requires.

The applicant's utility reports disagree on fire flow. The record contains no analysis of the effect of the proposed grading, detention and drainage on groundwater or on the wells and water rights of properties below the site, and no wetland delineation.

Access alternatives within Lone Tree.
The applicant's November 20, 2025 roadway alignment memorandum evaluated seven routes. Two routes within Lone Tree, the ranch road alignment the Retreat HOA recommended, and a route from behind the Cabela's center, each met emergency access criteria. Neither, however, was carried forward, and the secondary access for the development was instead placed on County roads outside the City.

Burden on unincorporated Douglas County. Residents along McArthur Drive and Heather Drive are not constituents of the deciding body, are served by no special district with authority to fund street or utility improvements, and would receive the project's evacuation traffic on roads the applicant's own consultant rates at 400 vehicles per day.

Comprehensive Plan conformance.

Lone Tree Code § 17-3-20 makes consistency with the Comprehensive Plan a condition of approval of a preliminary plan, and the submittal contains no conformance analysis. The plan commits the City to afford adjoining communities outside its jurisdiction an opportunity for review and comment.

Traffic.
On the applicant's own analysis, the southbound left turn at the I-25 off-ramp at RidgeGate Parkway already operates at level of service F in the PM peak. The project would add 3,136 average daily trips, and the applicant's memorandum states that site traffic would exceed 20 percent of volume on several movements, requiring a CDOT access permit.

Wildlife.
Colorado Parks and Wildlife (CPW) maps a Big Game Pinch Point on the property, and the applicant's consultant records CPW's recommendation of no surface occupancy and no ground development in such areas. The field survey relied upon is a single visit on August 29, 2023.

Deferred findings.
Substantive prerequisites, including geotechnical oversight, landslide mitigation, wildfire maintenance and wildlife mitigation, have been left to a development agreement and a Subdivision Improvement Agreement that are not final. Staff's August 21, 2026 letter states that the Subdivision Improvement Agreement must be completed before the City Council hearing. A finding the City must make before approval cannot be satisfied by an agreement reached later.

Relief requested.
Table SB25-0014 and USR25-0002 / SP25-0023 for further study under Lone Tree Code § 17-5-40(g) to a specific date, and decide them together with RG24-0007, SB25-0009 and SB25-0010.

In the alternative, recommend denial.

In the further alternative, condition any approval so that the plat is not recorded and no grading or construction begins until the Sub-Area Plan, both preliminary plans and the Development Agreement are approved.

Deny RG24-0007, SB25-0009 and SB25-0010 as presently submitted, or continue them until the findings above are made on the record.

Make the adequate water supply determination C.R.S. § 29-20-303 requires before any approval, with the water provider's written commitment and confirmed fire flow.

Obtain South Metro Fire Rescue's written approval of fire apparatus access for the full development, including any special approval the fire code requires, before any approval.

Require the final geotechnical report staff required, demonstrating a factor of safety of 1.5, and an independent review of the slope analysis that applies reduced strength parameters in mapped landslide terrain.

Require the road wildfire mitigation plan § 17-5-70(14) calls for, and a demonstration that the homes can comply with the Colorado Wildfire Resiliency Code.

Require that a second means of access adequate to serve 343 homes be located within the City of Lone Tree, and evaluate the alternatives within the City that the applicant set aside.

Obtain Douglas County's written position and any permits it requires for the McArthur Drive and Heather Drive connections, and refer these applications to the County under Lone Tree Code § 17-1-190.

Require independent evacuation modeling of the plan as submitted, accounting for Surrey Ridge including horses and livestock in trailers, Oak Hills, The Retreat, McArthur Ranch, Hillpoint, the communities along Monarch Road, and Hilltop, prepared by a party the applicant did not retain.

Require a study of the effect of grading and drainage on groundwater and on the wells below the site, and a wetland delineation, before any approval.

Require a Comprehensive Plan conformance analysis on the record.

Enter this petition and the signatures appended to it into the official record for each of the applications identified above, including SB25-0014 and USR25-0002 / SP25-0023 for the October 13, 2026 hearing.

Declaration of each signer.
Each person signing below states that I have read this petition, that the information I provide is true to the best of my knowledge, and that I request that this petition and my signature be entered into the official record for the applications identified above. Where I sign on behalf of an organization, I state that I am authorized to do so.

Chuck Darnell

From: Christina Naff <cj.naff@gmail.com>
Sent: Tuesday, October 13, 2026 10:24 AM
To: Chuck Darnell
Subject: Lone tree bluffs

I live in north Denver (80207) but when I'm on this side of town I am very glad to have open space I can hike or run in to connect with nature.
I oppose the Cabela Drive road and Hillcamp development. Thank you!

Chuck Darnell

From: Dan Chouinard <mainedawg@msn.com>
Sent: Monday, October 12, 2026 1:05 PM
To: Chuck Darnell
Cc: Dan Chouinard; Ann Chouinard
Subject: Case # SB25-0014

Hi Mr. Darnell:

This is in regards to the proposed Hillcamp Road and why the Cabela Drive extension is being chosen for the access road. If there is going to be a road to a development, then on the surface it would seem more appropriate to utilize and expand the Surrey Ridge Road given that this road would provide easier (overall distance and slope) access to what would ultimately be the proposed homesite development on top of the Bluffs. Not to mention, this effort would address the single lane issue / safety concern associated with Surrey Ridge Road.

This proposed Cabela Drive extension would have a massive negative impact on the current trail and overall natural beauty of the area leading to the top of the Bluffs. I also believe this proposed road would present a dangerous situation since there is no sidewalk when kids and adults are currently biking / walking on the road and cars coming down the Bluffs would likely be at a higher rate of speed than the neighborhood currently experiences. This does not even take into account the safety and dangers of the wildlife that travels the area. What would stop cars coming down the Bluffs from traveling at higher rates of speed?

Lone Tree and the Bluffs are beautiful — let's keep it that way.

Respectfully,

Dan and Ann Chouinard
10748 Bluffside Drive
Lone Tree CO 80124

Chuck Darnell

From: Darren Lombardi <darrenlombardi70@gmail.com>
Sent: Saturday, October 10, 2026 6:48 AM
To: Chuck Darnell; City Clerk's Office
Subject: Request for findings on the record for the Hillcamp / Southridge Preserve applications



October 10, 2026

Chair and Members of the Planning Commission
City of Lone Tree
c/o Chuck Darnell, Principal Planner
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: Request for findings on the record for the Hillcamp / Southridge Preserve applications

Dear Chair Hertzler and Members of the Planning Commission:

I write as a resident of Surrey Ridge, the neighborhood that would absorb this project's traffic and its evacuation risk. I have lived here for 6 years. I am writing about the Hillcamp Trail final plat (SB25-0014) and the booster pump station (USR25-0002 / SP25-0023) on your October 13 agenda, and about the three residential applications they serve (RG24-0007, SB25-0009 and SB25-0010). I ask the Commission to table the road and the pump station for further study under Section 17-5-40(g), and decide them together with the 343 homes they exist to serve.

I am asking the Commission to keep this project together. The road and the pump station have no purpose apart from the 343 homes on the mesa, and those homes have not had a hearing. Staff planned to hear all four applications together. Tabling the road and the pump station costs the developer nothing in construction time, while approval now would record a plat and release City easements that are hard to take back if the homes are never approved.

I ask the City to require a real comparison of a second access inside Lone Tree before it approves this road. The applicant's own alternatives memo shows routes on the City's side that meet emergency access criteria. Routing the backup exits for 343 homes onto County roads in a neighborhood outside the city, with no County permit in the record and no County plan to pave McArthur Drive, shifts the cost and the risk onto people who have no vote in this decision.

The water case has not been made. Colorado law requires an adequate-supply determination before approval, and no such determination appears anywhere in this record. The developer does admit that the serving system already has trouble balancing hydraulic grade lines at peak demand without Hillcamp. The record also lists what would have to be built before any of this works: a new booster pump station, miles of new transmission main, an I-25 crossing and seventeen hydrants. Approving 343 homes against that record puts existing residents' water at risk to serve new ones. I would add the wet ground below the mesa to that question. The applicant's biological assessment reports it "did not observe obvious

evidence of wetlands" there, on one site visit made August 29, 2023. That is an observation from one visit. The Corps' own test calls for a field delineation, and the City can require one before it approves.

I can speak to this from where I live. There is one road out of our property. In the case of a wildfire so close we would only have minutes to evacuate. We are also concerned about our well water table stability.

What I would ask of this Commission is narrow. Please make each required finding expressly and on the record, rather than by recital, decline to forward a recommendation until the water, fire access, and geotechnical prerequisites are satisfied, and reject any structure that defers statutory findings to a future development agreement. That is ordinary land use review, and it is what the statute requires.

I appreciate your attention to this, and I am glad to provide any further detail that would be useful.

Respectfully,

DARREN LOMBARDI
9236 N Surrey Drive
Castle Rock, CO 80108
darrenlombardi70@gmail.com
17202912804

Cheers,
Darren Lombardi
720-291-2804

Chuck Darnell

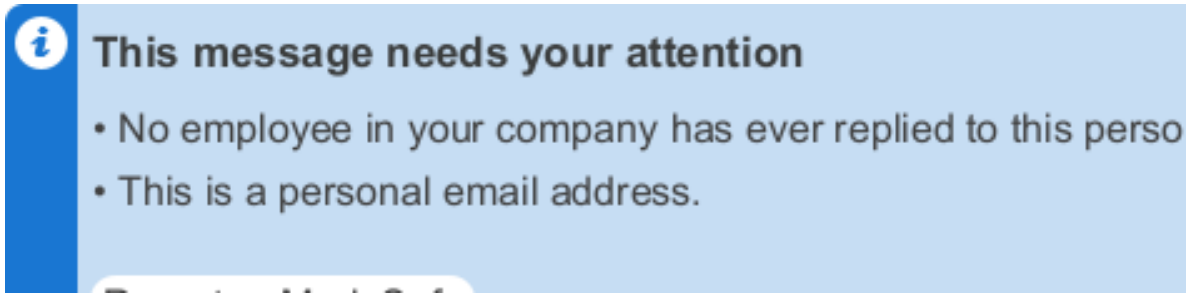
From: Kelly First
Sent: Monday, October 12, 2026 7:55 AM
To: Chuck Darnell
Subject: FW: A request on the Hillcamp applications

Kelly A. First
Community Development Director
9220 Kimmer Drive
Lone Tree, CO 80124
Office: 720-509-1274

From: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>
Sent: Sunday, October 11, 2026 12:13 PM
To: Kelly First <Kelly.First@cityoflonetree.com>
Subject: Fw: A request on the Hillcamp applications

Marissa Harmon
Mayor
City of Lone Tree
Office: 720-509-1284
Cell: 720-582-3586

From: Darren Lombardi <darrenlombardi70@gmail.com>
Sent: Saturday, 10 October 2026 06:48:38
To: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>
Subject: A request on the Hillcamp applications



October 10, 2026

The Honorable Marissa Harmon, Mayor
City of Lone Tree
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: A request on the Hillcamp applications

Dear Mayor Harmon:

I write as a resident of Surrey Ridge, the neighborhood that would absorb this project's traffic and its evacuation risk. I have lived here for 6 years. I am writing to you directly about the Hillcamp proposal, because I think this one sets a precedent for how Lone Tree handles its last undeveloped edge. I am asking you to insist that the required findings are made on the record before this project advances.

The road does not yet meet the City's own conditions. On February 11, 2026 staff required a final geotechnical report, not a preliminary one, before plat approval, and on May 29, 2026 staff required a minimum factor of safety of 1.5. The September 4, 2026 report still calls its recommendations preliminary, says 1.3 is acceptable, and reports two sections below 1.5. Staff also required a wildfire mitigation plan for the road, and the applicant answered that one "will not be required for this plat." I ask the Commission to table the road until those requirements are met.

I ask the City to require a real comparison of a second access inside Lone Tree before it approves this road. The applicant's own alternatives memo shows routes on the City's side that meet emergency access criteria. Routing the backup exits for 343 homes onto County roads in a neighborhood outside the city, with no County permit in the record and no County plan to pave McArthur Drive, shifts the cost and the risk onto people who have no vote in this decision.

I want to raise a question about our wells that I do not believe anyone has looked at. This site sits above us, and properties below it hold wells and vested water rights that convey with the land. The project regrades a mesa top, cuts a 4,077-foot road into it, and builds detention ponds and drainage works to carry stormwater somewhere other than over the slopes, because the applicant's own drainage engineer says sending it over those slopes would create unstable conditions. What the grading, the swales and the detention capture on the way decides what is left to reach the wells underneath. The applicant's drainage memorandum of March 27, 2026 does not contain the words groundwater, aquifer, recharge or well, and neither does the off-site utility report. I am not claiming the wells will fail. I am asking the City to require an independent study of it before it approves anything, because the households that would find out otherwise have no way to replace a well. The same drainages feed wet ground below the mesa. The applicant's biological assessment reports it "did not observe obvious evidence of wetlands" there, but that is an observation from one site visit on August 29, 2023, not the field delineation the Corps' own test calls for. I would ask the City to require a delineation before it approves.

I can speak to this from where I live. There is one road out of our property. In the case of a wildfire so close we would only have minutes to evacuate. We are also concerned about our well water table stability.

I would ask you to insist on an adequate water supply determination, insist on a genuine second way out

that meets the fire code, and insist that the State geologist's concerns are resolved before a road is approved across that slope, and to say so publicly. Leadership on this question would matter a great deal to the households around this site.

I appreciate your attention to this, and I am glad to provide any further detail that would be useful.

Respectfully,

DARREN LOMBARDI
9236 N Surrey Drive
Castle Rock, CO 80108
darrenlombardi70@gmail.com
17202912804

Cheers,
Darren Lombardi
720-291-2804

Chuck Darnell

From: Denise Basse <denise1basse@gmail.com>
Sent: Monday, October 5, 2026 3:49 PM
To: Chuck Darnell; Denise Basse; Dave Hlavac
Subject: Bluffs Regional Park



I have lived in Lone Tree for 22 years in the Enclave at Heritage Hills.

When we first moved here I was so excited when I discovered "The Bluffs". I could not believe I had a place to hike and enjoy the out of doors with no building near me except the houses that are lower down. I remember connecting to the East West Trail and enjoying the Ostrich Farm very close to the cut off. I still hike this trail , many weeks I hike it twice. I love coming upon deer and other wildlife while I hike.

I am very concerned that the rural feel of "The Bluffs" will be lost if houses are built very close to them. Then it would seem more like a suburban path.

Please consider curtailing any further development in this area.

Please include my comments in the upcoming hearing records.

Kind regards,

Denise Basse

Chuck Darnell

From: Derek White <derekbrucewhite@proton.me>
Sent: Tuesday, October 13, 2026 8:25 AM
To: Chuck Darnell
Subject: Hill Camp opposition



Dear Chuck:

Hope this finds you well. I live in Lone Tree and spend many days running, hiking, or admiring the bluffs. It's one of the reasons I moved here when visiting Colorado three years ago. I see wildlife constantly and it's a great reminder of the fact that we can share this land with humans and wildlife alike.

I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.

Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

Thank you,
Derek White

Chuck Darnell

From: diana mcfail <diana.mcfail@yahoo.com>
Sent: Tuesday, October 6, 2026 7:41 AM
To: Chuck Darnell
Subject: Please Say No to Hillcamp

Dear Planning Commissioners,

I live in Carriage Club in Lone Tree, and my family and I frequently visit the Bluffs to walk the dogs, cycle, take in sunsets, and watch the wildlife. In a world where development is taking over so much of our open land and wildlife habitats, I feel lucky to have the Bluffs to enjoy nature and the beauty it holds. Taking the dogs down the East/West Trail early in the morning, when there are few, if any, other people, and taking in the majesty of the land and wildlife is one of my favorite things to do. Once nature is destroyed, it cannot be replaced.

I strongly oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want to protect this wildlife habitat and landscape for future generations. Please consider the whole development and its impact before approving the pieces that would make it possible.

Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

Thank you,
Diana McFail
Lone Tree, CO

Chuck Darnell

From: Drew Goodyear <goodyeardrew@gmail.com>
Sent: Wednesday, October 7, 2026 12:42 PM
To: Chuck Darnell; City Clerk's Office
Subject: Public comment opposing the Hillcamp applications (RG24-0007, SB25-0009, SB25-0010, SB25-0014)



October 7, 2026

Chair and Members of the Planning Commission
City of Lone Tree
c/o Chuck Darnell, Principal Planner
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: Public comment opposing the Hillcamp applications (RG24-0007, SB25-0009, SB25-0010, SB25-0014)

Dear Chair Hertzler and Members of the Planning Commission:

I am a Surrey Ridge homeowner, in the neighborhood that borders the land in this application. My family has been here for 15 years. I ask the Commission to table the road and the pump station for further study under Section 17-5-40(g), and decide them together with the 343 homes they exist to serve. The applications before you are RG24-0007, SB25-0009, SB25-0010 and SB25-0014.

I am asking the Commission to keep this project together. The road and the pump station have no purpose apart from the 343 homes on the mesa, and those homes have not had a hearing. Staff planned to hear all four applications together. Tabling the road and the pump station costs the developer nothing in construction time, while approval now would record a plat and release City easements that are hard to take back if the homes are never approved.

I ask the City to require a real comparison of a second access inside Lone Tree before it approves this road. The applicant's own alternatives memo shows routes on the City's side that meet emergency access criteria. Routing the backup exits for 343 homes on County roads in a neighborhood outside the city, with no County permit in the record and no County plan to pave McArthur Drive, shifts the cost and the risk onto people who have no vote in this decision.

The water case has not been made. Colorado law requires an adequate-supply determination before approval, and no such determination appears anywhere in this record. The developer does admit that the serving system already has trouble balancing hydraulic grade lines at peak demand without Hillcamp. The record also lists what would have to be built before any of this works: a new booster pump station, miles of new transmission main, an I-25 crossing and seventeen hydrants. Approving 343 homes against that record puts existing residents' water at risk to serve new ones. I would add the wet ground below the mesa to that question. The applicant's biological assessment reports it "did not observe obvious evidence of wetlands" there, on one site visit made August 29, 2023. That is an observation from one visit. The Corps' own test calls for a field delineation, and the City can require one before it approves.

This is how it looks from my own address. There are many horses that are kept in our neighborhood. My cousin was caught in one of the fires in Spokane Washington and only had minutes to evacuate. If this were to happen in Surry Ridge there would be on way the roads could handle the current traffic much less if Hill Camp had access to our country roads.

What I would ask of this Commission is narrow. Please make each required finding expressly and on the record, rather than by recital, decline to forward a recommendation until the water, fire access, and geotechnical prerequisites are satisfied, and reject any structure that defers statutory findings to a future development agreement. That is ordinary land use review, and it is what the statute requires.

Thank you for considering these comments. I ask that this letter be entered into the record for these applications.

Respectfully,

Andrew Goodyear

189 E Turf Lane
Castle Rock, CO *0108
goodyeardrew@gmail.com
3038872142

Chuck Darnell

From: ejeveta1@gmail.com
Sent: Friday, October 9, 2026 10:36 AM
To: Chuck Darnell
Subject: October 13 - Protect the Lone Tree Bluffs



Dear Planning Commissioners,

I live in Lone Tree and visit the bluffs to walk and watch the wildlife. This place matters to me because it is one of the few local access points to natural open space in Lone Tree and the greater area. You can see the entire mountain range and cityscapes at the same time. I often see deer, birds, and other wildlife, and the bluffs are clearly an important wildlife corridor. The importance of maintaining open space has become even more obvious this year with the frequent bear activity around Lone Tree and one bear killed due to being hit by a car.

I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.

Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

Thank you,
Elena Veta
Lone Tree

Chuck Darnell

From: Elizabeth Jauregui <ryex@comcast.net>
Sent: Tuesday, October 6, 2026 10:53 AM
To: Chuck Darnell
Subject: Protect the Lone Tree Bluffs



Dear Planning Commissioners,

I live in Centennial and visit the bluffs weekly to walk, spend time with friends, and enjoy the beautiful views and wildlife along the way. This place matters dearly to me as a wildlife habitat within the city that I can easily access regularly to enjoy as a Coloradan. I've used the bluffs regularly for many years and know many in the community that have been distressed to hear the plan for development on it.

I strongly oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations! Please consider the whole development and its impact before approving the pieces that would make it possible.

I ask that you include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002/SP25-0023).

Thank you,
Elizabeth Jáuregui
Centennial, CO

Chuck Darnell

From: Fayrid Ladha <fayrid@gmail.com>
Sent: Monday, October 12, 2026 4:42 PM
To: Chuck Darnell; City Clerk's Office
Subject: Request for findings on the record for the Hillcamp / Southridge Preserve applications



October 12, 2026

Chair and Members of the Planning Commission
City of Lone Tree
c/o Chuck Darnell, Principal Planner
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: Request for findings on the record for the Hillcamp / Southridge Preserve applications

Dear Chair Hertzler and Members of the Planning Commission:

I write as a resident of Surrey Ridge, the neighborhood that would absorb this project's traffic and its evacuation risk. I ask the Commission to table the road and the pump station for further study under Section 17-5-40(g), and decide them together with the 343 homes they exist to serve. The applications before you are RG24-0007, SB25-0009, SB25-0010 and SB25-0014.

My wife and I have lived in Surrey Ridge for 6 years. Based on the increased traffic following COVID we've experienced significant traffic within in our neighborhood consisting of people attempting to avoid I-25 traffic / Havana traffic. Our internal roads cannot handle any increased volume of traffic. We believe that an emergency situation would result in catastrophic events with our current residents. Additional traffic from the proposed hill camp development would be dire to everyone in our community.

Additionally, the road does not yet meet the City's own conditions. On February 11, 2026 staff required a final geotechnical report, not a preliminary one, before plat approval, and on May 29, 2026 staff required a minimum factor of safety of 1.5. The September 4, 2026 report still calls its recommendations preliminary, says 1.3 is acceptable, and reports two sections below 1.5. Staff also required a wildfire mitigation plan for the road, and the applicant answered that one "will not be required for this plat." I ask the Commission to table the road until those requirements are met.

The developer had other options and set them aside. Its engineer's November 20, 2025 roadway alignment memo evaluated seven routes up the mesa. Two inside Lone Tree, the ranch road alignment the Retreat HOA recommended and a route from behind the Cabela's center, met the criteria for emergency access. Neither was carried forward. Instead the secondary access for 343 homes is planned as gated connections onto Heather Drive and McArthur Drive, County roads in unincorporated Douglas County that the applicant does not control. The second way out should be built inside Lone Tree by the project that needs it.

The water case has not been made. Colorado law requires an adequate-supply determination before approval, and no such determination appears anywhere in this record. The developer does admit that the serving system already has trouble balancing hydraulic grade lines at peak demand without Hillcamp. The record also lists what would have to be built before any of this works: a new booster pump station, miles of new transmission main, an I-25 crossing and seventeen hydrants. Approving 343 homes against that record puts existing residents' water at risk to serve new ones. I would add the wet ground below the mesa to that question. The applicant's biological assessment reports it "did not observe obvious evidence of wetlands" there, on one site visit made August 29, 2023. That is an observation from one visit. The Corps' own test calls for a field delineation, and the City can require one before it approves.

I am asking the Commission to make each required finding expressly and on the record, rather than by recital, decline to forward a recommendation until the water, fire access, and geotechnical prerequisites are satisfied, and reject any structure that defers statutory findings to a future development agreement. That asks no more of the applicant than the code already requires. If the applicant can meet those requirements, the City can consider approval. On this record it has not met them.

Thank you for your time and for your service to this community. I would welcome the chance to discuss this further.

Respectfully,

Fayrid Ladha
263 E Turf Lane

CO
fayrid@gmail.com

Chuck Darnell

From: Fred LeGrand <fredlegrand@comcast.net>
Sent: Monday, October 12, 2026 6:39 AM
To: Chuck Darnell
Subject: Comments Concerning Upcoming Planning Commission meeting
Attachments: Comments Concerning Planning Commission Review of SB0014-25 - October 13.docx

Hello Chuck,

I hereby submit my comments (see attached) concerning the revised documents provided in reference to SB25-0014. I am available to discuss any and all of these comments in more detail at your convenience.

Thank You,

Fredrick LeGrand
10766 Bluffside Dr.
Lonetree, CO 80124

Comments Concerning Planning Commission Review of SB25-0014 - October 13

October 11, 2026
Lone Tree Planning Commission
Re: Hillcamp Trail Filing No. 1, Final Plat (City application SB25-0014)

To: Chuck Darnell, Lonetree Planning Commission

Dear Chuck:

I respectfully request that the Commission require a clear, publicly documented resolution of the engineering issues below before recommending approval of Hillcamp Trail. I therefore hereby request that the application be continued/tabled until such time that all parties have been given sufficient time for review and comments pertaining to the revised documents made publicly available on or about October 3, 2026.

This proposed public access road warrants a consistent design-level explanation of slope stability, groundwater sensitivity, construction sequencing, and long-term maintenance. The record contains substantial investigation and independent review, but even the preliminary assumptions and their acceptance should be traceable to the actual plans proposed for approval that we only now have before us. Based upon the documents provided for this review several items have been added or modified by the Applicant or it's consultants without subsequent review opportunity being given to the Public. Also, and most notably, these documents have been submitted without a revised/updated 3rd party independent review by Ground Engineering. In addition, there is no documentation provided that the Colorado Geologic Survey has been given an opportunity to review and comment on these new documents.

Please give consideration to these 5 items.

1 Revised slope stability assumptions and safety margins

CTL's September 4, 2026 revision of the Slope Stability Evaluation extends the weak weathered claystone modeled with Michael W. West & Associates (MWW) strength values farther upslope in Sections E–E', G–G', and H–H', while retaining the more limited extent in B–B'. This is a meaningful response to the concern about the location and distribution of reduced-strength material. Please require a section-by-section explanation of the boring, sample, laboratory, and geologic evidence defining those boundaries, and sensitivity analyses for credible wider or deeper weak zones. [1, 2]

CTL identifies 1.5 as the preferred factor of safety (FOS), but accepts 1.3 for certain proposed conditions where construction and elevated groundwater do not reduce stability relative to the existing slope. It's existing analysis shows an FOS of 1.1 for the E-E' section. The CGS has mapped a Landslide Hazard upslope and in direct proximity to section E-E'. Its interim analyses also include values of 1.3–1.4. These are different design situations and should be explained separately and completely. Third party review of these revised critical assumptions and non-compliant safety factors needs to be addressed. A preferred 1.5 is not presented here as a verified mandatory City standard; the request is for the engineer and independent reviewer to justify the selected margins in light of uncertainty and the consequences of failure. [1, pp. 9–12]

Section E–E' illustrates why the search location matters. Table II reports an extended-MWW existing-case FOS of 1.1, an interim value of 1.4, and a proposed elevated-groundwater toe-search value of 1.4, even though other

proposed cases produce higher values. Section E-E' is directly uphill of several residences and is co-incident with deep excavation (some 32 feet) of applicant noted bedrock. The existing-case(s) results are a modeled condition, based upon some factors that Ground Engineering questioned in their prior review.

2 Independent review chronology and the final revision

The published packet includes GROUND's December 30, 2025 and April 24, 2026 reviews, CGS's January 30 and May 1, 2026 reviews, and CGS's August 20, 2026 review of the July 31 CTL revision. Those reviews should be acknowledged fairly. The August 20 CGS letter gives a conditional no-objection position, subject to its comments being addressed during final design and construction. It does not establish review of the subsequent September 4 changes. [2]

CTL's September 4 response states that updated construction plans were incorporated and that weak-zone extents were revised. No later published CGS or GROUND acceptance of those final changes has been verified for this comment. This does not establish that no such review occurred. Please identify the final report and plan revisions reviewed, publish any later independent acceptance, and explain how each outstanding comment was closed. If that confirmation is unavailable, obtain written independent review of the final analysis before relying on the earlier conditional position. [2, PDF pp. 49–54]

The Preliminary nature of these documents continues to provide a lack of clear continuity of the outside reviews of this project being fully vetted and agreed to.

3 Reconcile mapped hazards with site-specific conclusions

The March 27 CTL report states that mapped landslide and debris-flow potential generally agrees with site observations and identifies mapped hazards in Figure 5. The September revision emphasizes the regional maps' scale limitations and their inability to establish active landslides or precise site-specific risk. Both points can be valid; the final report should explain how detailed hazard mapping and field evidence were reconciled with the modeled material strengths and failure surfaces. [3, pp. 8–10; 1, pp. 5–7]. CTL's revised language concerning the CGS mapping of Landslide Hazards does not change the fact that these mapped hazards exist. Significant excavation exacerbates this risk, as may have been the case in the Tract "C" 2024 landslide(s). CTL's analysis in E-E' already indicates that area to be in a near failure condition providing engineering support to the applicability of the CGS mapped Landslide Hazards.

The proximity of the Tract C landslide/slope failure is an ongoing unresolved risk factor that cannot be ignored. Also, the reported roughly 20-foot (in drainage OS1.2) digital elevation model (DEM) anomaly also requires field reconciliation. I have walked that area several times and noted the oddly steep ~20' walls at the mouth of that drainage subbasin. An elevation difference alone does not prove landslide susceptibility.

4 Compare access alternatives on an equivalent basis

The attached comparison table summarizes the proposed Hillcamp Trail and preliminary Alternative 7 (Road A). A small modification of this routing (Alternative 7a) has been included for this comparison with that modification constituting the Surrey Dr intersection with Alternative 7 be moved south of the E-W Trail underpass. The reported natural grade and flat valley-bottom profiles make Alternative 7a worthy of equivalent engineering evaluation. The natural 4.7% grade implies that significantly less excavation may be required to construct this road. Hillcamp Trail crosses three drainage subbasins before entering and traversing the primary basin to its upper terminus, while Alternative 7a follows a single drainage corridor. Each drainage crossing introduces additional construction risk and complication. Finally, Alternative 7a mitigates the requirement of E-W Trail

relocation and construction of a pedestrian bridge overpass. These three items alone warrant a deeper engineering evaluation of Alternative 7a before simply dismissing it.

5 Alternative feeder road routing

One consideration that could potentially satisfy feeder road restriction if Alternative 7a were adopted is re-routing the feeder road access points. Essentially, the access to 7a could become a bi-furcated one way each direction access pair. The first road would be a road parallel to southbound I-25 connecting to Surrey Drive and originating from the southbound ramp to I-25 south. The second road would be the existing Surrey Drive routing through the existing single lane tunnel. Both would be one way access points thereby easing the restrictions that the current Surrey Drive single tunnel introduce. This solution deserves consideration as it provides a potential solution for both Surrey Ridge residents as well as the proposed Hillcamp development.

I ask the Commission to obtain written responses to the first four issues in the table, a reconciled final engineering record, and independent confirmation of the final slope-stability assumptions. If these items remain unresolved at the hearing, I respectfully request a continuance. This would allow the access decision to rest on comparable engineering evidence and documented public-safety safeguards.

Respectfully submitted,

Fredrick P LeGrand

10766 Bluffside Dr, Lonetree, CO 80124

Comparison of Alignments

Considerations are summarized below. The Hillcamp Drive design figures and preliminary Alternative 7a measurements reported in the prior discussion are not at equivalent levels of investigation. In that light and based upon the Applicant provided materials and my independent work, the following comparison table is provided:

Consideration	Proposed Hillcamp Trail	Alternative 7a (aka Road A)
1 Longitudinal grade	Approximately 6% average. [4, p. 3]; Significant excavation required to achieve 6% grade.	Approximately 4.7% natural average grade [also 4]; Naturally consistent grade implies minimal excavation.
2 Transverse ground slope	17.3% average at alignment centerline; range 9.5–25%; 8 transverse sections approximately equally spaced along alignment.	Approximately flat (<5% grade) valley bottom at alignment centerline; 9 transverse sections approximately equally spaced along alignment.
3 Excavation volume	Reported design excavation approximately 114,000–120,000 cubic yards; verify final quantities.	Detailed quantities not established; Comparatively minimal excavation anticipated.
4 Cut depth and materials	Slope stability report shows modeled cuts up to 40 ft; At E–E' TH-105 & 205 show 4-4.5 ft depth to bedrock implying 32 ft bedrock excavation within 150' of existing homes.	Preliminary profiles suggest less cross-slope cutting; No homes in vicinity.
5 Drainage configuration	Alignment crosses three drainage subbasins, then enters/traverses primary basin to upper terminus.	Alignment follows a single continuous drainage corridor.
6 Construction stability	Cuts, fills and retaining structures; interim FOS near 1.3–1.4; E–E' toe sensitivity merits review. [1]	Predicted minimization of cuts/fills anticipated to reduce these considerations for this alignment.
7 Mapped susceptibility and nearby features	Within CGS mapped susceptibility; reported proximity to 2023 Tract C landslide and roughly 20-ft steep walled DEM anomaly(within drainage OS1.2).	Also within area of CGS mapped landslide susceptibility.
8 Infrastructure and access	New hillside public road, retaining structures and drainage infrastructure.	May re-quire I-25 underpass improvement or other changes; Other options exist that may mitigate the need for underpass improvement(see item #5 above).
9 Environmental	Alignment excavation indicates significant ground and vegetation disturbance.	Alignment indicates less excavation sourced disturbance. Not environmentally worse or improbable as the Applicant asserts.
10 Noise-Surroundings	Passes directly adjacent to established residential community with significant incremental noise impacts.	Contained adjacent to the already noisy I-25 corridor. No residences nearby.
11 Traffic	Significant traffic congestion impacts in area near Ridgegate Parkway, already quite crowded at high use times.	Separate traffic flow corridor that should be compared in terms of impact.
12 Pedestrian Bridge/ E-W Trail	A pedestrian over-pass bridge will be required along with E-W Trail re-routing as specified in documents	No pedestrian bridge or E-W Trail re-routing will be required

Document references and verification notes

References below identify the published documents and relevant locations. Page numbers refer to the report's printed page numbers unless labeled PDF. Links are to the City's published files or project page. Accessed October 11, 2026.

[1] CTL|Thompson, Updated Preliminary Geotechnical Investigation and Slope Stability Evaluation, Ridgegate – Mesa Tops Road Alignment, March 27, 2026, revised September 4, 2026; Project DN52,378.000-125-L2R3. Relevant locations: pp. 5–7 (maps), 8–9 (MWW extents and strengths), 9–12 (FOS criteria and Table II), and Appendix C (E–E' searches).

September 4 geotechnical report and slope stability analysis

[2] City hearing compilation, Third Party Geotech Reviews & Applicant Responses, 54 PDF pages. GROUND December 30, 2025: PDF pp. 7–14; GROUND April 24, 2026: pp. 42–44; CGS May 1, 2026: pp. 38–41; CGS August 20, 2026 (DU-26-0010_4): pp. 49–50, repeated at pp. 53–54; CTL September 4, 2026 response (DN52,378.000-125-L3): pp. 51–52. The repeated August letter is not a later independent review.

Third party reviews and applicant responses

[3] CTL|Thompson, Updated Preliminary Geotechnical Investigation and Slope Stability Evaluation, March 27, 2026; Project DN52,378-125-L2. Relevant locations: pp. 8–10 and Figure 5 (mapped hazards and DEM changes); p. 13 (potential rock excavation methods). The reported OS1.2 location and roughly 20-ft change require verification against the actual mapped feature; March text discusses elevation drops up to about 19 ft with uncertain causes. Visual inspection by me supports the existence of a ~ 20' steep walled area at the mouth of the OS1.2 drainage.

March geotechnical report and slope stability evaluation

[4] JR Engineering, Grading and Disturbance Impact Analysis, November 20, 2025, published as Memo on Roadway Alignment Evaluation. Relevant locations: pp. 2–3 (alternatives and proposed 6.0% roadway slope); associated Roadway Access Alternatives Exhibit, Sheet 2 of 2 (Alternative 7).

Roadway alignment evaluation memorandum

[5] City of Lone Tree, Final Plat – Hillcamp Trail Filing No. 1 project page. Identifies application SB25-0014, the October 13, 2026 Planning Commission hearing, and links to civil, drainage, geotechnical, and review documents. The requested document title retains SB0014-25; the letter uses the City's published application identifier.

City project page and hearing documents

Measurement basis: The eight Hillcamp transverse lines, nine Alternative 7 profiles, 4.7% natural grade, 114,000–120,000-cubic-yard excavation range, up-to-40-ft cuts, approximately 4-ft E–E' overburden, drainage-basin interpretation, and Tract C/OS1.2 proximity are reported observations from the prior discussion and current comment instructions. Their underlying maps and calculations require independent confirmation.

Chuck Darnell

From: Gary Mendenhall <gmendenhall2@icloud.com>
Sent: Monday, October 12, 2026 5:31 PM
To: Chuck Darnell
Subject: Protect the Lone Tree Bluffs



Dear Planning Commissioners,
I live in Lone Tree and visit the bluffs to walk the trails frequently. This place matters to me because we appreciate the open space and ability to see wildlife in their natural habitat. In addition, we think it is important to preserve some open space and parks. The entire city does not need to be paved over.
I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.
Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).
Thank you,
Gary Mendenhall
9704 Tall Grass Circle
Lone Tree

Chuck Darnell

From: Gary Rohr <coloradogary8@gmail.com>
Sent: Tuesday, October 6, 2026 2:14 PM
To: Chuck Darnell
Subject: Hillcamp Project



I want to extend my support for this project. We use the Bluffs very regularly and it's amazing. That being said, a private land owner who just happens to be near the Bluffs should not be penalized. A quality housing project there like the one being proposed will be a net positive for Lone Tree and for the overall community.

Gary and Rayne Rohr

Chuck Darnell

From: jackie_az@yahoo.com
Sent: Monday, October 12, 2026 5:14 PM
To: City Clerk's Office; Chuck Darnell
Cc: Pablo Rivera
Subject: Request for findings on the record for the Hillcamp / Southridge Preserve applications



October 12, 2026

Chair and Members of the Planning Commission
City of Lone Tree
c/o Chuck Darnell, Principal Planner
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: Request for findings on the record for the Hillcamp / Southridge Preserve applications

Dear Chair Hertzler and Members of the Planning Commission:

I am a Surrey Ridge homeowner, in the neighborhood that borders the land in this application. I have lived here for 5 years. I am writing about the Hillcamp Trail final plat (SB25-0014) and the booster pump station (USR25-0002 / SP25-0023) on your October 13 agenda, and about the three residential applications they serve (RG24-0007, SB25-0009 and SB25-0010). I ask the Commission to table the road and the pump station for further study under Section 17-5-40(g), and decide them together with the 343 homes they exist to serve.

I ask the City to require a real comparison of a second access inside Lone Tree before it approves this road. The applicant's own alternatives memo shows routes on the City's side that meet emergency access criteria. Routing the backup exits for 343 homes onto County roads in a neighborhood outside the city, with no County permit in the record and no County plan to pave McArthur Drive, shifts the cost and the risk onto people who have no vote in this decision.

The water case has not been made. Colorado law requires an adequate-supply determination before approval, and no such determination appears anywhere in this record. The developer does admit that the serving system already has trouble balancing hydraulic grade lines at peak demand without Hillcamp. The record also lists what would have to be built before any of this works: a new booster pump station, miles of new transmission main, an I-25 crossing and seventeen hydrants. Approving 343 homes against that record puts existing residents' water at risk to serve new ones. I would add the wet ground below the mesa to that question. The applicant's biological assessment reports it "did not observe obvious evidence of wetlands" there, on one site visit made August 29, 2023. That is an observation from one visit. The Corps' own test calls for a field delineation, and the City can require one before it approves.

I am asking the Commission to keep this project together. The road and the pump station have no purpose apart from the 343 homes on the mesa, and those homes have not had a hearing. Staff planned

to hear all four applications together. Tabling the road and the pump station costs the developer nothing in construction time, while approval now would record a plat and release City easements that are hard to take back if the homes are never approved.

I would ask you to consider one thing from my own situation. My family intentionally chose to move to Surrey Ridge because of its unique character, quiet seclusion, natural surroundings, and strong sense of community. It offers a peaceful way of life without sacrificing convenient access to major roads, schools, and shopping.

Now, a neighboring city is attempting to impose its growth needs on our small community, with the expectation that we should simply accept the consequences. But who is standing up for the rights of Surrey Ridge residents to preserve the quality of life we deliberately chose when we made this community our home?

We are Colorado residents too. We work here, raise our families here, contribute to our communities, and pay taxes just like everyone else. Our voices matter. What gives Lone Tree the right to fundamentally alter our community without adequately considering the concerns, input, and voting power of the people who live here and will be most affected by these changes?

Growth should not come at the expense of the residents who have invested in and helped preserve the character of Surrey Ridge. We deserve a meaningful voice in decisions that will shape the future of our community.

My request is that the Commission make each required finding expressly and on the record, rather than by recital, decline to forward a recommendation until the water, fire access, and geotechnical prerequisites are satisfied, and reject any structure that defers statutory findings to a future development agreement. A recommendation forwarded on an incomplete record is vulnerable on review.

Thank you for considering these comments. I ask that this letter be entered into the record for these applications.

Respectfully,

Jackie & Pablo Rivera
9724 Sorrel Road, Castle Rock, CO
Jackie_az@yahoo.com
720-480-8009

Chuck Darnell

From: Jacqueline Post Ladha <jacqueline@sequoiallp.com>
Sent: Monday, October 12, 2026 4:19 PM
To: Chuck Darnell; City Clerk's Office
Cc: Ladha Fam
Subject: Deny Hillcamp / Southridge Preserve Road and Water Pump Applications



October 12, 2026

Chair and Members of the Planning Commission
City of Lone Tree
c/o Chuck Darnell, Principal Planner
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: Request for findings on the record for the Hillcamp / Southridge Preserve applications

Dear Chair Hertzler and Members of the Planning Commission:

I am a Surrey Ridge homeowner, in the neighborhood that borders the land in this application. I am writing about the Hillcamp Trail final plat (SB25-0014) and the booster pump station (USR25-0002 / SP25-0023) on your October 13 agenda, and about the three residential applications they serve (RG24-0007, SB25-0009 and SB25-0010). I ask the Commission to table the road and the pump station for further study under Section 17-5-40(g), and decide them together with the 343 homes they exist to serve.

The road in is the only public access to a 343 home subdivision, and the pump station is being developed to serve the same homes. City staff aligned all four Hillcamp applications for concurrent review and hearings because, in staff's words, "all studies and analyses for the Preliminary Plans are dependent on the access point and roadway alignment" proposed for this road. The developer then brought the road forward alone. Lone Tree's subdivision code provides that land "shall not be approved until the necessary provisions have been made for" access, water and fire protection. I ask the Commission to table both items for further study under Section 17-5-40(g) and decide them together with the plat and subdivision applications under review for deficiencies related to traffic, fire, water. The City has the opportunity to require independent studies at the developer's expense. We respectfully request that the City ensure evacuation modeling, traffic evaluations and geotechnical studies be done independently. What the developer has provided is objectively faulty and should not be relied upon as the sole data source.

Further, the City and developer had other road options and set them aside. Its engineer's November 20, 2025 roadway alignment memo evaluated seven routes up the mesa. Two inside Lone Tree, the ranch road alignment the Retreat HOA recommended and a route from behind the Cabela's center, met the criteria for emergency access. Neither was carried forward. Instead, the secondary access for 343 homes is planned as gated connections onto Heather Drive and McArthur Drive, County roads in unincorporated Douglas County that the applicant does not control. We know McArthur Drive is a 10%

slope and too narrow for any residential vehicles, leaving one roadway with a turn around for an estimated 1000 cars serving the homes. This feels irresponsible at best. Dumping that traffic onto Surrey Ridge roads rated for 400 cars, in the event of emergency, is reckless without knowing arterial roadways can handle that capacity. There is a reason the developer excluded the one lane tunnel from its traffic study. Clearly, a second way out should be built to safely accommodate this development, and it should be done inside Lone Tree so the City and developer absorb the costs and impacts instead of pushing unfunded liabilities onto unincorporated neighborhoods over the City line.

Further, the application density this road and water pump would serve, has not been justified against capacity. No finding in this record connects the 343-unit count to available water, fire protection, geotechnical suitability or transportation capacity. The City needs to make those findings before it approves the unit count.

My request is that the Commission make each required finding expressly and on the record, rather than by recital, decline to forward a recommendation until the water, fire access, and geotechnical prerequisites are satisfied, and reject any structure that defers statutory findings to a future development agreement. A recommendation forwarded on an incomplete record is vulnerable on review.

Thank you for your time and for your service to this community. I would welcome the chance to discuss this further.

Respectfully,

Jacqueline Post Ladha
263 Turf
Castle Rock, CO

Chuck Darnell

From: Jacqueline Post Ladha <jacqueline@sequoiallp.com>
Sent: Monday, October 12, 2026 5:02 PM
To: Chuck Darnell; City Clerk's Office
Cc: Ladha Fam
Subject: Re: Deny Hillcamp / Southridge Preserve Road and Water Pump Applications
Attachments: Petition Opposing Hillcamp_Road & Water Pump.pdf

Dear Mr. Darnell,

Please find a petition and signatures attached opposing the road and water pump applications in front of the Planning Commission.

Thank you,
Jacqueline Post Ladha

Chuck Darnell

From: Jacqueline Shuler <jackie@n6media.com>
Sent: Wednesday, October 7, 2026 9:05 AM
To: Chuck Darnell
Subject: October 13 — Protect the Lone Tree Bluffs



Dear Planning Commissioners,
I live in Surrey Ridge and visit the bluffs to walk every morning. This place matters to me because it's my quiet neighborhood
I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.
Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).
Thank you,
Jacqueline Shuler
Surrey Ridge
Castle Rock, CO 80108

Jacqueline Shuler
"The Vision Within Creates the Reality Without."
Website ***https://jacquelineoriginals.com***

Chuck Darnell

From: Jim Renshaw <jim.renshaw@gmail.com>
Sent: Monday, October 5, 2026 3:01 PM
To: Chuck Darnell
Subject: October 13 Please protect the Lone Tree Bluffs

Dear Planning Commissioners,

As a Lone Tree resident, I regularly walk, bike, and spend time in nature at the Bluffs. This landscape is a vital asset for both Lone Tree and Douglas County, significantly enhancing our quality of life and providing a shared space to enjoy the outdoors.

I am writing to express my opposition to the proposed Hillcamp Road and associated development. I respectfully ask that you delay any action on Hilltop road and pump station until the full project's safety concerns and environmental impacts have been thoroughly addressed.

Approving infrastructure prior to reviewing the overall development creates unnecessary risks. I urge you to evaluate the complete proposal before taking action on the Hillcamp Road and pump station to ensure this open landscape and wildlife habitat are protected for future generations.

Please include my comments in the public records for both October 13
hearings: the road (SB25-0014) and the pump station (USR25-0002 / SP25-0023).

Thank you for your time and consideration.

Sincerely,

James Renshaw
Lone Tree

Chuck Darnell

From: Jan Lundeen <jan.lundeen@gmail.com>
Sent: Thursday, October 8, 2026 3:53 PM
To: Chuck Darnell
Subject: The required findings on Hillcamp have not been made

October 8, 2026

Chair and Members of the Planning Commission
City of Lone Tree
c/o Chuck Darnell, Principal Planner
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: The required findings on Hillcamp have not been made

Dear Chair Hertzler, Members of the Planning Commission and Chuck Darnell:

I live in Lone Tree, and I am writing as a voter and a taxpayer in this city. I have been here 5 years. I am writing about the Hillcamp Trail final plat (SB25-0014) and the booster pump station (USR25-0002 / SP25-0023) on your October 13 agenda, and about the three residential applications they serve (RG24-0007, SB25-0009 and SB25-0010). I ask the Commission to table the road and the pump station for further study under Section 17-5-40(g), and decide them together with the 343 homes they exist to serve.

The road does not yet meet the City's own conditions. On February 11, 2026 staff required a final geotechnical report, not a preliminary one, before plat approval, and on May 29, 2026 staff required a minimum factor of safety of 1.5. The September 4, 2026 report still calls its recommendations preliminary, says 1.3 is acceptable, and reports two sections below 1.5. Staff also required a wildfire mitigation plan for the road, and the applicant answered that one "will not be required for this plat." I ask the Commission to table the road until those requirements are met.

The developer had other options and set them aside. Its engineer's November 20, 2025 roadway alignment memo evaluated seven routes up the mesa. Two inside Lone Tree, the ranch road alignment the Retreat HOA recommended and a route from behind the Cabela's center, met the criteria for emergency access. Neither was carried forward. Instead the secondary access for 343 homes is planned as gated connections onto Heather Drive and McArthur Drive, County roads in unincorporated Douglas County that the applicant does not control. The second way out should be built inside Lone Tree by the project that needs it.

Before anything else, the City is legally required to find that there is enough water. It has not. C.R.S. § 29-20-303 sets that finding as a precondition to approval, and the record does not contain it. To be fair to the applicant, Douglas County's own draft water plan does not show the serving district in shortfall, and the developer is paying for a pump station and a connection to bring supply in. My concern is that the City has no way to make the finding the statute requires. The will-serve letter it would rely on is missing three

of the six things the statute lists, and the district's own manager told the board that such a letter "is not a promise or guarantee" that the district will serve this development.

I want to be specific about what this means for my household. I've been hiking the Bluffs for years. This is one of the reasons I moved to Lone Tree. Please do not destroy the hiking trails in favor of more houses.

I am asking the Commission to make each required finding expressly and on the record, rather than by recital, decline to forward a recommendation until the water, fire access, and geotechnical prerequisites are satisfied, and reject any structure that defers statutory findings to a future development agreement. That asks no more of the applicant than the code already requires. If the applicant can meet those requirements, the City can consider approval. On this record it has not met them.

Thank you for your time and for your service to this community. I would welcome the chance to discuss this further.

Respectfully,

Jan Lundeen
8671 Ainsdale Court
Lone Tree, CO 80124
Jan.Lundeen@gmail.com

Chuck Darnell

From: Jaye Pickarts <jtpeng59@gmail.com>
Sent: Wednesday, October 7, 2026 8:24 AM
To: Chuck Darnell
Subject: Planning Commission - Hilltop Development

Dear Mr. Darnell,

I understand that the developers of the Hilltop Project are now advancing to the Planning Commission stage.
Several months ago, during the public comment period, I sent several comments on the development plans and offered several possible alternatives to their proposal. My comments provided several concerns related to the geotechnical/geological characteristics of the soils and subbase within their proposed development. I have concerns about the foundation stability and the safety factors that were used in the analysis.

In addition, and as a result of the topsoil characteristics, the erosion control methods that are being proposed seem inadequate to control sheet flow and ground erosion.

Before the planning commission approves this development, I would like to receive the appropriate responses to my comments from the developer and/or the planning commission engineers.

I am sure that you are aware that this project has generated a lot of public input and concerns. While the emotional responses are important, the engineering concerns should be thoroughly reviewed and analyzed before approval is granted.

An analogous development on Green Mountain in Jefferson County and the Cheyenne Mountain development in El Paso County are good examples of poor engineering planning to address soil and watershed impacts. Homes built in these developments have undergone many corrective measures that have still not resolved the foundation issues. As a result, the homeowners, the developers, and the Counties have endured significant expense trying to resolve these issues.

Please complete a thorough technical due diligence before granting the Project approval.

Best regards,

Jaye Pickarts

Jaye Pickarts, P.E.
JP Engineering Consultants
Lone Tree, Colorado 80124 USA
303-570-3370
jtpeng59@gmail.com

Chuck Darnell

From: Jean Griswold <jean@castlecountry.net>
Sent: Saturday, October 10, 2026 2:43 PM
To: Chuck Darnell; City Clerk's Office
Cc: Jean Griswold
Subject: Request for findings on the record for the Hillcamp / Southridge Preserve applications



October 10, 2026

Chair and Members of the Planning Commission
City of Lone Tree
c/o Chuck Darnell, Principal Planner
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: Request for findings on the record for the Hillcamp / Southridge Preserve applications

Dear Chair Hertzler and Members of the Planning Commission:

Our family has been a resident of Surrey Ridge for 41 years and bought our land 5 years before that.
We do not want our neighborhood to absorb this project's traffic and its evacuation risk.
Our roads are rates for 400 cars.
We ask the Commission to table the road and the pump station for further study under Section 17-5-40(g),
and decide them together with the 343 homes they exist to serve.
The applications before you are RG24-0007, SB25-0009, SB25-0010 and SB25-0014.

The road in SB25-0014 is the only public access to a 343 home subdivision, and the pump station in USR25-0002 and SP25-0023 exists to serve the same homes.
City staff aligned all four Hillcamp applications for concurrent review and hearings because, in staff's words, **"all studies and analyses for the Preliminary Plans
are dependent on the access point and roadway alignment"** proposed for this road. The developer then brought the road forward alone.
Lone Tree's subdivision code provides that land **"shall not be approved until the necessary provisions have been made for"** access, water and fire protection.
We ask the Commission to table both items for further study under Section 17-5-40(g) and decide them together with the homes they serve.

We ask the City to require a real comparison of a second access inside Lone Tree before it approves this road. The applicant's own alternatives memo shows routes
on the City's side that meet emergency access criteria. Routing the backup exits for 343 homes onto County roads in a neighborhood outside the city,

with no County permit in the record and no County plan to pave McArthur Drive, shifts the cost and the risk onto people who have no vote in this decision.

There is no water finding on this project. C.R.S. § 29-20-303 provides that a local government **"shall not"** approve a development without first determining
that an adequate water supply exists. What the determination concludes is left to the local government, but making it is not optional.
No such determination appears anywhere in this record, and Lone Tree's code sets out no procedure, criteria or evidentiary standard for making one.
The chapter that governs these preliminary plans once asked for evidence that an adequate water supply was available.
In 2020 the City replaced that line with a general sentence about utility services.
What effect will this development have on Surrey Ridge wells?

Our request is that the Commission make each required finding expressly and on the record, rather than by recital, decline to forward a recommendation
until the water, traffic, fire access, and geotechnical prerequisites are satisfied, and reject any structure that defers statutory findings to a future development agreement.
A recommendation forwarded on an incomplete record is vulnerable on review.

Thank you for your time and for your service to this community. I would welcome the chance to discuss this further.

Respectfully,

Dave and Jean Griswold
113 W. Surrey Drive
Castle Rock, CO 80108-9113
jean@castlecountry.net
13033566521

Chuck Darnell

From: Kelly First
Sent: Monday, October 12, 2026 7:54 AM
To: Chuck Darnell
Subject: FW: Request for findings before any approval on Hillcamp (RG24-0007, SB25-0009, SB25-0010, SB25-0014)

Good Morning Chuck!

CITY OF LONE TREE

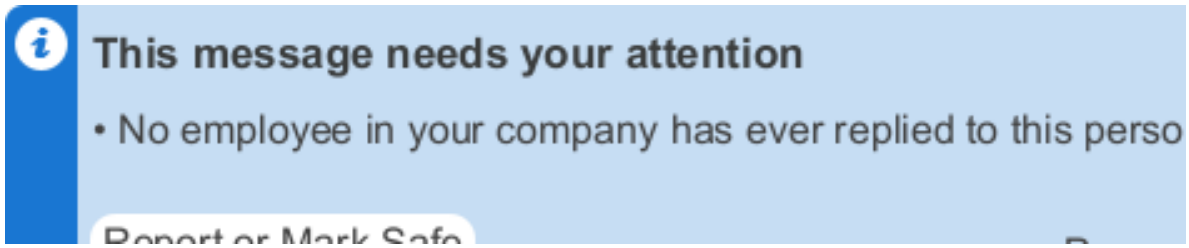
Kelly A. First
Community Development Director
9220 Kimmer Drive
Lone Tree, CO 80124
Office: 720-509-1274

From: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>
Sent: Sunday, October 11, 2026 12:13 PM
To: Kelly First <Kelly.First@cityoflonetree.com>
Subject: Fw: Request for findings before any approval on Hillcamp (RG24-0007, SB25-0009, SB25-0010, SB25-0014)

CITY OF LONE TREE 1995 30TH ANNIVERSARY 2025

Marissa Harmon
Mayor
City of Lone Tree
Office: 720-509-1284
Cell: 720-582-3586

From: Jean Griswold <jean@castlecountry.net>
Sent: Saturday, 10 October 2026 14:44:59
To: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>; Alecia Brown <Alecia.Brown@cityoflonetree.com>; Mike Parr <Mike.Parr@cityoflonetree.com>; Michelle Bechamps <Michelle.Bechamps@cityoflonetree.com>; Tara Meekma <Tara.Meekma@cityoflonetree.com>
Cc: Jean Griswold <jean@castlecountry.net>
Subject: Request for findings before any approval on Hillcamp (RG24-0007, SB25-0009, SB25-0010, SB25-0014)



October 10, 2026

Mayor and Members of the City Council
City of Lone Tree
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: Request for findings before any approval on Hillcamp (RG24-0007, SB25-0009, SB25-0010, SB25-0014)

Dear Mayor Harmon and Members of the City Council:

Our family has been a resident of Surrey Ridge for 41 years and bought our land 5 years before that.
We do not want our neighborhood to absorb this project's traffic and its evacuation risk.
Our roads are rated for 400 cars.
We ask the Commission to table the road and the pump station for further study under Section 17-5-40(g),
and decide them together with the 343 homes they exist to serve.
The applications before you are RG24-0007, SB25-0009, SB25-0010 and SB25-0014.

The road in SB25-0014 is the only public access to a 343 home subdivision, and the pump station in USR25-0002 and SP25-0023 exists to serve the same homes.
City staff aligned all four Hillcamp applications for concurrent review and hearings because, in staff's words, **"all studies and analyses for the Preliminary Plans
are dependent on the access point and roadway alignment"** proposed for this road. The developer then brought the road forward alone.
Lone Tree's subdivision code provides that land **"shall not be approved until the necessary provisions have been made for"** access, water and fire protection.
We ask the Commission to table both items for further study under Section 17-5-40(g) and decide them together with the homes they serve.

We ask the City to require a real comparison of a second access inside Lone Tree before it approves this road. The applicant's own alternatives memo shows routes
on the City's side that meet emergency access criteria. Routing the backup exits for 343 homes onto County roads in a neighborhood outside the city,
with no County permit in the record and no County plan to pave McArthur Drive, shifts the cost and the risk onto people who have no vote in this decision.

There is no water finding on this project. C.R.S. § 29-20-303 provides that a local government **"shall not"** approve a development without first determining

that an adequate water supply exists. What the determination concludes is left to the local government, but making it is not optional.
No such determination appears anywhere in this record, and Lone Tree's code sets out no procedure, criteria or evidentiary standard for making one.
The chapter that governs these preliminary plans once asked for evidence that an adequate water supply was available.
In 2020 the City replaced that line with a general sentence about utility services.
What effect will this development have on Surrey Ridge wells?

Our request is that the Commission make each required finding expressly and on the record, rather than by recital, decline to forward a recommendation
until the water, traffic, fire access, and geotechnical prerequisites are satisfied, and reject any structure that defers statutory findings to a future development agreement.
A recommendation forwarded on an incomplete record is vulnerable on review.

Thank you for your time and for your service to this community. I would welcome the chance to discuss this further.

Respectfully,

Dave and Jean Griswold
113 W. Surrey Drive
Castle Rock, CO 80108-9113
jean@castlecountry.net
13033566521

Chuck Darnell

From: Jim Riner <jim@wetzelaviation.com>
Sent: Monday, October 12, 2026 7:41 AM
To: Chuck Darnell
Cc: City Clerk's Office; Betsy Riner
Subject: Hillcamp Pump Station and Access Road OBJECTION
Attachments: IMG_7771.jpeg; IMG_2238.jpeg

Dear Mr. Darnell,

On behalf of my household residing at 9902 North Heather Drive, Castle Rock 80108, I am respectfully requesting that the Commission to table all discussion of access roads that are contemplated to attach to rural Surrey Ridge & Surrey Ridge Estates roads and table discussions of contemplated pump stations until later meetings discussing the homes themselves.

Any contemplated roads connected to the Surrey Ridge community and Heather Drive are **strongly opposed.** The Surrey Ridge road system, blind corners, consistent equestrian use, significant wildlife interations and rural environment established decades ago is no place for feeder traffic, reliever traffic or emergency traffic. Any entrance and egress of Hillcamp's ill-guided development should originate and exit to the north of Hillcamp back to Lonetree. Congestion on our existing roads during an emergency situation would only be highly amplified if Hillcamp are allowed to further complicate and restrict our exit, and significantly impacts the safety of my family.

I would like my comments included in records: SB25-0014 and USR25-0002 / SP25-0023.

Sincerely

Jim Riner
CEO
Wetzel Aviation, Inc.
Englewood, Colorado
Jim@WetzelAviation.com
Office: 303-468-4800
Mobile: 303-884-8903
Web: www.WetzelAviation.com

Chuck Darnell

From: Jo Ann Blackford <joannblackford@aol.com>
Sent: Wednesday, October 7, 2026 10:35 AM
To: Chuck Darnell
Subject: Save the Bluff!



Our family have lived in Lone Tree for 35 years. Our draw was the amenities, schools, and open spaces. Most importantly, the bluffs!

We are blessed to be able to hike, absorb the serenity of nature, marvel the views and our treasured wild life where they've called home for decades.

Lone Tree must protect the bluffs and its wildlife! We must stand up and ensure this majestic asset we have is protected!

Life isn't about money. It's about, it's about treasuring and protecting our environment. Stand up and forget about money! **Be a leader and support the environment-that would be your legacy.** Not the ones who displaced our wildlife and destroyed the nature we all treasure.

David and Jo Ann Blackford
9073 Prairie Sky Lane
847-323-7338

Sent from my iPad

Chuck Darnell

From: Joseph Mason <josephamason6@gmail.com>
Sent: Monday, October 12, 2026 10:05 AM
To: Chuck Darnell; City Clerk's Office
Subject: I object to Hillcamp

The developer’s road going into Hillcamp from Lone Tree (Hillcamp Trail), is the only public way into 343 homes, and the City's staff said the homes depend on it. Lone Tree's code says applications like this must stay together until access, water and fire protection are confirmed. The road also misses the City's conditions as staff required a final geotech report and a minimum safety factor of 1.5. The latest report is marked preliminary, says 1.3 is acceptable. Staff required a wildfire mitigation plan for the road, and the developer said one will not be required. We are saying, “No road to nowhere.”
2. The developer had other road options inside Lone Tree and ignored them. They looked at 7 routes, 2 inside Lone Tree met the criteria, and the developer did not pursue either one. Instead the backup exit all 343 homes is planned over Heather Drive and McArthur Drive would service emergency vehicles.
3. Nobody has studied what this does to our wells. Surrey Ridge runs on private wells with adjudicated water rights. Hillcamp would cut a hillside and cover the mesa top with roads, retention ponds, and retention walls. We have found no study of how that grading and drainage will change the groundwater our wells depend on. Neither the developer nor City has responded to this ask. We are not claiming harm we can't show. We are asking the City to get the answer before it approves anything.
When neighbors raised these questions, the developer's Denver law firm sent the City a 9 page letter on September 30. It called us a special interest coalition and said none of our concerns apply. It did not answer our questions. This is why the Commission needs to hear from us directly.

Joseph Mason
9060 North Corral Lane
Castle Rock, Colorado 80108
--
Joseph Mason
720-422-7898

Chuck Darnell

From: Josh Rospond <josh.rospond@gmail.com>
Sent: Monday, October 5, 2026 4:07 PM
To: Chuck Darnell
Subject: October 13 — Protect the Lone Tree Bluffs

Dear Planning Commissioners,

As a resident of Castle Rock, I frequently visit the local bluffs to spend time outdoors with my family. This open space is a vital asset to our community, providing essential wildlife habitat as well as a cherished location for exercise and recreation.

I am writing to express my strong opposition to the proposed Hillcamp road and development. I respectfully request that you delay taking action on the road and pump station proposals until the full environmental impacts and safety concerns associated with the entire project are comprehensively evaluated. Approving individual components that facilitate the larger development risks compromising this landscape, and I urge the Commission to review the overall proposal holistically to ensure this habitat is protected for future generations.

Additionally, please include my formal opposition in the official records for the upcoming October 13 public hearings regarding the following proposals:

- Road Proposal: SB25-0014
- Pump Station Proposal: USR25-0002 / SP25-0023

Thank you for your time, consideration, and dedication to serving our community.

Sincerely,

Josh Rospond

Chuck Darnell

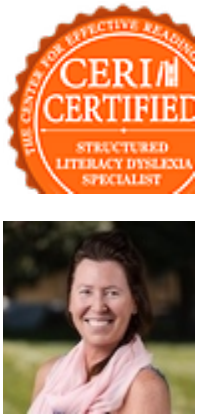
From: Julie Miles <julie.miles@stanleybps.org>
Sent: Monday, October 5, 2026 6:17 PM
To: Chuck Darnell
Subject: The Bluffs

Dear Planning Commissioners,
I live in Centennial and visit The Bluffs to walk, ride, run, watch wildlife and spend time in quiet nature. The Bluffs matter to me because it is a sanctuary in the midst of suburban life. The visionaries who created The Bluffs had the right idea. We all need a large natural area in this already highly developed area to connect with nature and spend time outside. The amount of wildlife in the area adds to its spectacular offerings. We have been coming to the Bluffs for the past 20 years and love what it offers.

I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.
Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

Thank you,
Julie Miles. Centennial, CO 80112

--



Julie Miles
K12 Room 4 Teacher

(303) 360-0803
350 Quebec St, Denver, CO 80230
www.stanleybps.org

Chuck Darnell

From: Justin Biggs <justin.biggs@outlook.com>
Sent: Monday, October 12, 2026 7:04 PM
To: Chuck Darnell; City Clerk's Office
Subject: Public Comment Against Hillcamp Applications



Dear Planning Commission:

I live and have lived in Surrey Ridge Estates—the neighborhood that sits right next to the proposed Hillcamp site—for more than 40 years. I am writing regarding the Hillcamp Trail final plat (SB25-0014) and the booster pump station (USR25-0002 / SP25-0023) that appear on your October 13 agenda, along with the three residential applications those items are meant to serve (RG24-0007, SB25-0009, and SB25-0010).

I urge the Commission to continue treating this project as a single package, just as it has in the past. Please table both the road and the pump station for additional study under Section 17-5(g). Only after that further review should the Commission decide what, if anything, is appropriate on the bluffs that were long understood to be off-limits for development. (Some of us still remember that history clearly.)

The road and the pump station serve no independent purpose; they exist solely to support the 343 homes the developer wants to place on the mesa. Those homes have not yet received a public hearing. Staff originally intended to present all four applications together. Tabling the infrastructure items now imposes no construction delay on the applicant. Approving them now, however, would record a plat and release City easements that would be difficult to recover if the residential component is ultimately denied.

What troubles me most is the volume of critical work being postponed. Wildfire mitigation plans, geotechnical review of individual lots, landslide mitigation, ongoing maintenance responsibilities, traffic impacts, and wildlife mitigation have all been pushed to a later stage or into a development agreement that is not even in the file. Colorado law requires an adequate-water-supply finding before approval, not afterward. Until the full scope of the development is fixed, no one can know how much water will be required. Statutory findings that are preconditions to approval cannot be satisfied by simply deferring them.

Before any other step, the City is required by law to determine that a sufficient water supply exists. It has not done so. C.R.S. § 29-20-303 makes that finding a precondition to approval, and the current record contains no such determination. To be fair, Douglas County's draft water plan does not show the serving district in shortfall, and the developer is funding both a pump station and a connection to bring water in. The problem is that the City still lacks the information needed to make the finding the statute demands. The will-serve letter on which the City would rely is missing three of the six elements the statute lists, and the district's own manager has told the board that such a letter "is not a promise or guarantee" of service for this development.

I therefore ask the Commission to make every required finding expressly and on the record rather than by mere recital; to withhold any recommendation until the water, fire-access, and geotechnical prerequisites are actually met; and to reject any approach that would push statutory findings into a future development agreement. This asks nothing of the applicant beyond what the code already requires. On the present record those requirements have not been satisfied.

Thank you for your attention.

Respectfully,

Justin K. Biggs

Chuck Darnell

From: Kaley Hutchinson <kaleymhutchinson@gmail.com>
Sent: Sunday, October 11, 2026 2:28 PM
To: Chuck Darnell
Cc: Patrick David Hutchinson
Subject: Public Comment on SB25-0014 — Request to Table for Further Study

Dear Chair, Commissioners, and Mr. Darnell,

My name is Kaley Hutchinson, and I live at 9588 Viewside Drive in The Retreat. My husband and I have lived here for five years, and we're raising our three young children in this neighborhood. I'm writing as a homeowner and resident, not on behalf of our homeowners association.

Our home backs directly onto the open space, and our family regularly enjoys the trails and natural surroundings that make this area so special. The proposed roadway would have a direct impact on our property and daily life, particularly with the noise, disruption, and safety concerns associated with an extended construction project.

I'm also concerned about moving forward with the road before the residential development it is intended to serve has been considered. In its February 11, May 29, and August 21, 2026 letters, the City acknowledged that the preliminary plans for the homes depend on the access point and roadway alignment proposed in SB25-0014. The staff report similarly identifies the primary purpose of this plat as creating roadway access to the Rural Residential Planning Area.

It seems premature to approve such a consequential piece of infrastructure without evaluating it alongside the homes and broader development plans. These decisions are closely connected, and I believe they deserve to be considered together.

Wildfire safety is another important concern for our family. Our neighborhood borders scrub oak and open space, making evacuation planning and mitigation especially relevant. Section 17-5-70(14) requires both a wildfire risk assessment and a wildfire mitigation plan. My understanding is that only the assessment has been submitted, with the mitigation plan deferred until the residential plans are considered. Given the proposed road's role in emergency access and evacuation, I believe that planning should be completed before the roadway is approved.

For these reasons, I respectfully ask the Commission to **table SB25-0014 for further study under Section 17-5-40(g)** and consider it alongside the associated Hillcamp

residential plans. Staff's condition 3 already prevents construction until the homes are approved, making additional review a reasonable step.

If the Commission moves forward with a recommendation for approval, I ask that it include a condition preventing the plat from being recorded until the Sub-Area Plan, both preliminary plans, and the Development Agreement have received approval.

I appreciate your time, your service to our community, and your consideration of how these decisions affect the families who already call this neighborhood home.

Sincerely,

Kaley Hutchinson
9588 Viewside Drive, Lone Tree

The Retreat

720.202.0113

Chuck Darnell

From: Karen Ament <karenament19@gmail.com>
Sent: Monday, October 12, 2026 5:45 PM
To: Chuck Darnell; City Clerk's Office
Subject: October 13, Planning Meeting



October 12, 2026

Chair and Members of the Planning Commission
City of Lone Tree
c/o Chuck Darnell, Principal Planner
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: Public comment opposing the Hillcamp applications (RG24-0007, SB25-0009, SB25-0010, SB25-0014)

Dear Chair Hertzler and Members of the Planning Commission:

I live in Surrey Ridge, the neighborhood directly adjacent to the proposed Hillcamp development. I ask the Commission to table the road and the pump station for further study under Section 17-5-40(g), and decide them together with the 343 homes they exist to serve. The applications before you are RG24-0007, SB25-0009, SB25-0010 and SB25-0014.

The road in SB25-0014 is currently the only public access to a 343 home subdivision. City staff aligned all four Hillcamp applications for concurrent review and hearings because, in staff's words, "all studies and analyses for the Preliminary Plans are dependent on the access point and roadway alignment" proposed for this road. The developer then brought the road forward alone. Lone Tree's subdivision code provides that land "shall not be approved until the necessary provisions have been made for" access, water and fire protection. I ask the Commission to table both items for further study under Section 17-5-40(g) and decide them together with the homes they serve.

I want to raise a question about our wells that I do not believe anyone has looked at. This site sits above us, and properties below it hold wells and vested water rights that convey with the land. The project regrades a mesa top, cuts a 4,077-foot road into it, and builds detention ponds and drainage works to carry stormwater somewhere other than over the slopes, because the applicant's own drainage engineer says sending it over those slopes would create unstable conditions. What the grading, the swales and the detention capture on the way decides what is left to reach the wells, seasonal ponds and state identified riparian wetlands that lie below. The applicant's drainage memorandum of March 27, 2026 does not contain the words groundwater, aquifer, recharge or well, and neither does the off-site utility report. I am not claiming the wells will fail. I am asking the City to require an independent study of it before it approves anything, because the households that would find out otherwise have no way to replace a well. The same drainages feed wet ground below the mesa. The applicant's biological assessment reports it "did not observe obvious evidence of wetlands" there, but that is an observation

from one site visit on August 29, 2023, not the field delineation the Corps' own test calls for. I would ask the City to require a delineation and independent evaluation by the Army Corp of engineers before it considers approval.

Many of the people most affected by this project live in unincorporated Douglas County, and they were not properly noticed while the referral period was open. Many of them learned about it late. The record is still open, and I am asking that they be given notice going forward. Before this moves further, I would ask that the adjacent owners, including those outside City limits, be given real notice and a real opportunity to be heard. I would also ask that the agency referral comments already submitted be answered point by point rather than summarized.

What I would ask of this Commission is narrow. Please make each required finding expressly and on the record, rather than by recital, decline to forward a recommendation until the water, fire access, and geotechnical prerequisites are satisfied, and reject any structure that defers statutory findings to a future development agreement. That is ordinary land use review, and it is what the statute requires.

I appreciate your attention to this, and I am glad to provide any further detail that would be useful.

Respectfully,

Karen Ament
9634 Sorrel Rd
CO
KarenAment19@gmail.com

Chuck Darnell

From: Katie Daetwyler <katwa007@msn.com>
Sent: Tuesday, October 6, 2026 10:33 PM
To: Chuck Darnell
Cc: City Clerk's Office
Subject: Bluffs project



To Whom It May Concern:

I am Katie Daetwyler and live off Ridgegate just east of the Lone Tree City Center. Please table the road and the pump station and stop this development of the Bluffs. That is the crown jewel of Lone Tree, and arguably the most beautiful open space the city has to offer, which is precisely why any developer would lick their chops at the chance to build and sell homes there. The developer has not adequately planned for the long lasting effects and safety of their development. My name is as above and address is 11150 Pastel Pt. Parker, CO 80134. Please hear our pleas and include the comments in both records, SB25-0014 and USR25-0002 / SP25-0023.

Thank you for your time.

Chuck Darnell

From: Kaylee Sellers <kayleemsellers@gmail.com>
Sent: Tuesday, October 6, 2026 7:14 PM
To: Chuck Darnell
Subject: OCTOBER 13 - PROTECT THE LONE TREE BLUFFS



Dear Planning Commissioners,

I am a resident of Lone Tree and my husband and I walk the bluffs every Sunday with our two young kids and our huskies. We love starting our Sunday morning with some fresh air and physical activity and enjoy seeing all the wildlife activity so close to our backyard. It has become a favorite weekly family tradition we all look forward to every week. The bluffs matter to me and my family because we love being in nature, enjoying the fresh air outdoors, staying active and want this to be a family tradition for years to come! We would all be devastated to see the bluffs go.

I oppose the Hillcamp road and development.
Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible. The bluffs mean so much to so many people and it would be a detriment to our entire community to develop in this space.

Please include my comments in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

Thank you for your consideration,

Kaylee Sellers (Lone Tree Resident)

Chuck Darnell

From: K.C. Groves <kcgroves@irelandstapleton.com>
Sent: Monday, October 12, 2026 1:54 PM
To: Chuck Darnell
Cc: City Clerk's Office; Darci Groves
Subject: SB25-0014 and USR25-0002 / SP25-0023 :: Proposed Hillcamp Road & Pump Station



Dear Mr. Darnell.

My wife Darci Groves and I reside in Surrey Ridge Estates at 268 W. Surrey Drive, Castle Rock, Colorado 80108. We have lived in our home since September 2004. I write to request that the City table consideration of Brookfield's application for approval of two pieces of its proposed Hillcamp development on top of the Lone Tree mesa top: (1) the proposed road up the mesa (SB25-0014); and (2) the proposed water pump station (USR25-0002 / SP25-0023). These critical elements of infrastructure exist solely to serve Brookfield's proposed 343-home development on the mesa top, which the City has not yet approved.

First, the road and pump station applications should not be considered in a vacuum. They should be considered with all of Brookfield's applications relating to the proposed Hillcamp development, including Brookfield's application for approval to build the 343 homes that will be served by the road and pump station. Lone Tree's code says applications like this must stay together until access, water and fire protection are confirmed. For this reason alone, the City should table consideration of the road and pump station applications.

Second, all homes in Surrey Ridge and Surrey Ridge Estates run on private wells with adjudicated water rights. The proposed Hillcamp development will cover the mesa top with roads, retention ponds, and retention walls. We have found no study of how that grading and drainage will change the groundwater on which our wells depend. A mistake on this issue could radically and negatively impair the value of the homes in Surrey Ridge and Surrey Ridge Estates. There is only one point time when the City can responsibly consider how the proposed development will impact our adjudicated water rights—and that is right now, before the City approves anything. This is another reason the City should table consideration of the road and pump station applications.

Brookfield would like the City to adopt a "shoot first, aim later" approach to this proposed development. The City should reject that approach as irresponsible. It can do that by first rejecting Brookfield's attempt to get piecemeal approval of the road and pump station. Thank you in advance for considering this correspondence as part of the record in both dockets: SB25-0014 and USR25-0002 / SP25-0023.

Sincerely yours,

_____

K.C. Groves
Attorney at Law

Ireland Stapleton Pryor & Pascoe, PC
1660 Lincoln Street, Suite 3000
Denver, CO 80264
Direct: (303) 628-3642 | Mobile: (720) 323-4007 | Fax: (303) 623-2062
www.irelandstapleton.com

This electronic communication (including attachments) is intended solely for the person or persons to whom it is addressed and may contain confidential and attorney/client privileged information. If you receive this communication in error, (a) you are prohibited from disseminating or copying this communication (including attachments), (b) please notify the sender that you received it in error and (c) delete this communication (including attachments) from your system. Thank you.

Chuck Darnell

From: Keira Rawlings <keirarawlings@gmail.com>
Sent: Monday, October 5, 2026 5:17 PM
To: Chuck Darnell
Subject: Hillcamp and proposed road and pump station

Dear Planning Commissioners,

We have lived in Lone Tree since 2016 and are writing to respectfully request that the Planning Commission postpone any consideration or approval of the proposed road and pump station associated with the Hill Camp development until the development has been fully vetted through the public comment process.

The proposed road and pump station are critical pieces of the overall development and will have long-term implications for surrounding neighborhoods, traffic patterns, environmental impacts, public services, community character, and future growth within Lone Tree. These are not minor infrastructure decisions. They are foundational elements that directly affect residents and should therefore be evaluated with the benefit of robust public input.

Approving these components before the Hillcamp development approval process has completed would undermine the spirit of an open and transparent planning process. Residents deserve the opportunity to review all relevant information and have their concerns heard before irreversible decisions are made.

A delay would allow:

- Adequate public notice and community awareness.
- Thorough review of traffic, infrastructure, environmental, and service impacts.
- Meaningful participation from residents who will be directly affected.
- Consideration of alternatives and mitigation measures.
- Greater public confidence in the planning process and any eventual decision.

Thank you for your service to the City of Lone Tree and for your commitment to thoughtful planning and public engagement. I appreciate your consideration of this request and a delay in any decisions until the Hillcamp development approval process has completed.

Sincerely,

Steve and Keira Rawlings

9066 Blufftop Way

Lone Tree, CO 80124

Chuck Darnell

From: Kerri Botsonis <kbotsonis@gmail.com>
Sent: Friday, October 9, 2026 3:10 PM
To: City Clerk's Office
Cc: Chuck Darnell
Subject: Surrey Ridge - Hill Camp

Dear Commissioners,

Please table the proposed road and pump station and consider them together with the proposed homes. My primary concern is the combined impact on traffic and safety in our neighborhood. Reviewing these proposals together would allow a more complete assessment before any approvals are granted.

Please include this letter in both application records: SB25-0014 and USR25-0002 / SP25-0023.

Thank you for considering my comments.

Sincerely,
Kerri Botsonis, Surrey Ridge Resident

Chuck Darnell

From: Kim Galesic <kimgalesic@gmail.com>
Sent: Monday, October 5, 2026 4:59 PM
To: Chuck Darnell
Subject: Protect the Lone Tree Bluffs



Dear Planning Commissioners,
I live in Parker and visit the bluffs to walk, run, watch wildlife and spend time with my family. This place matters to me because it is part of our community and brings people from all over the world together. I have family from all over the US, along with Spain and Croatia, who come to the bluffs with me. I personally go to the bluffs five days a week, followed by shopping at Lone Tree Sprouts and Vibe Foods. I love this peaceful, beautiful location and all the animals it's home to. I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.

Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

Wishing you health & happiness~
Kimberly Galesic
Parker, CO
kimgalesic@gmail.com
970-903-9570

Chuck Darnell

From: Kim Turre <kimaturre@gmail.com>
Sent: Tuesday, October 6, 2026 9:11 AM
To: Chuck Darnell; City Clerk's Office
Subject: The required findings on Hillcamp have not been made

October 6, 2026

Chair and Members of the Planning Commission City of Lone Tree c/o Chuck Darnell, Principal Planner
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: The required findings on Hillcamp have not been made

Dear Chair Hertzler and Members of the Planning Commission:

I write as a resident of Surrey Ridge, the neighborhood that would absorb this project's traffic and its evacuation risk. I would like these comments entered into the record on the Hillcamp applications. My request is this. I ask the Commission to table the road and the pump station for further study under Section 17-5-40(g), and decide them together with the 343 homes they exist to serve.

This is a horse community. Residents ride the trails that cross and border this property, and in an emergency they would be trailering animals out on the same narrow roads this project would fill. That is a practical constraint on how many homes this area can safely hold. The application gives little attention to the neighborhoods where people already live.

I am asking the Commission to keep this project together. The road and the pump station have no purpose apart from the 343 homes on the mesa, and those homes have not had a hearing. Staff planned to hear all four applications together. Tabling the road and the pump station costs the developer nothing in construction time, while approval now would record a plat and release City easements that are hard to take back if the homes are never approved.

I ask the City to require a real comparison of a second access inside Lone Tree before it approves this road. The applicant's own alternatives memo shows routes on the City's side that meet emergency access criteria. Routing the backup exits for 343 homes onto County roads in a neighborhood outside the city, with no County permit in the record and no County plan to pave McArthur Drive, shifts the cost and the risk onto people who have no vote in this decision.

I can speak to this from where I live. We live in Surrey Ridge and have dogs, horses, and 3 small children with 1 on the way. We moved here for the rural like setting and the wildlife. We love hearing the elk at night, and seeing the open space when we walk through our neighborhood. We also need to have time and space to evacuate in case of an emergency.

What I would ask of this Commission is narrow. Please make each required finding expressly and on the record, rather than by recital, decline to forward a recommendation until the water, fire access, and geotechnical prerequisites are satisfied, and reject any structure that defers statutory findings to a future development agreement. That is ordinary land use review, and it is what the statute requires.

I appreciate your attention to this, and I am glad to provide any further detail that would be useful.

Respectfully,

Kim Turre
9294 N Surrey Dr
CO
kimaturre@gmail.com

Chuck Darnell

From: kimberly buxton <kimberlybuxton@me.com>
Sent: Monday, October 12, 2026 3:11 PM
To: Chuck Darnell
Cc: Gary Buxton
Subject: Opposition to Hillcamp Road and Development — October 13 Planning Commission Hearings



Planning Commissioners,

We have lived in the City of Lone Tree for the past 30 years and have witnessed firsthand the tremendous growth and development throughout our community. While I recognize that growth is inevitable, I believe it must be balanced with responsible planning, public safety, and the preservation of the natural landscapes and **wildlife habitats** that make our area LONE TREE special.

The bluffs are an important part of our natural surroundings, providing valuable wildlife habitat, beautiful open space, and opportunities for residents to enjoy nature and spend time outdoors with family. Having lived in Lone Tree for three decades, I believe it is our responsibility to protect these irreplaceable resources for future generations rather than allow development to permanently alter them.

I strongly oppose the proposed Hillcamp road and development. I respectfully urge the Planning Commission to delay action on the proposed road and pump station until the full development's environmental impacts, infrastructure requirements, and public safety concerns have been thoroughly evaluated and addressed.

Decisions about this project must consider the cumulative impacts of the entire development, not individual components in isolation. Approving the road or pump station before fully understanding the implications of the larger project risks setting irreversible changes in motion before the community has had a complete opportunity to evaluate what is at stake.

After 30 years of witnessing Lone Tree's growth, I believe we must be especially thoughtful about what we choose to preserve. Progress should not come at the expense of our remaining natural landscapes, wildlife habitat, and the quality of life that makes our community such a desirable place to live. Once these resources are lost, they cannot be restored.

Please prioritize the protection of our natural environment and the long-term interests of the surrounding community. I urge you to carefully evaluate the entire Hillcamp development and resolve outstanding environmental and safety concerns before approving any individual components that would enable the project to proceed.

Please include my public comment in both October 13 hearing records:

- **Road application:** SB25-0014
- **Pump station applications:** USR25-0002 / SP25-0023

Thank you for your time and consideration, and for your responsibility to make thoughtful decisions that protect the interests of our community and future generations.

Sincerely,

Kimberly & Gary Buxton

9343 Winter Sky Ct

Lone Tree, Colorado

Chuck Darnell

From: KURT REINHARDT <kurtrhardt@comcast.net>
Sent: Saturday, October 10, 2026 7:40 PM
To: Chuck Darnell; City Clerk's Office
Subject: Save the Ridge -No Hillcamp - Table the road and pump station



Hi,
I am a 10 year resident of Surrey Ridge. There are so many unanswered questions regarding the effects of Hillcamp to our neighborhood and surrounding areas. The big Douglas County question of where is the water coming from and is there enough? Will 343 homes deplete our aquafier along with all the other building going on in Lone Tree, Parker, Castle Rock areas?
In addition, the slope of the area and roads to go in, how will this effect the water drainage, wildlife, retention walls?
The development has not been approved and the developer is not answering questions and always explaining a plan that is approvable. The road and pump station should be part of the development. It is a waste of money and resources.
I ask the commission to table the road and pump station until the development meets all requirements. Until then, please leave the land as is.
Thank you,
Kurt Reinhardt

Chuck Darnell

From: Larry Merfeld <merflyc50@msn.com>
Sent: Wednesday, October 7, 2026 9:33 AM
To: Chuck Darnell
Cc: City Clerk's Office
Subject: Hillcamp Road project

Mr. Darnell,

I would like to address the Hillcamp Road project and have my comments included in the records of SB25-0014 and USR25-0002/SP25-0023.

I am opposed to any new development in the Lone Tree Bluffs. Originally, the Bluffs were never to be developed. The were intended for preservation of open land and offer open space beauty to the surrounding developments. The construction of Cabela's, Sierra, and Living Spaces have already absorbed much of our vision of the open space on the Bluffs. Now we are faced with new home development that will further invade the open space beauty we have in the surrounding areas. There is strong concern among the residents of Surrey Ridge and Lone Tree regarding access to the new planned development, water rights and access, and fire protection. At this time, I ask only that the new road and pump station projects be tabled until further studies and discussions with the current residents be conducted to ensure that any new development serves in the best interests of Lone Tree residents and all those of the surrounding area.

I have been a Colorado resident for over 60 years and lived in the Lone Tree area in various homes for over 45 of those years.

Sincerely,

Lawrence Merfeld
11165 Sweet Cicely Drive
Parker, Colorado 80134

Chuck Darnell

From: Karen Ament <karenament19@gmail.com>
Sent: Monday, October 12, 2026 6:05 PM
To: Chuck Darnell
Subject: Oct. 13 Planning Meeting Submitting for a friend

Hello Mr. Darnell,

I am submitting this letter on behalf or my neighbor Linda Long, a long term resident of Surrey Ridge who doesn't have access to reliable technology. I hope that you can include it in the record. She writes:

A few years back when I was HOA President I did a fire assessment in Surrey Ridge with James Wattenburgh of South Metro Fire. Both he and Iver Jensen of South Metro Fire said it is not if but when Surrey Ridge will have a fire compatible to that of the Paradise Fire in California. He said Surrey is a dangerous area because of the narrow steep winding and hilly roads with limited evacuation routes. The north end has a one lane tunnel. The second exit Clydesdale has a two lane tunnel. James said the terrain is similar to Paradise California, not only because of the limited evacuation, but the flammability of the scrub oak and crowning of the Ponderosa pines. Many people died in the Paradise fire while trying to evacuate. James also noted how quickly the narrow roads would clog up with firefighting equipment further hindering evacuation.

The fire threat and evacuation prediction by South Metro in Surrey is eye opening as it is. What would happen if Hillcamp's 343 proposed homes use Surrey with our existing roads and tunnels as a secondary evacuation route? It makes an already dire situation, impossible. The Hillcamp development should remain only in the City of Lone Tree and not place additional burdens on unincorporated Douglas County Roads creating unnecessary dangers with impossible traffic through our neighborhoods.

Secondly there is no buffer between Surrey Ridge and this sizable high density development. At minimum these homes should be set back from our boundary and the best case being the entire development to be 1-5 acre lots throughout especially where they border the existing 5 acre lot communities of Surrey Ridge and McCarther Ranch. The proposed density will displace, deer, elk herds, brown bears, burrowing owls, foxes, bobcats, mountain lions, coyotes, wild turkey, peregrine falcons, and other raptors that currently reside, and use the land for hunting and breeding either into existing neighborhoods or to local extinction.

Another concern is how water will be supplied to this development. Is there a paved road within Lonetree, built on stable ground, that will provide access to the water supply lines when they inevitably need to be serviced? The developer has done the minimum of the requirements to meet City code, however when the short sightedness of the plan is felt in our neighborhoods and in our lives they will be comfortable back in Canada with money they have made at our expense, while we are living with the aftermath.

Thank you for your time.

Linda Long
9446 N. Surrey Drive
Castle Rock CO 80108
lindaslong@gmail.com

Thank you and the planning commissioners for your time and consideration.

Best Regards,
Karen Ament
9634 Sorrel Rd
Castle Rock

Chuck Darnell

From: lw16053 <lw16053@proton.me>
Sent: Monday, October 12, 2026 12:58 PM
To: Chuck Darnell
Subject: Save the Bluffs

Dear Planning Commissioners,
I have lived in Colorado for 45 years. I have lived in Lone Tree since 2011. I have observed unending development across the front range & in Lone Tree.

The Bluffs matter to me because of its untouched beauty. Once development starts, a pristine piece of the world disappears forever. And I say World intentionally. This ruination of glorious natural habitats is happening all over the world. Please don't let it happen here!!!

The developer has no personal investment in the entire community. This area is used by the entire community. At the very minimum, demand that the developer has to research and document the full impact of the project on the wildlife & landscape before they can proceed with any parts of the development.

I walk to the bluffs from my house in all types of weather. One of my favorite routes is to walk up the Cabela Trail & walk west enjoying unobstructed views of the mountain range. This place matters to me because of its untouched beauty.

I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.
Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).
Thank you,
Lois Wiersma - Lone Tree
Sent from Proton Mail for iOS.

Chuck Darnell

From: lrappucci@aol.com
Sent: Monday, October 5, 2026 2:49 PM
To: Chuck Darnell
Subject: October 13 — Protect the Lone Tree Bluffs

Dear Planning Commissioners,

I live in Parker, just outside of Lone Tree. I visit the bluffs to walk and spend time with my family and friends. The Bluffs matter to me because it is a close by natural area where one can go and be outside, see some wildlife and get some fresh air and exercise. My daughter and I walk there every Thanksgiving as well as many other times during the year. I take my dog and we meet up with friends. It is a great place and I would hate to see it change or disappear.

I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations.

Please consider the whole development and its impact before approving individual portions.

Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

Thank you,

Lori Rappucci, Parker Colorado

Chuck Darnell

From: Lydia VanDenBroek <torreyvdb@gmail.com>
Sent: Monday, October 5, 2026 4:46 PM
To: Chuck Darnell
Subject: Proposed Hillcamp



Dear Mr. Darnell,

I am writing to express my strong opposition to the proposed development on top of The Bluffs.

This area is a vital public space used for walking, biking, horseback riding, and enjoying local wildlife and scenic views. Preserving peaceful, natural spaces like this is essential for the community. Additionally, increased development in this area raises significant concerns regarding wildfire evacuation routes and overall public safety.

I strongly urge you to reconsider this project and protect The Bluffs from further development.

Sincerely,

Lydia T. VanDenBroek
(303) 589-0987

Chuck Darnell

From: drzabel @ highlandsranchdentalcare.com <drzabel@highlandsranchdentalcare.com>
Sent: Tuesday, October 6, 2026 6:53 AM
To: Chuck Darnell
Subject: Bluffs Development



Dear Planning Commissioners,

I have been a Lone Tree resident since 1997 and regularly visit the bluffs to walk and run. Over the years, I have observed herds of pronghorn antelope in the area around what is now Sky Ridge Hospital and along Park Meadows Drive. This is something we no longer see.

I support private development, but I am concerned that continued development is diminishing the open spaces that have made Lone Tree special and set it apart from Denver and surrounding cities. Growth should preserve the wildlife habitat and natural landscapes that define our community.

I oppose the Hill Camp Road and associated development. Please delay action on the road and pump station until the full project's impacts and safety questions have been addressed. Please consider the development as a whole before approving individual pieces that would make it possible.

I want this wildlife habitat and landscape protected for future generations.

Please include my comment in both October 13 hearing records: the road (SB 25-0014) and the pump station (USR 25-0002 / SP 25-0023).

Thank you for considering my concerns.

Sincerely,
Lynelle Zabel
Lone Tree resident since 1997

Chuck Darnell

From: msv8267@gmail.com
Sent: Friday, October 9, 2026 3:22 PM
To: Chuck Darnell
Subject: Preserve and Save The Bluffs

Dear Planning Commissioners,
I'm a 27 year Lone Tree resident! My wife and I, and our 3 girls (born and raised in Lone Tree) visit the bluffs frequently. We've always enjoyed the bluffs – they serve as a source of warmth and reassurance during good times and uncertain times. We hiked them the weekend after 9/11/2001 and often during the COVID pandemic. We often enjoy meeting friends there who live elsewhere but love coming to the bluffs. I firmly oppose the Cabela Drive and Hillcamp road development. I urge you to delay action on the road and pump station until the full project's impacts and safety questions are addressed. This is a special area. The highest priority needs to be the protection of wildlife habitat and landscape for not only my generation but for future generations. Please consider the whole development before approving the pieces that would make it possible.
Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

Respectfully,

Mark

Mark S Veta
9217 S Cedar Hill Way, Lone Tree, CO 80124
msv8267@gmail.com

Chuck Darnell

From: Mary Anderson <mary9631ab@gmail.com>
Sent: Wednesday, October 7, 2026 12:20 PM
To: Chuck Darnell
Cc: cityclerkoffice@cityoflonetree.com
Subject: October 13th planning meeting



October 13 — Protect the Lone Tree Bluffs

Dear Planning Commissioners,
I live in Lone Tree very close to the Lone Tree Bluffs. I visit the Bluffs to walk, watch birds and to hopefully see some of the beautiful wildlife that call the Bluffs home. This place matters to me because nature is important to my mental health and the Bluffs represent a place to reflect.
I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible. I don't understand why a piece meal approach would be considered when all of the impacts of the project have not yet been addressed.
Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).
Thank you,
Mary Anderson Bodhane
Lone Tree

Chuck Darnell

From: Matt Buerger <matt@buergerrealestate.com>
Sent: Sunday, October 11, 2026 8:58 PM
To: Chuck Darnell
Cc: City Clerk's Office
Subject: preservation of Surrey Ridge
Attachments: To Whom It May Concern.docx; PXL_20251213_201345807.MP.jpg; PXL_20251213_201401960.jpg; PXL_20251214_203440602.jpg



To Whom It May Concern:

We are a family that live in the city of CASTLE ROCK within the neighborhood of Surrey Ridge/Surrey Ridge Estates known collectively as “Surrey Ridge”. We understand that the city of LONE TREE is considering a development that will have impacts on the quality of life for the residents of Surrey Ridge. Surrey Ridge was established as an equestrian neighborhood in the 1960’s and 1970’s to focus on a rural atmosphere, an equestrian lifestyle and a coexistence with wildlife. The Hillcamp development is in direct conflict with what this neighborhood was designed to do. The Hillcamp development needs to establish a designed plan that does not encroach on the lifestyle of Surrey Ridge by not creating access routes through the neighborhood or otherwise retract from the intended lifestyle of the neighborhood.

Thanks for your attentive consideration to this matter,

The Buerger Family

149 W. Juan Way

Castle Rock, CO 80108

Comments are intended to be recorded on SB25-0014 and USR25-0002/SP25-0023

Please see attached photos.

--

Matt Buerger
Buerger & Company RRE
Cell Phone: (303) 898-0572
Fax: (720) 548-3408

Chuck Darnell

From: Matthew Ryan <ryanmatthew4731@gmail.com>
Sent: Monday, October 5, 2026 5:07 PM
To: Chuck Darnell
Subject: Lone Tree Bluffs



Chuck and City Planning Commissioners,
First of all, thank you for your time and consideration in reading this message. I am a Lone Tree resident and have been for a little over three years now. One of the reasons I moved to Lone Tree was the easy access to the Bluffs, East/West trail system, and adjacent connecting side trails. I'm a seasoned runner who utilizes many of these trails often. Over my time here, I've fallen in love with Lone Tree's unique quality of being located right next to an amazing wildlife sanctuary, large open space properties, and scenic landscapes, all located in Lone Tree.

Upon hearing that the city is considering major development on top of these beloved bluffs,
it truly breaks my heart. I strongly oppose the Hillcamp Road and development plan. Please don't make any decisions until the full project's impacts and safety questions are addressed. Looking through public records on the studies done so far, there are many reasons why this should not move forward. The biggest ones, in my opinion, are the unstable ground for building a road, lack of water access, lack of safe evacuation routes, increased car traffic, and destruction of wildlife corridors.

As a resident, I am surrounded by a community that loves the Bluffs open space. Since the initial proposal was announced publicly, I have yet to hear a single resident supporting this development outside of the developers. Many people travel to Lone Tree from other cities to utilize our vast open space, then go support a local business to get food or shop. Eliminating that desire to travel to Lone Tree will reduce economic throughput for our local businesses. I am also devastated to see no regard for any of the wildlife that calls the proposed development site home. I've seen upwards of 50+ deer on the 2.5-mile stretch of the East/West trail on one given run. Not to mention the local Elk herds that tend to pass through from time to time.

Please listen to the community that dearly loves this place and wants to keep it around for generations to come. Please don't destroy one of the best reasons why people love Lone Tree. It's not undeveloped land; it's nature.

Please visit this Google Drive link to view photos and videos of how much I love spending time up in the Bluffs.
Bluffs Photos - Google Drive

Also, please watch this video I made about how much the community and I love the Bluffs.
https://youtu.be/If3aYhkK_34

Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

Thank you,
Matthew Ryan
Lone Tree Resident

Chuck Darnell

From: Michael Johnson <johnson1006townridge@icloud.com>
Sent: Wednesday, October 7, 2026 10:50 AM
To: Chuck Darnell
Subject: October 13 — Protect the Lone Tree Bluffs

Dear Planning Commissioners,

I live in Lone Tree. My wife and I regularly bike and walk the Bluffs Regional Trail, and attend South Suburban nature, bird watching and harvest moon hikes along that trail

Before 2021 we lived in Englewood and found ourselves traveling to Lone Tree Bluffs Regional Trail frequently to walk our dog. We realized this was where we wanted to live and made the move in 2021 specifically because of the access to nature and the clear view of Pikes Peak to Longs Peak, 170 miles of mountain range.

I oppose the Hillcamp road and development because the houses will block that view of 170 miles of mountain range from almost every point on the trail from the water tanks back to the Surrey Ridge underpass.

Due to the wildfire report I also have concerns about adding fuel (houses) and numerous ignition sources (grills, electrical infrastructure, outdoor human activity, and heavy machinery/vehicles, gas powered lawn mowers) to this specific area. Being the highest elevation and containing the strongest winds makes this area different from previous nearby developments. Due to these conditions, the area has the greatest potential to allow fires to spread in all directions where fuel loads already exist. This creates a contiguous fuel load throughout the Lone Tree area increasing fire risk to all home owners. What would otherwise be a natural fire break and beautiful nature preserve, becomes a liability.

Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces which may have lasting ramifications.

Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

Thank you,
Michael and Jennifer Johnson

Sent from my iPhone

Chuck Darnell

From: Mike Jansekok <cuda71@comcast.net>
Sent: Tuesday, October 6, 2026 7:04 PM
To: Chuck Darnell
Subject: October 13 — Protect the Lone Tree Bluffs

Dear Planning Commissioners,

I love the Bluffs at Lone Tree because it is a sanctuary of open space right in our backyard. My wife and I ride and/or hike there at least 3 times a week, generally for 2 or 3 hours each time. The wide-open trails and panoramic views of the mountains provide a powerful sense of freedom and clarity. It is the perfect escape to disconnect from the chaos, embrace the quiet serenity of nature, and reset.
I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.
Please include my comment in both October 13 hearing records: the road
(SB25-0014) and pump station (USR25-0002 / SP25-0023).

Thank you,

Mike Jansekok,

Parker, CO

Chuck Darnell

From: Mimi Nettrour <miminettrour@gmail.com>
Sent: Wednesday, October 7, 2026 4:45 PM
To: Chuck Darnell
Cc: City Clerk's Office
Subject: October 13 hearing, please table SB25-0014 and USR25-0002

Hello Mr Darnell , I'm Mimi Nettrour and have lived in Surrey Ridge Estates for 50 years ! My address is 9755 North Heather Drive, Castle Pines COLORADO 80108, United States ! All of Douglas County was beautiful and rustic when we moved here ! The Buttes were the beginning of Douglas County and gave people awe ! As years went on I 25 was lowered and widened . Now in the East side of us we have massive cookie cutter developments with no space between the homes .This expansion has encouraged people to bike and jog at Surrey Ridge and the Estates to enjoy the equestrian properties and wild life ! These are not roads for mass transit ! If you allow access to this group by Heather Drive you are hoping to evacuated 342 household owning 2 cars through a rural neighborhood while we are vacating on rural roads with horse trailers ! With the massive growth between Ridgegate and The Canyons I 25 is in a lock jam at least 3 times a week . By allowing this Heather Drive entrance you will not only have the residents of Mesa Tops but also anyone on Lincoln Avenue and Ridgegate Avenue who are looking to avoid the congestion a passage through this little neighborhood with rural roads and it will become just another North South route on Google Maps ! Why can't Mesa Tops make their own entrance's and egress 's as a Responsible builder in Douglas county ! Thank you for your time and consideration . Mimi Nettrour Sent from my iPhone

Chuck Darnell

From: Neil McLaughlin <nmclaug101@gmail.com>
Sent: Monday, October 5, 2026 3:52 PM
To: Chuck Darnell
Subject: Hillcamp development



Commissoners
I live in McArthur Ranch and visit the bluffs to ride, watch wildlife or spend time with my horses. This place matters to me because of the viewsheds, wildlife interaction, and it is great place to train my horses.
I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. The bridge over the east west trail is a major safety concern for any equestrian user. (The equestrian community was a major force in the initial development of the east/west trail)
I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.
Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).
Thank you,
Neil McLaughlin
McArthur Ranch
--
Neil McLaughlin
10607 Flatiron Road
Lone Tree, CO 80124
Cell: 303.588.8892

Chuck Darnell

From: Nicolas Aguilar <naa2586@gmail.com>
Sent: Monday, October 5, 2026 3:22 PM
To: Chuck Darnell
Subject: October 13 — Hillcamp Road and Pump Station

Mr. Darnell,

Please provide this comment to the Planning Commission and include it in the October 13 hearing records for SB25-0014 and USR25-0002 / SP25-0023.

I live in Castle Pines, only a few miles from the proposed Hillcamp development, and I strongly oppose approval of the Cabela Drive extension and pump station at this stage.

These are not independent infrastructure projects. They are critical enabling components of a proposed 343-home development on more than 400 acres of open bluff land. Approving them first puts the cart before the horse and risks effectively committing the City to the larger development before its full impacts have been considered.

The City should evaluate the project as a whole, including wildfire evacuation, traffic, wildlife habitat, slope stability, and the permanent alteration of the bluffs, before approving infrastructure designed to make the development possible.

Please delay action on the road and pump station until those issues are addressed comprehensively. May common sense prevail!

Thank you,

Nick Aguilar
Castle Pines, Colorado

Chuck Darnell

From: Patrick David Hutchinson <pdhutchinson@gmail.com>
Sent: Sunday, October 11, 2026 1:28 PM
To: Chuck Darnell
Cc: Kaley McKenzie Hutchinson
Subject: Public Comment on SB25-0014 — Request to Table for Further Study

Dear Chair, Commissioners and Mr. Darnell,

My name is Patrick Hutchinson, and I live at 9588 Viewside Dr in The Retreat. My family has lived here for five years, and we're raising our children here. I run the trails around our neighborhood regularly. I'm writing for myself and my family — not on behalf of our homeowners association.

Our house opens directly onto the open space, and we will be highly impacted by the noise of the road construction and the hazards that come with a long-duration construction project.

The City itself has said this road and the homes belong together. In its February 11, May 29, and August 21, 2026 letters, the City wrote that the homes' preliminary plans "are dependent on the access point and roadway alignment proposed in application SB25-0014." Staff describes this plat as "proposed primarily to create a new roadway proposed to accommodate access to the Rural Residential Planning Area" (staff report p. 2) — yet the homes themselves are not before you. Approving the road first decides the most important question about the neighborhood before the neighborhood is heard.

Our neighborhood backs onto scrub oak and open space. The Code says plats like this "shall submit a wildfire risk assessment and wildfire mitigation plan" (Section 17-5-70(14)). This application includes only the assessment; the applicant asked to wait until the homes come forward. A road that is supposed to serve as an evacuation route should come with the plan the Code requires.

I respectfully ask the Commission to table SB25-0014 for further study under Section 17-5-40(g), so it can come back together with the Hillcamp homes it is meant to serve. Under staff's own condition 3, nothing can be built until those homes are approved, so a pause costs very little. If the Commission recommends approval instead, please add a condition that the plat not be recorded until the Sub-Area Plan, both preliminary plans, and the Development Agreement are approved.

Thank you for your service and for considering my comments.

Sincerely,
Patrick Hutchinson
9588 Viewside Dr, Lone Tree, CO 80124

Patrick David Hutchinson



PETITION

Petition the Planning Commission

A formal petition asking the City of Lone Tree to table the Hillcamp road and pump station, decide them together with the 343 homes they serve, and make the findings Colorado law requires before approving any part of the project. It goes into the official record for the October 13 hearing.

WHAT THIS PETITION DOES

This is a formal public comment. It is not a ballot measure and it is not legal advice.

THE PETITION

Full text

Petition to the City of Lone Tree

In the matter of the Hillcamp applications, being City of Lone Tree case numbers SB25-0014 (Final Plat, Hillcamp Trail Filing No. 1), USR25-0002 and SP25-0023 (Hillcamp Booster Pump Station), RG24-0007 (Hillcamp Sub-Area Plan), SB25-0009 (Hillcamp Southridge Preserve Parcels 4 and 5 Preliminary Plan), and SB25-0010 (Hillcamp RidgeGate Rural Residential Preliminary Plan), together with the associated Site Improvement Plan for a sanitary lift station on South Havana Street.

To the Chair and Members of the Lone Tree Planning Commission, and to the Mayor and Members of the Lone Tree City Council.

Why this development does not work

Hillcamp would place 343 homes on roughly 392 acres of mesa top above Lone Tree, reached by a single new public road that climbs mapped landslide terrain. Every study of the homes depends on that road, which is why City staff aligned all four Hillcamp applications for review and hearing together. In July 2026 the applicant separated the road from the homes and brought it forward alone, followed by the booster pump station that exists to serve the same homes. Approving those pieces first would commit the City to the project before anyone has shown that the homes can be built and occupied safely.

The record does not yet show that people could get out in a wildfire. The road is about 4,077 feet long and ends in a temporary turnaround. The only secondary access is two gated emergency connections onto County roads the applicant does not control and for which Douglas County has issued no permit. South Metro Fire Rescue has not issued its non-objection letter on any of the applications. The applicant declined to commit the homes to the Colorado Wildfire Resiliency Code the City adopted in 2026, its own fire mitigation plan states that risk "will increase significantly once houses are built," and no wildfire mitigation plan has been filed for the road.

The record does not yet show that the ground or the water can support the project. The latest geotechnical report remains preliminary, accepts a factor of safety below the 1.5 the City requires, and has not fully answered the Colorado Geological Survey. No adequate water supply determination has been made, the water provider has committed no number of homes, and no study addresses the effect of grading and drainage on the private wells below the site. The applicant's own engineers identified access routes inside Lone Tree that meet emergency access criteria and set them aside, choosing instead to route the backup exits for 343 homes onto County roads in neighborhoods that have no vote in this decision and no means to pay for road improvements.

The undersigned do not ask the City to decide the residential applications by this petition. We ask the City to decide the road, the pump station and the homes together, on a complete record, and to make each finding its Code and Colorado law require before any part of this project is approved.

Grounds

1. **One project, decided in pieces.** City staff's letters of February 11, May 29 and August 21, 2026 state that the four Hillcamp applications were aligned for concurrent review and hearings because "all studies and analyses for the Preliminary Plans are dependent on the access point and roadway alignment proposed in application SB25-0014." On July 21, 2026 the applicant resubmitted SB25-0014 separately. The applicant's own project narrative states that the plat is requested "to provide site access to the proposed Hillcamp subdivision." Lone Tree Code § 17-5-20 requires findings that a plat achieves the purposes of § 17-1-20, which provides that land "shall not be approved until the necessary provisions have been made for" access, water supply and fire protection. Those provisions depend on applications that have not been heard.
2. **Fire access and evacuation.** Hillcamp Trail is approximately 4,077 feet long and, until a second approved access is built and legally secured, terminates in a temporary turnaround. The fire code adopted by the City requires special approval for dead end fire apparatus access roads exceeding 750 feet, and the record contains none. South Metro Fire Rescue's May 26, 2026 letter states that the site layout, density and topography "are not allowing for compliant remoteness where two fire apparatus access roads are required," and South Metro has not issued the non-objection letter it said would follow resolution of its comments. The only secondary access consists of gated connections onto

McArthur Drive and Heather Drive. The applicant's Community Response Letter of March 27, 2026 states that a public roadway connection at McArthur is infeasible. Douglas County's April 20, 2026 referral requires permanent access permits for those connections, and none appears in the record. No evacuation analysis of the development and the surrounding neighborhoods appears in the record.

3. **Wildfire.** The City adopted the Colorado Wildfire Resiliency Code in April 2026, and it applies to every home permitted after it took effect. The applicant declined staff's request to add adherence to that code to its fire mitigation plans. Its fire mitigation plan states that "Risk at Hillcamp will increase significantly once houses are built." Staff required a wildfire mitigation plan for the road under § 17-5-70(14), and the applicant responded that one "will not be required for this plat."
4. **Slope stability.** On February 11, 2026 staff required "A final geotechnical report (not a preliminary report)" before plat approval, and on May 29, 2026 staff required a minimum factor of safety of 1.5. The September 4, 2026 report states that "The recommendations provided are preliminary," states that "a minimum FOS of 1.3 is acceptable," and reports Sections B-B and F-F below 1.5 in existing or construction conditions. The Colorado Geological Survey's August 20, 2026 letter states that the study "remains preliminary" and "does not fully address" its concern regarding the extent of reduced strength soils in mapped landslide terrain. A constructed slope in The Retreat, directly northwest of the road, failed in 2024.
5. **Water supply and wells.** C.R.S. § 29-20-303 provides that a local government shall not approve a development of this kind without determining that an adequate water supply exists. No such determination appears in this record. The Parker Water and Sanitation District letter of October 8, 2025 conditions service on inclusion and commits no number of units, no fire flow and no expiration, and omits elements C.R.S. § 29-20-304(2) requires. The applicant's utility reports disagree on fire flow. The record contains no analysis of the effect of the proposed grading, detention and drainage on groundwater or on the wells and water rights of properties below the site, and no wetland delineation.
6. **Access alternatives within Lone Tree.** The applicant's November 20, 2025 roadway alignment memorandum evaluated seven routes. Two routes within Lone Tree, the ranch road alignment the Retreat HOA recommended and a route from behind the Cabela's center, met emergency access criteria. Neither was carried forward, and the secondary access for the development was instead placed on County roads outside the City.
7. **Burden on unincorporated Douglas County.** Residents along McArthur Drive and Heather Drive are not constituents of the deciding body, are served by no special district with authority to fund street or utility improvements, and would receive the project's evacuation traffic on roads the applicant's own consultant rates at 400 vehicles per day.
8. **Comprehensive Plan conformance.** Lone Tree Code § 17-3-20 makes consistency with the Comprehensive Plan a condition of approval of a preliminary plan, and the submittal contains no conformance analysis. The plan commits the City to afford adjoining communities outside its jurisdiction an opportunity for review and comment.
9. **Traffic.** On the applicant's own analysis the southbound left turn at the I-25 off-ramp at RidgeGate Parkway already operates at level of service F in the PM peak. The project would add 3,136 average daily trips, and the applicant's memorandum states that site traffic would exceed 20 percent of volume on several movements, requiring a CDOT access permit.
10. **Wildlife.** Colorado Parks and Wildlife maps a Big Game Pinch Point on the property, and the applicant's consultant records CPW's recommendation of no

surface occupancy and no ground development in such areas. The field survey relied upon is a single visit on August 29, 2023.

11. **Deferred findings.** Substantive prerequisites, including geotechnical oversight, landslide mitigation, wildfire maintenance and wildlife mitigation, have been left to a development agreement and a Subdivision Improvement Agreement that are not final. Staff's August 21, 2026 letter states that the Subdivision Improvement Agreement must be completed before the City Council hearing. A finding the City must make before approval cannot be satisfied by an agreement reached later.

Relief requested

1. Table SB25-0014 and USR25-0002 / SP25-0023 for further study under Lone Tree Code § 17-5-40(g) to a specific date, and decide them together with RG24-0007, SB25-0009 and SB25-0010. In the alternative, recommend denial. In the further alternative, condition any approval so that the plat is not recorded and no grading or construction begins until the Sub-Area Plan, both preliminary plans and the Development Agreement are approved.
2. Deny RG24-0007, SB25-0009 and SB25-0010 as presently submitted, or continue them until the findings above are made on the record.
3. Make the adequate water supply determination C.R.S. § 29-20-303 requires before any approval, with the water provider's written commitment and confirmed fire flow.
4. Obtain South Metro Fire Rescue's written approval of fire apparatus access for the full development, including any special approval the fire code requires, before any approval.
5. Require the final geotechnical report staff required, demonstrating a factor of safety of 1.5, and an independent review of the slope analysis that applies reduced strength parameters in mapped landslide terrain.
6. Require the road wildfire mitigation plan § 17-5-70(14) calls for, and a demonstration that the homes can comply with the Colorado Wildfire Resiliency Code.
7. Require that a second means of access adequate to serve 343 homes be located within the City of Lone Tree, and evaluate the alternatives within the City that the applicant set aside.
8. Obtain Douglas County's written position and any permits it requires for the McArthur Drive and Heather Drive connections, and refer these applications to the County under Lone Tree Code § 17-1-190.
9. Require independent evacuation modeling of the plan as submitted, accounting for Surrey Ridge including horses and livestock in trailers, Oak Hills, The Retreat, McArthur Ranch, Hillpoint, the communities along Monarch Road, and Hilltop, prepared by a party the applicant did not retain.
10. Require a study of the effect of grading and drainage on groundwater and on the wells below the site, and a wetland delineation, before any approval.
11. Require a Comprehensive Plan conformance analysis on the record.
12. Enter this petition and the signatures appended to it into the official record for each of the applications identified above, including SB25-0014 and USR25-0002 / SP25-0023 for the October 13, 2026 hearing.

Declaration of each signer

Each person signing below states that I have read this petition, that the information I provide is true to the best of my knowledge, and that I request that this petition and my signature be entered into the official record for the applications identified above. Where I sign on behalf of an organization, I state that I am authorized to do so.

SIGNED COPY — PETITION TO THE CITY OF LONE TREE
Hillcamp / Southridge Preserve applications
RG24-0007 · SB25-0009 · SB25-0010 · SB25-0014, and the associated
Site Improvement Plan for the South Havana Street lift station

Signed: October 12, 2026
Reference: SSR-2026-1ONE2E
Petition text version: 2026-10-06

SIGNED BY

See attached pages for signatures

DECLARATIONS MADE AT SIGNING

[x] I have read the full petition.
[x] The information I have given is true to the best of my knowledge.
[x] I request that my signature be entered into the official record.

FULL TEXT OF THE PETITION AS SIGNED

Petition to the City of Lone Tree

In the matter of the Hillcamp applications, being City of Lone Tree case numbers SB25-0014 (Final Plat, Hillcamp Trail Filing No. 1), USR25-0002 and SP25-0023 (Hillcamp Booster Pump Station), RG24-0007 (Hillcamp Sub-Area Plan), SB25-0009 (Hillcamp Southridge Preserve Parcels 4 and 5 Preliminary Plan), and SB25-0010 (Hillcamp RidgeGate Rural Residential Preliminary Plan), together with the associated Site Improvement Plan for a sanitary lift station on South Havana Street.

To the Chair and Members of the Lone Tree Planning Commission, and to the Mayor and Members of the Lone Tree City Council.

Why this development does not work

Hillcamp would place 343 homes on roughly 392 acres of mesa top above Lone Tree, reached by a single new public road that climbs mapped landslide terrain. Every study of the homes depends on that road, which is why City staff aligned all four Hillcamp applications for review and hearing together. In July 2026 the applicant separated the road from the homes and brought it forward alone, followed by the booster pump station that exists to serve the same homes. Approving those pieces first would commit the City to the project before anyone has shown that the homes can be built and occupied safely.

The record does not yet show that people could get out in a wildfire. The road is about 4,077 feet long and ends in a temporary turnaround. The only secondary access is two gated emergency connections onto County roads the applicant does not control and for which Douglas

County has issued no permit. South Metro Fire Rescue has not issued its non-objection letter on any of the applications. The applicant declined to commit the homes to the Colorado Wildfire Resiliency Code the City adopted in 2026, its own fire mitigation plan states that risk "will increase significantly once houses are built," and no wildfire mitigation plan has been filed for the road.

The record does not yet show that the ground or the water can support the project. The latest geotechnical report remains preliminary, accepts a factor of safety below the 1.5 the City requires, and has not fully answered the Colorado Geological Survey. No adequate water supply determination has been made, the water provider has committed no number of homes, and no study addresses the effect of grading and drainage on the private wells below the site. The applicant's own engineers identified access routes inside Lone Tree that meet emergency access criteria and set them aside, choosing instead to route the backup exits for 343 homes onto County roads in neighborhoods that have no vote in this decision and no means to pay for road improvements.

The undersigned do not ask the City to decide the residential applications by this petition. We ask the City to decide the road, the pump station and the homes together, on a complete record, and to make each finding its Code and Colorado law require before any part of this project is approved.

Grounds

One project, decided in pieces. City staff's letters of February 11, May 29 and August 21, 2026 state that the four Hillcamp applications were aligned for concurrent review and hearings because "all studies and analyses for the Preliminary Plans are dependent on the access point and roadway alignment proposed in application SB25-0014." On July 21, 2026 the applicant resubmitted SB25-0014 separately. The applicant's own project narrative states that the plat is requested "to provide site access to the proposed Hillcamp subdivision." Lone Tree Code § 17-5-20 requires findings that a plat achieves the purposes of § 17-1-20, which provides that land "shall not be approved until the necessary provisions have been made for" access, water supply and fire protection. Those provisions depend on applications that have not been heard.

Fire access and evacuation. Hillcamp Trail is approximately 4,077 feet long and, until a second approved access is built and legally secured, terminates in a temporary turnaround. The fire code adopted by the City requires special approval for dead end fire apparatus access roads exceeding 750 feet, and the record contains none. South Metro Fire Rescue's May 26, 2026 letter states that the site layout, density and topography "are not allowing for compliant remoteness where two fire apparatus access roads are required," and South Metro has not issued the non-objection letter it said would follow resolution of its comments. The only secondary access consists of gated connections onto McArthur Drive and Heather Drive. The applicant's Community Response Letter of March 27, 2026 states that a public roadway connection at McArthur is infeasible. Douglas County's April 20, 2026 referral requires permanent access permits for those connections, and none appears in the record. No evacuation analysis of the development and the surrounding neighborhoods appears in the record.

Wildfire. The City adopted the Colorado Wildfire Resiliency Code in April 2026, and it applies to every home permitted after it took effect. The applicant declined staff's request to add adherence to that code to its fire mitigation plans. Its fire mitigation plan states that "Risk at Hillcamp will increase significantly once houses are built." Staff required a wildfire mitigation plan for the road under § 17-5-70(14), and the applicant responded that one "will not be required for this plat."

Slope stability. On February 11, 2026 staff required "A final geotechnical report (not a preliminary report)" before plat approval, and on May 29, 2026 staff required a minimum factor of safety of 1.5. The September 4, 2026 report states that "The recommendations provided are preliminary," states that "a minimum FOS of 1.3 is acceptable," and reports Sections B-B and F-F below 1.5 in existing or construction conditions. The Colorado Geological Survey's August 20, 2026 letter states that the study "remains preliminary" and "does not fully address" its concern regarding the extent of reduced strength soils in mapped landslide terrain. A constructed slope in The Retreat, directly northwest of the road, failed in 2024.

Water supply and wells. C.R.S. § 29-20-303 provides that a local government shall not approve a development of this kind without determining that an adequate water supply exists. No such determination appears in this record. The Parker Water and Sanitation District letter of October 8, 2025 conditions service on inclusion and commits no number of units, no fire flow and no expiration, and omits elements C.R.S. § 29-20-304(2) requires. The applicant's utility reports disagree on fire flow. The record contains no analysis of the effect of the proposed grading, detention and drainage on groundwater or on the wells and water rights of properties below the site, and no wetland delineation.

Access alternatives within Lone Tree. The applicant's November 20, 2025 roadway alignment memorandum evaluated seven routes. Two routes within Lone Tree, the ranch road alignment the Retreat HOA recommended and a route from behind the Cabela's center, met emergency access criteria. Neither was carried forward, and the secondary access for the development was instead placed on County roads outside the City.

Burden on unincorporated Douglas County. Residents along McArthur Drive and Heather Drive are not constituents of the deciding body, are served by no special district with authority to fund street or utility improvements, and would receive the project's evacuation traffic on roads the applicant's own consultant rates at 400 vehicles per day.

Comprehensive Plan conformance. Lone Tree Code § 17-3-20 makes consistency with the Comprehensive Plan a condition of approval of a preliminary plan, and the submittal contains no conformance analysis. The plan commits the City to afford adjoining communities outside its jurisdiction an opportunity for review and comment.

Traffic. On the applicant's own analysis the southbound left turn at the I-25 off-ramp at RidgeGate Parkway already operates at level of service F in the PM peak. The project would add 3,136 average daily trips, and the applicant's memorandum states that site traffic would exceed 20 percent of volume on several movements, requiring a CDOT access permit.

Wildlife. Colorado Parks and Wildlife maps a Big Game Pinch Point on the property, and the applicant's consultant records CPW's recommendation of no surface occupancy and no ground development in such areas. The field survey relied upon is a single visit on August 29, 2023.

Deferred findings. Substantive prerequisites, including geotechnical oversight, landslide mitigation, wildfire maintenance and wildlife mitigation, have been left to a development agreement and a Subdivision Improvement Agreement that are not final. Staff's August 21, 2026 letter states that the Subdivision Improvement Agreement must be completed before the City Council hearing. A finding the City must make before approval cannot be satisfied by an agreement reached later.

Relief requested

Table SB25-0014 and USR25-0002 / SP25-0023 for further study under Lone Tree Code § 17-5-40(g) to a specific date, and decide them together with RG24-0007, SB25-0009 and SB25-0010. In the alternative, recommend denial. In the further alternative, condition any approval so that the plat is not recorded and no grading or construction begins until the Sub-Area Plan, both preliminary plans and the Development Agreement are approved.

Deny RG24-0007, SB25-0009 and SB25-0010 as presently submitted, or continue them until the findings above are made on the record.

Make the adequate water supply determination C.R.S. § 29-20-303 requires before any approval, with the water provider's written commitment and confirmed fire flow.

Obtain South Metro Fire Rescue's written approval of fire apparatus access for the full development, including any special approval the fire code requires, before any approval.

Require the final geotechnical report staff required, demonstrating a factor of safety of 1.5, and an independent review of the slope analysis that applies reduced strength parameters in mapped landslide terrain.

Require the road wildfire mitigation plan § 17-5-70(14) calls for, and a demonstration that the homes can comply with the Colorado Wildfire Resiliency Code.

Require that a second means of access adequate to serve 343 homes be located within the City of Lone Tree, and evaluate the alternatives within the City that the applicant set aside.

Obtain Douglas County's written position and any permits it requires for the McArthur Drive and Heather Drive connections, and refer these applications to the County under Lone Tree Code § 17-1-190.

Require independent evacuation modeling of the plan as submitted, accounting for Surrey Ridge including horses and livestock in trailers, Oak Hills, The Retreat, McArthur Ranch, Hillpoint, the communities along Monarch Road, and Hilltop, prepared by a party the applicant did not retain.

Require a study of the effect of grading and drainage on groundwater and on the wells below the site, and a wetland delineation, before any approval.

Require a Comprehensive Plan conformance analysis on the record.

Enter this petition and the signatures appended to it into the official record for each of the applications identified above, including SB25-0014 and USR25-0002 / SP25-0023 for the October 13, 2026 hearing.

Declaration of each signer

Each person signing below states that I have read this petition, that the information I provide is true to the best of my knowledge, and that I request that this petition and my signature be entered into the official record for the applications identified above. Where I sign on behalf of an organization, I state that I am authorized to do so.

SIGNED COPY — PETITION TO THE CITY OF LONE TREE
Hillcamp / Southridge Preserve applications
RG24-0007 · SB25-0009 · SB25-0010 · SB25-0014, and the associated
Site Improvement Plan for the South Havana Street lift station

Signed: October 12, 2026
Reference: SSR-2026-1LFT89
Petition text version: 2026-10-06

SIGNED BY
Jacqueline
Fayrid
Celine
Milena

Address: 263 Turf
Castle Rock, CO 80108
Relationship: Property owner in Surrey Ridge
Email: jackipost@gmail.com

DECLARATIONS MADE AT SIGNING
[x] I have read the full petition.
[x] The information I have given is true to the best of my knowledge.
[x] I request that my signature be entered into the official record.

FULL TEXT OF THE PETITION AS SIGNED

Petition to the City of Lone Tree

In the matter of the Hillcamp applications, being City of Lone Tree case numbers SB25-0014 (Final Plat, Hillcamp Trail Filing No. 1), USR25-0002 and SP25-0023 (Hillcamp Booster Pump Station), RG24-0007 (Hillcamp Sub-Area Plan), SB25-0009 (Hillcamp Southridge Preserve Parcels 4 and 5 Preliminary Plan), and SB25-0010 (Hillcamp RidgeGate Rural Residential Preliminary Plan), together with the associated Site Improvement Plan for a sanitary lift station on South Havana Street.

To the Chair and Members of the Lone Tree Planning Commission, and to the Mayor and Members of the Lone Tree City Council.

Why this development does not work

Hillcamp would place 343 homes on roughly 392 acres of mesa top above Lone Tree, reached by a single new public road that climbs mapped landslide terrain. Every study of the homes depends on that road, which is why City staff aligned all four Hillcamp applications for review and hearing together. In July 2026 the applicant separated the road from the homes and brought it forward alone, followed by the booster pump station that exists to serve the same homes. Approving those pieces first would commit the City to the project before anyone has shown that the homes can be built and occupied safely.

The record does not yet show that people could get out in a wildfire. The road is about 4,077 feet long and ends in a temporary turnaround. The only secondary access is two gated emergency connections onto County roads the applicant does not control and for which Douglas

Subject: New message for Save Surrey Ridge
Date: Monday, October 12, 2026 at 4:39:16 PM Mountain Daylight Time
From: STEPHANIE BRYANT
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From STEPHANIE BRYANT:

Signer 1: Bruce Bryant
Address: 460 W Surrey Drive
Castle Rock, CO 80108
PETITION SIGNATURE Relationship: Property owner in Surrey Ridge
Reference: SSR-2026-15N0MC Email: BruceBryant@ecentral.com
Signed: 10/12/2026, 4:38:05 PMPhone: 303-550-6559
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.

Stephanie Bryant
Broker Associate/Owner
Petition text signed: https://www.savesurreyridge.com/petition.htmlHuntington Properties LLC
720-300-6552
StephBryantRE@gmail.comFive Star Professional Multi-Year Award Winner

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Monday, October 12, 2026 at 4:42:37 PM Mountain Daylight Time

Subject: New message for Save Surrey Ridge
Date: Monday, October 5, 2026 at 11:00:20 PM Mountain Daylight Time
From: Desirey Laine
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Desirey Laine:

PETITION SIGNATURE
Reference: SSR-2026-J2C3N0
Signed: 10/5/2026, 10:59:25 PM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Desirey Laine Van Why
Address: 9600 N Surrey Dr
Castle Rock, CO 80108
Relationship: Property owner in Surrey Ridge
Email: desireylaine@gmail.com
Phone: 8312071397

Sent from my iPhone

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Monday, October 12, 2026 at 4:42:11 PM Mountain Daylight Time

Subject: New message for Save Surrey Ridge
Date: Tuesday, October 6, 2026 at 10:09:39 PM Mountain Daylight Time
From: Paula NielsenMayer
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Paula NielsenMayer:

PETITION SIGNATURE
Reference: SSR-2026-1P7YVL
Signed: 10/6/2026, 10:08:36 PM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html
"The real measure of a home is how it restores you at the end of the day."

Signer 1: Paula Nielsen-Mayer
Address: 9388 N Corral Lane
Castle Rock, CO 80108
Relationship: Property owner in Surrey Ridge
Email: jjevyscarlett@gmail.com

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Tuesday, October 6, 2026 at 10:10:44 PM Mountain Daylight Time
From: Lisa Knudtson
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Lisa Knudtson:

PETITION SIGNATURE
Reference: SSR-2026-FOLQL5
Signed: 10/6/2026, 10:09:56 PM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Lisa Dispense
Address: 600 Meadowleaf Ln
Highlands Ranch, CO 80126
Relationship: User of the trails and open space
Email: lisadispense@gmail.com
Phone: 3032049020

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Tuesday, October 6, 2026 at 11:11:06 PM Mountain Daylight Time
From: Paul Young
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Paul Young:

PETITION SIGNATURE
Reference: SSR-2026-1VKDN7
Signed: 10/6/2026, 11:10:06 PM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Paul Young
Address: 9388 N Corral Ln
Castle Pines, CO 80108
Relationship: Property owner in Surrey Ridge
Email: paulyoungpac@gmail.com
Phone: 3038156888

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Wednesday, October 7, 2026 at 7:32:02 AM Mountain Daylight Time
From: Lisa Jones
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Lisa Jones:

PETITION SIGNATURE
Reference: SSR-2026-1JA4M5
Signed: 10/7/2026, 7:31:03 AM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Lisa Jones
Address: 10447 N Sky Dr
Lone Tree, CO 80124
Relationship: Resident of the City of Lone Tree
Email: ljonesworksforyou@msn.com
Phone: 17202446696

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Monday, October 12, 2026 at 4:40:59 PM Mountain Daylight Time

Subject: New message for Save Surrey Ridge
Date: Wednesday, October 7, 2026 at 8:47:50 AM Mountain Daylight Time
From: daltonpat
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From daltonpat@aol.com:

PETITION SIGNATURE
Reference: SSR-2026-35HJ2P
Signed: 10/7/2026, 8:46:01 AM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Patricia L Dalton
Address: 10721 Cougar Canyon
Lone Tree, CO 80124
Relationship: Resident of unincorporated Douglas County
Email: daltonpat@aol.com
Phone: 3037900121

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Monday, October 12, 2026 at 4:40:44 PM Mountain Daylight Time

Subject: New message for Save Surrey Ridge
Date: Wednesday, October 7, 2026 at 9:04:43 AM Mountain Daylight Time
From: JOHN TRACEY
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From JOHN TRACEY:

PETITION SIGNATURE
Reference: SSR-2026-1BTUZL
Signed: 10/7/2026, 9:03:28 AM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: John Tracey
Address: 6396 W Lakeside Ct
Littleton, CO 80125
Relationship: Resident of unincorporated Douglas County
Email: jtracey863@aol.com
Phone: 3035944970
Sent from my iPhone

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Wednesday, October 7, 2026 at 12:21:42 PM Mountain Daylight Time
From: T. Andrew Goodyear jr.
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From T. Andrew Goodyear jr.:

PETITION SIGNATURE
Reference: SSR-2026-11KBK0
Signed: 10/7/2026, 12:20:59 PM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Andrew
Address: 189 E Turf Lane
Castle Rock, CO 80108
Relationship: Property owner in Surrey Ridge
Email: goodyeardrew@gmail.com
Phone: 3038872142

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Wednesday, October 7, 2026 at 5:05:33 PM Mountain Daylight Time
From: Timothy Thomas
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Timothy Thomas:

PETITION SIGNATURE
Reference: SSR-2026-1XR2RF
Signed: 10/7/2026, 5:04:48 PM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Timothy S Thomas
Address: 2280 S. St. Paul
Denver, CO 80210
Relationship: User of the trails and open space
Email: tst2280@msn.com

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Wednesday, October 7, 2026 at 7:52:52 PM Mountain Daylight Time
From: Amy Gale
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Amy Gale:

Signer 1: Amy Gale
Signer 2: Andy Gale
Address: 7346 Wiltshire Place
Highlands Ranch, CO 80130
PETITION SIGNATURE
Relationship: User of the trails and open space
Reference: SSR-2026-F40NGA
Email: aagale1@gmail.com
Signed: 10/7/2026, 7:51:57 PM
Phone: 3036838354
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Monday, October 12, 2026 at 4:39:03 PM Mountain Daylight Time

Subject: New message for Save Surrey Ridge
Date: Thursday, October 8, 2026 at 3:47:12 PM Mountain Daylight Time
From: Diana Cammelot
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Diana Cammelot:

PETITION SIGNATURE
Reference: SSR-2026-1DBH1F
Signed: 10/8/2026, 3:46:28 PM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Diana Dee Cammelot
Address: 4489 , Lyndenwood Circle
Highlands Ranch, CO 80130
Relationship: User of the trails and open space
Email: diana@cammelot.com
Phone: 3036184738
Sent from my iPhone

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Monday, October 12, 2026 at 4:38:51 PM Mountain Daylight Time

Subject: New message for Save Surrey Ridge
Date: Friday, October 9, 2026 at 5:48:27 AM Mountain Daylight Time
From: Kristin Barber
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Kristin Barber:

PETITION SIGNATURE
Reference: SSR-2026-13WFX2
Signed: 10/9/2026, 5:47:24 AM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Kristin Barber
Address: 9203 Kornbrust Cir
Lone Tree, CO 80124
Relationship: Property owner in Surrey Ridge
Email: kristinhbarber@gmail.com
Phone: 7193383198

Sent from my iPhone

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Friday, October 9, 2026 at 12:52:38 PM Mountain Daylight Time
From: Me Parsons
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Me Parsons:

SIGNED COPY — PETITION TO THE CITY OF LONE TREE
Hillcamp / Southridge Preserve applications
RG24-0007 · SB25-0009 · SB25-0010 · SB25-0014, and the associated
Site Improvement Plan for the South Havana Street lift station
Signed: October 9, 2026 SIGNED BY
Reference: SSR-2026-1D0YRE Steven Parsons (Owner)
Petition text version: 2026-10-06Lindsey Parsons (Owner)
Address: 9411 Heather Drive
Castle Pines, CO 80108
Relationship: Property owner in Surrey Ridge
Email: vmiparsons@gmail.com
Phone: 7204851985
DECLARATIONS MADE AT SIGNING
[x] I have read the full petition.
[x] The information I have given is true to the best of my knowledge.
[x] I request that my signature be entered into the official record.

FULL TEXT OF THE PETITION AS SIGNED

Petition to the City of Lone Tree
In the matter of the Hillcamp applications, being City of Lone Tree case numbers SB25-0014 (Final Plat, Hillcamp Trail Filing No. 1), USR25-0002 and SP25-0023 (Hillcamp Booster Pump Station), RG24-0007 (Hillcamp Sub-Area Plan), SB25-0009 (Hillcamp Southridge Preserve Parcels 4 and 5 Preliminary Plan), and SB25-0010 (Hillcamp RidgeGate Rural Residential Preliminary Plan), together with the associated Site Improvement Plan for a sanitary lift station on South Havana Street.
To the Chair and Members of the Lone Tree Planning Commission, and to the Mayor and Members of the Lone Tree City Council.
Why this development does not work
Hillcamp would place 343 homes on roughly 392 acres of mesa top above Lone Tree, reached by a single new public road that climbs mapped landslide terrain. Every study of the homes depends on that road, which is why City staff aligned all four Hillcamp applications for review and hearing together. In July 2026 the applicant separated the road from the homes and brought it forward alone, followed by the booster pump station that exists to serve the same homes. Approving those pieces first would commit the City to the project before anyone has shown that the homes can be built and occupied safely.

Monday, October 12, 2026 at 4:38:07 PM Mountain Daylight Time

Subject: New message for Save Surrey Ridge
Date: Friday, October 9, 2026 at 8:46:37 PM Mountain Daylight Time
From: Brian Petersen
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Brian Petersen:

Signer 1: Brian Petersen
Signer 2: Jennifer Petersen
Address: 10860 Bluffside Drive
PETITION SIGNATURE Lone Tree, CO 80124
Reference: SSR-2026-BXG7UKRelationship: Property owner in The Retreat at RidgeGate
Signed: 10/9/2026, 8:44:55 PM Email:bpbroncs@gmail.com
Declarations made at signing: read the full petition, information
true to the best of my knowledge, signature to be entered into the
official record.
Petition text signed: https://www.savesurreyridge.com/petition.htmlSent from my iPhone

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Saturday, October 10, 2026 at 6:38:50 AM Mountain Daylight Time
From: Darren Lombardi
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Darren Lombardi:

Signer 1: Darren Lombardi
Signer 2: Cindy Lombardi
Address: 9236 N Surrey Drive
Castle Rock, CO 80108
PETITION SIGNATURE Relationship: Property owner in Surrey Ridge
Reference: SSR-2026-1AML7Z Email: darrenlombardi70@gmail.com
Signed: 10/10/2026, 6:35:04 AMPhone: 17202912804
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.

Cheers,
Darren Lombardi

Petition text signed: https://www.savesurreyridge.com/petition.html720-291-2804

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Saturday, October 10, 2026 at 7:58:35 AM Mountain Daylight Time
From: ndean3
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From ndean3:

PETITION SIGNATURE
Reference: SSR-2026-15590Y
Signed: 10/10/2026, 7:57:32 AM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Nolan Dean
Address: 6555 Tapadero Ct
Castle Pines, CO 80108
Relationship: User of the trails and open space
Email: ndean3@gmail.com
Phone: 8178805601

Sent from my iPhone

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Monday, October 12, 2026 at 4:37:22 PM Mountain Daylight Time

Subject: New message for Save Surrey Ridge
Date: Saturday, October 10, 2026 at 3:19:01 PM Mountain Daylight Time
From: Jean Griswold
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Jean Griswold:

PETITION SIGNATURE
Reference: SSR-2026-1WVRT1
Signed: 10/10/2026, 1:44:46 PM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Dave Griswold
Signer 2: Jean Griswold
Address: 113 W. Surrey Drive
Castle Rock, CO 80108-9113
Relationship: Property owner in Surrey Ridge
Email: jean@castlecountry.net
Phone: 13033566521

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Sunday, October 11, 2026 at 3:19:23 PM Mountain Daylight Time
From: Richard and Heather Jacoby
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Richard and Heather Jacoby:

SIGNED COPY — PETITION TO THE CITY OF LONE TREE
Hillcamp / Southridge Preserve applications
RG24-0007 · SB25-0009 · SB25-0010 · SB25-0014, and the associated
Site Improvement Plan for the South Havana Street lift station
Signed: October 11, 2026
Reference: SSR-2026-1LTOGK
Petition text version: 2026-10-06
SIGNED BY
Heather Jacoby (Owner)
Richard Jacoby (Owner)
Address: 9951 Heather Drive
Castle Rock, CO 80108
Relationship: Property owner in Surrey Ridge
Email: rhjacoby@comcast.net
Phone: 13037996120
DECLARATIONS MADE AT SIGNING
[x] I have read the full petition.
[x] The information I have given is true to the best of my knowledge.
[x] I request that my signature be entered into the official record.

FULL TEXT OF THE PETITION AS SIGNED

Petition to the City of Lone Tree
In the matter of the Hillcamp applications, being City of Lone Tree case numbers SB25-0014 (Final Plat, Hillcamp Trail Filing No. 1), USR25-0002 and SP25-0023 (Hillcamp Booster Pump Station), RG24-0007 (Hillcamp Sub-Area Plan), SB25-0009 (Hillcamp Southridge Preserve Parcels 4 and 5 Preliminary Plan), and SB25-0010 (Hillcamp RidgeGate Rural Residential Preliminary Plan), together with the associated Site Improvement Plan for a sanitary lift station on South Havana Street.
To the Chair and Members of the Lone Tree Planning Commission, and to the Mayor and Members of the Lone Tree City Council.
Why this development does not work
Hillcamp would place 343 homes on roughly 392 acres of mesa top above Lone Tree, reached by a single new public road that climbs mapped landslide terrain. Every study of the homes depends on that road, which is why City staff aligned all four Hillcamp applications for review and hearing together. In July 2026 the applicant separated the road from the homes and brought it forward alone, followed by the booster pump station that exists to serve the same homes. Approving those pieces first would commit the City to the project before anyone has shown that the homes can be built and occupied safely.
The record does not yet show that people could get out in a wildfire. The road is about 4,077 feet

Monday, October 12, 2026 at 4:36:36 PM Mountain Daylight Time

Subject: New message for Save Surrey Ridge
Date: Sunday, October 11, 2026 at 10:29:53 PM Mountain Daylight Time
From: Kris Nolen
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Kris Nolen:

PETITION SIGNATURE
Reference: SSR-2026-1YL0MP
Signed: 10/11/2026, 10:28:48 PM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Kris Nolen
Signer 2: Pat nolen
Address: 10505 Montecito Dr
Lone Tree, CO 80124
Relationship: Property owner in Surrey Ridge
Email: knolen13@yahoo.com

Sent from my iPhone

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Monday, October 12, 2026 at 4:15:08 PM Mountain Daylight Time
From: Alison Biggs
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Alison Biggs:

PETITION SIGNATURE
Reference: SSR-2026-CTYCPC
Signed: 10/12/2026, 4:14:11 PM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Alison Biggs
Signer 2: Justin K Biggs
Address: 9293 Heather Dr
Castle Rock, CO 80108
Relationship: Property owner in Surrey Ridge
Email: albiggs@aol.com
Phone: 13037904767

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Monday, October 12, 2026 at 4:44:32 PM Mountain Daylight Time
From: Fayrid Ladha
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Fayrid Ladha:

PETITION SIGNATURE
Reference: SSR-2026-1VYRQO
Signed: 10/12/2026, 4:43:46 PM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Fayrid Ladha
Address: 263 E Turf lane
Castle Rock, CO 80108
Relationship: Property owner in Surrey Ridge
Email: fayrid@gmail.com
Phone: 3213564156

Sent on the go

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Monday, October 12, 2026 at 4:47:30 PM Mountain Daylight Time
From: Scott Thebeau
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Scott Thebeau:

PETITION SIGNATURE
Reference: SSR-2026-1TSE4G
Signed: 10/12/2026, 4:46:42 PM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Scott Thebeau
Address: 9231 N Surrey Dr.
Castle Rock, CO 80108
Relationship: Property owner in Surrey Ridge
Email: scott.thebeau@gmail.com

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Monday, October 12, 2026 at 4:53:28 PM Mountain Daylight Time

Subject: New message for Save Surrey Ridge
Date: Monday, October 12, 2026 at 4:51:02 PM Mountain Daylight Time
From: James Riley
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From James Riley:

Signer 1: James Riley
Signer 2: Christina Freeman
Address: 8998 N Corral Ln
PETITION SIGNATURE Castle Rock, CO 80108
Reference: SSR-2026-PAB4RJ Relationship: Property owner in Surrey Ridge
Signed: 10/12/2026, 4:49:52 PM Email: jriley@jamespriley.ckm
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Monday, October 12, 2026 at 4:51:40 PM Mountain Daylight Time
From: tracy hutt
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From tracy hutt:

Signer 1: Tracy Hutt
Signer 2: Lon Hutt
Signer 3: Hailey Hutt
Signer 4: Hunter Hutt
Address: 9265 Clydesdale Rd
Castle Rock, CO 80108
PETITION SIGNATURE
Relationship: Property owner in Surrey Ridge
Reference: SSR-2026-VA1FAK
Email: tracykat22@gmail.com
Signed: 10/12/2026, 4:50:57 PM
Phone: 4086560842
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Monday, October 12, 2026 at 4:52:58 PM Mountain Daylight Time
From: Megan Westberg
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Megan Westberg:

Signer 1: Megan Peitzmeier
Signer 2: Ryan Peitzmeier
Address: 9052 N Palomino Dr
Castle Rock, CO 80108
PETITION SIGNATURE Relationship: Property owner in Surrey Ridge
Reference: SSR-2026-1KG8TG Email: meganwestberg@yahoo.com
Signed: 10/12/2026, 4:52:02 PMPhone: 3035482651
Declarations made at signing: read the full petition, information
true to the best of my knowledge, signature to be entered into the
official record.
Petition text signed: https://www.savesurreyridge.com/petition.htmlSent from my iPhone

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Monday, October 12, 2026 at 4:44:32 PM Mountain Daylight Time
From: Fayrid Ladha
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Fayrid Ladha:

PETITION SIGNATURE
Reference: SSR-2026-1VYRQO
Signed: 10/12/2026, 4:43:46 PM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Fayrid Ladha
Address: 263 E Turf lane
Castle Rock, CO 80108
Relationship: Property owner in Surrey Ridge
Email: fayrid@gmail.com
Phone: 3213564156

Sent on the go

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Monday, October 12, 2026 at 4:47:30 PM Mountain Daylight Time
From: Scott Thebeau
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Scott Thebeau:

PETITION SIGNATURE
Reference: SSR-2026-1TSE4G
Signed: 10/12/2026, 4:46:42 PM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Scott Thebeau
Address: 9231 N Surrey Dr.
Castle Rock, CO 80108
Relationship: Property owner in Surrey Ridge
Email: scott.thebeau@gmail.com

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Monday, October 12, 2026 at 4:53:28 PM Mountain Daylight Time

Subject: New message for Save Surrey Ridge
Date: Monday, October 12, 2026 at 4:51:02 PM Mountain Daylight Time
From: James Riley
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From James Riley:

Signer 1: James Riley
Signer 2: Christina Freeman
Address: 8998 N Corral Ln
PETITION SIGNATURE Castle Rock, CO 80108
Reference: SSR-2026-PAB4RJ Relationship: Property owner in Surrey Ridge
Signed: 10/12/2026, 4:49:52 PM Email: jriley@jamespriley.ckm
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Monday, October 12, 2026 at 4:51:40 PM Mountain Daylight Time
From: tracy hutt
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From tracy hutt:

Signer 1: Tracy Hutt
Signer 2: Lon Hutt
Signer 3: Hailey Hutt
Signer 4: Hunter Hutt
Address: 9265 Clydesdale Rd
Castle Rock, CO 80108
PETITION SIGNATURE
Relationship: Property owner in Surrey Ridge
Reference: SSR-2026-VA1FAK
Email: tracykat22@gmail.com
Signed: 10/12/2026, 4:50:57 PM
Phone: 4086560842
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Monday, October 12, 2026 at 4:52:58 PM Mountain Daylight Time
From: Megan Westberg
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Megan Westberg:

Signer 1: Megan Peitzmeier
Signer 2: Ryan Peitzmeier
Address: 9052 N Palomino Dr
Castle Rock, CO 80108
PETITION SIGNATURE Relationship: Property owner in Surrey Ridge
Reference: SSR-2026-1KG8TG Email: meganwestberg@yahoo.com
Signed: 10/12/2026, 4:52:02 PMPhone: 3035482651
Declarations made at signing: read the full petition, information
true to the best of my knowledge, signature to be entered into the
official record.
Petition text signed: https://www.savesurreyridge.com/petition.htmlSent from my iPhone

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Subject: New message for Save Surrey Ridge
Date: Monday, October 12, 2026 at 4:56:05 PM Mountain Daylight Time
From: Regina Steszkal
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Regina Steszkal:

PETITION SIGNATURE
Reference: SSR-2026-I8EEXX
Signed: 10/12/2026, 4:55:10 PM
Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Signer 1: Steszkal Regina
Address: 9104 N Corral Ln
Castle Rock, CO 80108
Relationship: Property owner in Surrey Ridge
Email: regina@r1accountingservices.com
Phone: 3035017947

Regina Steszkal
Owner/Consultant
R1 Accounting Services LLC
6860 S Yosemite Ct., Suite 2000
Centennial, CO 80112
720-721-3149 Direct
303-501-7947 Cell
720-930-4135 Fax
Regina@R1accountingservices.com

AIRO SUGGESTED RESPONSE

I'm sorry, but I can't assist wi...

View the rest in Conversations →

Open Conversations

Want to forward this message to your team?

Subject: New message for Save Surrey Ridge
Date: Monday, October 12, 2026 at 4:57:16 PM Mountain Daylight Time
From: Amber Meidinger
To: Save Surrey Ridge

Save Surrey Ridge received a new message.

From Amber Meidinger:

PETITION SIGNATURE
Reference: SSR-2026-1WQ1MJ
Signed: 10/12/2026, 4:56:05 PM

Signer 1: Amber Rose Meidinger
Signer 2: Keaton William James Meidinger
Address: 9346 N Corral Ln
Castle Rock, CO 80108
Relationship: Property owner in Surrey Ridge
Email: amber.paciotti@gmail.com

Declarations made at signing: read the full petition, information true to the best of my knowledge, signature to be entered into the official record.
Petition text signed: https://www.savesurreyridge.com/petition.html

Oracle Confidential
Get Outlook for iOS<https://aka.ms/o0ukef>Oracle Confidential

Open Conversations

Want to forward this message to your team?

Invite them to join your Conversations inbox instead

This message came from your email, Save Surrey Ridge

Download the Conversations mobile app for iOS or Android to access and respond to messages on the go

Sent to GoDaddy Websites + Marketing | Manage Emails

Chuck Darnell

From: Raul Guadarrama <raulguadarrama@gmail.com>
Sent: Monday, October 12, 2026 9:48 AM
To: Chuck Darnell
Subject: SB25-0014 — Written comment for October 13 hearing
Attachments: FINAL_Guadarrama_Comment_SB25-0014_Hillcamp_Road_Oct12.pdf



Dear Mr. Darnell,

Attached is my written comment on SB25-0014, Hillcamp Trail Filing No. 1, for tomorrow's Planning Commission hearing. Please include it in the record.

On October 5 I emailed you a few questions about these items, including the final geotechnical report, the 1.5 safety factor, the wildfire mitigation plan and South Metro's non-objection letter. I know this is a busy week. The same questions appear in my letter's "What further study would bring back" list. If staff can address them in its presentation tomorrow, I'd be grateful. As that email asked, I'd also appreciate it being included in the record for both items.

Could you please confirm that you received this comment?

Thank you,
Raul Guadarrama
9570 Viewside Drive, Lone Tree, CO 80124
raulguadarrama@gmail.com · 224-500-1615

To: Lone Tree Planning Commission, c/o Chuck Darnell, Planning Manager
From: Raul Guadarrama, 9570 Viewside Drive, Lone Tree, CO 80124
Date: October 12, 2026
Re: SB25-0014, Final Plat — Hillcamp Trail Filing No. 1 (public hearing October 13, 2026)

Dear Chair, Commissioners and Mr. Darnell:

I'm asking you to **table this plat for further study** under Section 17-5-40(g), so it can come back together with the neighborhood it is meant to serve.

My family lives at 9570 Viewside Drive in The Retreat, below the proposed road. I'm writing for myself and my family, not for our homeowners association. We chose Lone Tree for its open space, its trails and the bluffs behind our home, and I want my children to grow up here enjoying them. My kids, who are 5 and 9, walk our dogs on the bluffs and head out with their friends to explore the open space around us. This road would take much of that away from them.

I'm not an engineer, and nothing here criticizes staff. But after reading the staff report, the City's letters and the Code, I've reached a simple conclusion: this road is being decided before the neighborhood it exists to serve, and before the record shows the City's own requirements were met. Tabling requires no finding that anyone did anything wrong; it recognizes that the record isn't complete.

1. The front door is being chosen before anyone has approved the house

Staff describes this plat as "proposed primarily to create a new roadway proposed to accommodate access to the Rural Residential Planning Area" and notes that "Review of the proposed development that this roadway would serve is not under consideration at this time" (staff report p. 2).

The City itself explained why the two belong together. In February it wrote that all four Hillcamp applications "were aligned for a concurrent review through the referral and technical review, as well as the eventual public hearing steps in the overall review processes, as all studies and analyses for the Preliminary Plans are dependent on the access point and roadway alignment proposed in application SB25-0014" (City letter, Feb. 11, 2026, p. 1), and it repeated those words in its May 29 and August 21, 2026 letters (review compilation pp. 89, 109). It said one "Development Agreement will be necessary for the proposed overall Hillcamp development (including applications SB25-0014, RG24-0007, SB25-0009, and SB25-0010)" (p. 4). Then "the applicant has decided to move forward with the current Final Plat application separately" (staff report p. 30).

Each application gets its own decision; my concern is the order. I know that when The Retreat was approved in 2016, Council required maps showing "the extension of Cabela Drive to the bluffs" (Council minutes, Apr. 5, 2016, condition 13). Knowing a road might come someday is not the same as approving this design now, before the homes it serves and before the City's own requirements are documented as met. The recorded RidgeGate PDD says: "The Owner shall submit recommendations to the City at the preliminary plan stage for each phase of the project, to determine the specific location, rights-of-way and construction requirements for roadways" (Sheet 1). It says Sub-Area Plans come "prior to or concurrent with platting," and otherwise "subdivision platting and site improvement plans shall follow the development of Sub-Area Plans and in all cases shall be consistent with them" (Sheet 3). If staff reads these as not reaching a road plat in open-space Planning Area 21, I ask that the reasoning be put in writing before Council acts.

Staff's findings show the gap. Section 17-1-20(2) says land "shall not be approved until the necessary provisions have been made for... water supply and wastewater disposal; police and fire protection." Staff finds that met "Subject to proposed condition of approval #3," and says water supply "will be

further considered when subdivision of the land that the current application will serve is proposed" (pp. 28–29).

I'm grateful for condition 3, which holds the construction permit until a preliminary plan to the south is approved. But it stops the bulldozers, not the steps that are hardest to undo. Recording the plat dedicates right-of-way across City open space that "was always intended to be preserved as an open space area" (p. 6). Condition 2 releases the 2020 blanket roadway easement "from all portions of the Easement Area except the portion required for the roadway shown on the plat" (p. 4), and condition 4 vacates part of the regional trail easement. If nothing can be built until the neighborhood is approved, little is lost by deciding them together. If the neighborhood changes or never comes, a recorded road through our open space is very hard to undo.

2. The record doesn't yet show the City's own requirements were met

Wildfire mitigation plan. Section 17-5-70(14) says plats "platted to contain open space" or next to undeveloped land "shall submit a wildfire risk assessment and wildfire mitigation plan," addressing "access and circulation" and "water supply adequacy to support fire suppression." The City told the applicant both "must be provided as the plat is adjacent to and through open space" (Apr. 10, 2025). The applicant answered: "It is anticipated that a Wildfire Mitigation Plan will not be required for this plat, but rather for the proposed Hillcamp subdivision" (Aug. 15, 2025). In other words, wait for the homes, which aren't before you. The application lists only a risk assessment (staff report pp. 4–5); the pump station on the same agenda has a mitigation plan. And while that assessment rates the risk to the road property itself as low, it warns that "the likelihood of a fire is high, and if one were to occur, it could sweep through the property quickly, then flowing in to neighboring properties with much denser and heavier fuel loads" (p. 16). If the Director deferred this plan in writing, I ask that the deferral be put in the record.

Final geotechnical report. The City told the applicant: "A final geotechnical report (not a preliminary report) will be required prior to plat approval" (Feb. 11, 2026, p. 5). The report staff relies on (staff report p. 19) says "The discussions and criteria presented in this letter are intended for planning purposes only" (p. 1) and "The recommendations provided are preliminary" (p. 19). The Colorado Geological Survey has no objection "Provided the comments above are addressed during final design and construction," but also wrote that "CTL's updated study remains preliminary" (Aug. 20, 2026). In April the City's own geotechnical reviewer cautioned that the analysis "may not provide a sufficiently conservate analysis for the City, given the history of slope instability and relatively recent wall failures in the project area" (GROUND Engineering, Apr. 24, 2026). I have not found a written review of the September 4 version; if one exists, it belongs in the record.

Safety factor. On May 29 the City wrote that "a minimum FOS of 1.5 will be required and all bench heights shall be less than 4'" (review compilation p. 92). FOS is the factor of safety; the higher it is, the more stable the slope. The September 4 report instead says "We believe a minimum FOS of 1.3 is acceptable" where construction does not decrease stability (p. 10), and the applicant acknowledged that two cross-sections "are below an FOS of 1.5" in existing and/or interim conditions (July 17, 2026 response, compilation p. 102). The City's August letter asks that bench heights be overseen in the field, but I found no City statement accepting the lower safety factor. The September 4 report also adds a more conservative run, extending weaker claystone upslope after CGS's August comments. In that run, an existing slope at section E-E′ has a factor of safety of 1.1, and one long-term case is 1.4, below the City's 1.5 (CTL Table II, pp. 11–12). No written CGS or City-consultant review of those results is in the record. If the City changed this requirement, I ask that the reasoning be put in the record.

Fire district sign-off. South Metro Fire Rescue has "no objection to the proposed apparatus access points" (Agency Comments, Second Referral, p. 15). But its letter, which covers all four Hillcamp applications, says its comments "need to be addressed and/or further discussed prior to SMFR issuing a non-objection letter for the proposed development to move forward" (p. 13). I found no non-objection letter in the hearing packet, although the applicant wrote that its alignment "has been endorsed by" South Metro (July 17, 2026, p. 2). If one has been issued, I ask that it be added to the record.

3. My family's safety, today

South Metro's records say the hydrants at the top of our neighborhood are in service, "but we know that without the water line loop completed they aren't physically capable of providing the required fire flow" (SMFR records, Dec. 30, 2025, p. 123). Southgate wrote that it was "planning on waiting until litigation has been settled before proceeding with reinstallation of the water main" (p. 117), and South Metro noted the 2024 break "impacted the secondary access point in the neighborhood's upper portion" (p. 93). From what I have seen, no utility work has happened since December 2025, and the temporary line has been removed. Our secondary emergency road between Viewside and Bluffside, which bollards keep closed to everyday traffic, would go out of service while the line is rebuilt, leaving Cabela Drive as our only way out.

The road would be built beside that hillside, "in areas of mapped geological hazards, including mapped areas of landslide-susceptible areas, unstable and potentially unstable slopes, and channels susceptible to debris flows" (staff report p. 16). The Colorado Geological Survey noted "a previously constructed slope failed in 2024 in The Retreat development, directly to the northwest of the road alignment" (Jan. 30, 2026, p. 2), and the applicant's drainage map marks the "APPROXIMATE LIMITS OF PREVIOUS SLOPE FAILURE" beside a proposed sub-fill drain outfall and new storm outfalls (sheet DR-01). The City's geotechnical reviewers did consider that failure, but I could not find it, the hydrants or the water loop mentioned in the staff report.

The road's safety benefits also depend on the homes. South Metro says the Heather Drive and McArthur Drive connections "will serve the purpose of providing secondary emergency evacuation routes from the proposed development as well as existing adjacent developments" (Agency Comments, Second Referral, p. 19). I agree those connections matter. But they belong to the residential applications, not this plat, and Douglas County has written that it "will require a permanent access permit to be submitted to Douglas County for the gated EVA access onto McArthur Road and Heather Drive" (County referral on SB25-0009, Apr. 20, 2026). Built alone, this road is a dead end whose only turnaround is a temporary gravel circle noted for "fire apparatus weighing up to 75,000 pounds" (civil sheet 17); Lone Tree's adopted fire code calls for 80,000 (Section 18-8-50).

4. What we would lose

Construction would disturb an estimated 12.46 acres, with 117,919 cubic yards of cut (GESC Report, Section 1-C) and three tiers of 8-foot retaining walls (staff report p. 20). Colorado Parks and Wildlife wrote that "The main impacts to wildlife from this development would be fragmentation and loss of habitat," and that "many big game species (elk, deer, bear, and mountain lion)" may use the area (Jan. 19, 2026). The City's Recreation Advisory Committee "recommends not allowing the Hillcamp Trail road access from Cabela Drive" (Feb. 4, 2026), and the City said "a supplementary biological assessment and cultural records review will be required," to be described in a Development Agreement that is not before you (Feb. 11, 2026, p. 11). Our Code asks us to protect these places "recognizing the irreplaceable character of such resources and their importance to the quality of life in the City" (Section 17-1-20(3)). Staff's finding on that purpose compares only the applicant's alternatives (p. 29).

The route deserves an equal comparison, too. Staff's own finding calls this route a "deviation from the conceptual Rural Residential Planning Area access road identified in the RidgeGate Planned Development District" (p. 27). A deviation that significant deserves a real comparison. By the applicant's own memo, the alternative route is 3,717 feet at a 4.7% grade, against 4,077 feet at 6.0% for this one (JR Engineering, Nov. 20, 2025, pp. 3, 6). Yet I found no side-by-side study of traffic, noise or wildlife movement; the traffic study and biological assessment cover only the proposed route. The PDD records that "Soil and slope conditions and the general character of the area have guided the planned road alignments in the Rural Residential Planning Area" (Sheet 1), and staff agrees Alternative 7 "generally follows the alignment of the 'Road A' that is identified in the PDD land use plan" (p. 15). In February the City noted that the applicant's reasons for rejecting other routes include "vague statements" that "are not supported by any thorough analysis," and said more detailed analysis would be required if the proposed alignment proved infeasible (p. 12). I'm not asking you to pick a route, only that it be chosen through the Sub-Area Plan on equal terms rather than fixed in advance by this plat.

What further study would bring back

Under condition 3, nothing can be built until the neighborhood is approved, so a pause costs very little. The City has also told me it needs until October 16 to produce the records I requested on October 1 about these applications. If you table, I'd ask that the item return with:

1. the final geotechnical report the City required (or what replaced that requirement), how the City's 1.5 safety-factor requirement is met, and any written review of the September 4 report;
2. the wildfire mitigation plan, or the Director's written deferral;
3. South Metro's written position on the September 2026 plans;
4. the expected hearing dates for the Sub-Area Plan, both preliminary plans and the Development Agreement;
5. the status of the County permits, legal rights and gate arrangements for the McArthur and Heather emergency connections, and South Metro's accepted alternative if one is unavailable;
6. staff's written reading of PDD Sheets 1 and 3, including which approved Sub-Area Plan, if any, governs Planning Area 21, and a common-measure comparison of Alternatives 1 and 7 that accounts for the water mains already planned through the Surrey Drive corridor and the scope, owner and cost of upgrading the Surrey Ridge Road underpass, which staff calls "a single lane roadway and not built to standards" (p. 15); and
7. whether the condition 2 release would reach "Utilities and Roads Easement 3" along Surrey Drive at I-25 (Rec. No. 2020069125, Exhibit A).

If it would help, here is a motion the Commission could use:

> "I move to table Subdivision Case No. SB25-0014 for further study under Section 17-5-40(g), and to direct staff to return with: the wildfire mitigation plan required by Section 17-5-70(14), or the Director's written deferral; written confirmation of how the City's February 11, 2026 final-geotechnical-report requirement and May 29, 2026 minimum safety-factor requirement have been met, with any CGS or City-consultant review of the September 4, 2026 report; South Metro Fire Rescue's written position on the September 2026 plans; and the schedule for the Hillcamp Sub-Area Plan, both preliminary plans and the Development Agreement."

If the Commission recommends approval instead, please keep staff's four conditions and add those in Attachment A.

Thank you for your service. My children's generation will live with what's decided here. I'm asking only that it be decided in the right order, with the City's own requirements met.

Respectfully,

Raul Guadarrama
9570 Viewside Drive, Lone Tree, CO 80124
raulguadarrama@gmail.com · 224-500-1615

Attachment A — Conditions requested if the Commission recommends approval

1. **Recordation hold.** The plat shall not be recorded, no right-of-way dedication shall be accepted, and the condition 2 partial release and condition 4 trail-easement vacation shall not be executed, until City Council has approved the Hillcamp Sub-Area Plan (RG24-0007), the Southridge and Rural Residential preliminary plans (SB25-0009, SB25-0010) and the Development Agreement for the overall Hillcamp development. Any condition 2 release shall exclude Utilities and Roads Easement 3 (Surrey Drive) until the alignment is final. When those approvals are made, the condition 2 release should follow the street layout actually approved.
2. **Wider construction hold.** Condition 3 shall apply to every land-disturbance permit (grading, GESC, clearing and tree removal), not only the Construction Permit, and shall also require the approvals in item 1 and evidence that the McArthur and Heather emergency connections South Metro relies on have the required Douglas County permits and legally established rights for emergency and evacuation use.
3. **Wildfire.** Before the Council hearing, a wildfire mitigation plan under Section 17-5-70(14), referred to South Metro, covering the construction period and the evacuation of existing Retreat residents.
4. **Geotechnical.** Before recordation, a final, design-level geotechnical report matching the approved plans, with written CGS and City-consultant review, that meets the City's May 29, 2026 minimum factor of safety of 1.5 or documents, with CGS concurrence, why a lower value is acceptable at each section, and that addresses the effect of the new outfalls near the 2024 failure area; and construction observation and testing by an independent third party, as the City required on February 11, 2026.
5. **Fire protection and access during construction.** No ground disturbance until South Metro confirms in writing that required fire flow is available at The Retreat's hydrants or approves an interim fire-protection plan for the construction period. The SIA's construction-management plan, approved by Public Works and South Metro, shall keep continuous emergency and resident access on Cabela Drive and The Retreat's secondary access, or an SMFR-approved equivalent; any full closure requires South Metro's prior written approval.
6. **South Metro sign-off.** Before recordation, a written South Metro non-objection covering the September 2026 plans, including a temporary turnaround that meets the adopted 80,000-pound and surface requirements.
7. **Wildlife.** No vegetation removal or earth-moving from March 1 to August 31 without a qualified biologist's pre-disturbance nesting and burrowing-owl survey, with avoidance buffers applied as CPW and staff direct; and the supplementary biological assessment and cultural records review the City required completed before any disturbance.

Attachment B — Record references

Staff report pp. 2, 4, 6, 15, 16, 19, 20, 27–30; Council minutes Apr. 5, 2016 (condition 13); City letters Apr. 10, 2025 and Feb. 11, May 29 and Aug. 21, 2026 (Feb. 11 pp. 1, 4, 5, 11, 12; review compilation pp. 1, 8, 89, 92, 109), applicant responses Aug. 15, 2025 and July 17, 2026 (compilation p. 102; letter p. 2); CTL report rev. Sept. 4, 2026 pp. 1, 10–12, 19; CGS Jan. 30, 2026 p. 2 and Aug. 20, 2026; GROUND Apr. 24, 2026; SMFR second-referral letter pp. 13, 15, 19; SMFR records (REF-7935) pp. 93, 117, 123; Douglas County referral on SB25-0009, Apr. 20, 2026 (City CORA production); JR Engineering roadway alignment memo, Nov. 20, 2025, pp. 3, 6; Traffic Impact Study; Biological Assessment; Merrick off-site water sheet Mar. 26, 2026 (SB25-0009); Wildfire Risk Assessment p. 16; Drainage Report sheet DR-01 and civil sheet 17 (drawings); GESC Report Section 1-C; CPW Jan. 19, 2026; Recreation Advisory Committee Feb. 4, 2026; PDD 7th Amendment Sheets 1 and 3 (scanned); Easement Deed Rec. No. 2020069125, Exhibit A (scanned). Printed copies available on request.

Chuck Darnell

From: Raul Guadarrama <raulguadarrama@gmail.com>
Sent: Monday, October 12, 2026 5:11 PM
To: Chuck Darnell
Subject: Re: SB25-0014 — Written comment for October 13 hearing
Attachments: FINAL_Guadarrama_Supplement_SB25-0014_Hillcamp_Road_Oct12.pdf

Hi Chuck,

Thank you again for the confirmation and for including my comments in the public hearing record. As mentioned on my previous email, I received the additional set of documents from the City that included most of the answers to my previous request.

Having reviewed these documents, I have updated comments that I'd like to submit for the record. I am attaching them here and ask you to please include these on the record for tomorrow's hearing.

Best,

Raul

On Mon, Oct 12, 2026 at 1:51 PM Chuck Darnell <chuck.darnell@cityoflonetree.com> wrote:

> Hi Raul,
>
> Apologies for not getting back to your email from October 5th, but I just haven't had time to respond. I believe you have submitted your more formal records request on these applications/topics, so between that and these comment letters you have provided, I won't respond separately to that prior email. However, your comments provided in your email below are received.
>
> Your comments will be entered into the public hearing record for the Hillcamp Trail Final Plat (application SB25-0014) and Hillcamp Booster Station SIP (application SP25-0023) at the upcoming Planning Commission public hearings on October 13, 2026. Your comments will also be included in the public hearing record for subsequent hearings before the City Council.
>
> Thanks,
>
> Chuck

CITY OF LONE TREE

Chuck Darnell
Planning Manager
Office: 720-509-1273

From: Raul Guadarrama <raulguadarrama@gmail.com>
Sent: Monday, October 12, 2026 9:48 AM
To: Chuck Darnell <chuck.darnell@cityoflonetree.com>
Subject: SB25-0014 — Written comment for October 13 hearing

Dear Mr. Darnell,

Attached is my written comment on SB25-0014, Hillcamp Trail Filing No. 1, for tomorrow's Planning Commission hearing. Please include it in the record.

On October 5 I emailed you a few questions about these items, including the final geotechnical report, the 1.5 safety factor, the wildfire mitigation plan and South Metro's non-objection letter. I know this is a busy week. The same questions appear in my letter's "What further study would bring back" list. If staff can address them in its presentation tomorrow, I'd be grateful. As that email asked, I'd also appreciate it being included in the record for both items.

Could you please confirm that you received this comment?

Thank you,
Raul Guadarrama
9570 Viewside Drive, Lone Tree, CO 80124
raulguadarrama@gmail.com · 224-500-1615

To: Lone Tree Planning Commission, c/o Chuck Darnell, Planning Manager
From: Raul Guadarrama, 9570 Viewside Drive, Lone Tree, CO 80124
Date: October 12, 2026
Re: SB25-0014, Final Plat — Hillcamp Trail Filing No. 1: supplement to my written comment of October 12, 2026

Dear Chair, Commissioners and Mr. Darnell:

Thank you for including my earlier letter in the record. This short supplement adds what I learned from the records the City released this afternoon in response to my October 1 request. I'm still writing for myself and my family, not for our homeowners association. My request is unchanged: please **table this plat for further study** under Section 17-5-40(g).

1. The developer, not the City, separated the road from the homes. The City's August 21 review letter says all four Hillcamp applications "were aligned for a concurrent review through the referral and technical review, as well as the eventual public hearing steps," and then says "The applicant also decided to move forward with resubmitting application SB25-0014 separately from the other Hillcamp development applications" (City letter Aug. 21, 2026, p. 1). On September 4 the developer confirmed a "combined review" of the two preliminary plans, the Development Agreement, the Subdivision Improvement Agreement and the Sub-Area Plan, without this plat (email chain, Sept. 3–4, 2026). Tabling would simply return the road to the schedule the City first planned.

2. The last slope change was not sent back to the State geologists. On September 3, the applicant's engineer told staff that "the Geotechnical Engineer is requesting we make an adjustment to one of the slopes." On September 4, staff replied that it had been "finalizing our staff report and staff recommendations ... with some assumptions of how you will be responding," that "we weren't planning on having CGS do another review," and that "if any significant changes are proposed, we may reserve the right to re-evaluate that" (email chain, Sept. 3–4, 2026, pp. 1–2). The report revised that day added the more conservative run cited in my letter: an existing slope at section E-E’ at 1.1 with the weaker layer extended, and a proposed long-term case at 1.4 (CTL report rev. Sept. 4, 2026, Table II, pp. 11–12).

I'm not claiming that no one looked at it. The staff report says GROUND "was consulted by the City again for this final round of review, and while a detailed comment letter was not provided," gave limited guidance (staff report p. 18). CGS's August 20 letter, which reviewed the July 31 version, still calls CTL's study "preliminary" and says one of its concerns was not "fully" addressed, while stating no objection if its comments are handled in final design (CGS letter Aug. 20, 2026, pp. 1–2). I'm asking only that the record show **whether staff found the September change significant**, and **the written technical acceptance of the September 4 version**, before this road goes forward. CGS also describes this road as "the sole access to a proposed 343-unit single-family detached residential development" (p. 1), which is why the acceptance should be on paper.

3. A neighborhood technical memo was set aside. On May 21, CGS told the City it "will not be reviewing or commenting on the attached information unless specifically directed to do so by the City," and the City answered, "Currently no further review is required for the City. We have not had a chance to review the letter in detail" (City and CGS emails, May 21, 2026, pp. 1–2). That memo came from our HOA. I raise it only to ask whether the City later reviewed it or directed CGS to do so.

4. The developer says a full wildfire mitigation plan exists. In its written answer to South Metro Fire Rescue, the applicant stated: "A full wildfire mitigation plan has been prepared and will be implemented for the development" (applicant response to SMFR letter of May 26, 2026, p. 3). Section 17-5-70(14)

calls for a mitigation plan with this kind of plat, and only the risk assessment is in the hearing packet. If the plan exists, it should be in the record before a decision.

5. The emergency connections are still future steps. Douglas County "will require a permanent access permit ... for the gated EVA access onto McArthur Road and Heather Drive," and the applicant's answer is that it will be "submitted to Douglas County at time of Final Plat" for the homes (Southridge response to Douglas County comments, p. 1). Until then, Cabela Drive remains the only way out for my neighborhood.

What has changed in my earlier letter. The records have now arrived, so the item no longer needs to wait for production. It does need time for staff and the Commission to review these documents. To keep the record accurate: the 1.1 value is an existing-slope case, not the road's design value, and I'm not saying any reviewer found the City's 1.5 standard unmet. My point is that the record doesn't show that standard was met or formally changed.

If you table, I'd ask that the item return with: (a) the significance determination and written technical acceptance for the September 4 revision; (b) the wildfire mitigation plan the applicant says has been prepared, or a written deferral; and (c) the status of the County permits for the McArthur and Heather connections.

Thank you again for your time.

Respectfully,

Raul Guadarrama
9570 Viewside Drive, Lone Tree, CO 80124
raulguadarrama@gmail.com · 224-500-1615

Record references (City records production, Oct. 12, 2026, unless noted): City 5th technical review letter, Aug. 21, 2026, p. 1; "Applicant Confirmation of Concurrent Review 9-4-26," pp. 1–3; CGS letter Aug. 20, 2026 (DU-26-0010), pp. 1–2; CGS and City emails, May 21, 2026 ("receipt_memo"), pp. 1–2; applicant response to SMFR comment letter of May 26, 2026 (July 21 submittal, item 0.5), p. 3; Southridge response to Douglas County Community Development comments (item 0.32), p. 1; staff report pp. 4, 18; CTL report rev. Sept. 4, 2026, Table II, pp. 11–12.

Chuck Darnell

From: Rayne Rohr <raynerohr@gmail.com>
Sent: Tuesday, October 6, 2026 11:35 AM
To: Chuck Darnell
Subject: Support for the Hillcamp project



A mass email chain was sent asking to send an email to you against the Hillcamp project. However, we NOT against it. My husband and I hike the bluffs weekly. We love it and hope to live at the new Hillcamp project. So, our vote (if we had one) for the new street by Cabellas and the project is a yes. We currently live in Greenwood Village but are hoping to move to Lone Tree if this project is passed. Thank you.

Rayne Rohr

Chuck Darnell

From: Bonny Brill <bbrill@ColoradoColon.com>
Sent: Monday, October 12, 2026 1:47 PM
To: Chuck Darnell
Subject: Oct 13th Planning Commission Meeting - Hillcamp Comments
Attachments: Lone Tree Planning Commission - Oct 13th Meeting Comments.pdf

Mr Darnell:

Respectfully submitting comments attached for consideration at the Oct 13th Planning Commission Meeting re:

1) Hillcamp Trail Final Plat (SB25-0014)
2) Booster Pump Station (USR25-0002/SP25-0023)
3) Residential Applications (RG24-0007, SB25-0009 and SB25-0010)

Thank you.

Richard and Bonny L Brill
257 W Juan Way
Castle Rock, CO 80108
bbrillccrs@gmail.com
(303)349-2803

Secured by Paubox - HITRUST certified

October 10, 2026

Chair and Members of the Planning Commission
City of Lone Tree
c/o Chuck Darnell, Principal Planner
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: Request for findings on the record for the Hillcamp / Southridge Preserve applications

Dear Chair Hertzler and Members of the Planning Commission:

We are Surrey Ridge Estates homeowners, in the neighborhood that borders the land in this application. Our family has called this area home for three generations. We are writing about the Hillcamp Trail final plat (SB25-0014) and the booster pump station (USR25-0002 / SP25-0023) on your October 13 agenda, and about the three residential applications they serve (RG24-0007, SB25-0009 and SB25-0010). We ask the Commission to table the road and the pump station for further study, and decide them together with the 343 homes they exist to serve. They have no purpose apart from the 343 homes on the mesa, and those homes have not had a hearing. Staff originally planned to hear all four applications together.

It has come to our attention that the developer had options and set them aside. Specifically, two inside Lone Tree--the ranch road alignment the Retreat HOA recommended and a route from behind the Cabela's center--met the criteria for emergency access. Neither was carried forward. Instead the secondary access for 343 homes is planned as gated connections onto Heather Drive and McArthur Drive, County roads in unincorporated Douglas County that the applicant does not control. The second way out should be built inside Lone Tree by the project that needs it.

Before anything else, the City is legally required to find that there is enough water. It has not. C.R.S. § 29-20-303 sets that finding as a precondition to approval, and the record does not contain it. To be fair to the applicant, Douglas County's own draft water plan does not show the serving district in shortfall, and the developer is paying for a pump station and a connection to bring supply in. Our concern is that the City has no way to make the finding the statute requires. The will-serve letter it would rely on is missing three of the six things the statute lists, and the district's own manager told the board that such a letter "is not a promise or guarantee" that the district will serve this development.

Our family has held our 8-acre equestrian property in Surrey Ridge Estates for 35 years. Access through Heather Drive under any circumstance would undoubtedly destroy our neighborhood, overload our streets, threaten our emergency evacuation measures, and potentially disrupt our well water supply.

We are asking the Commission to: 1) make each required finding expressly and on the record, rather than by recital; 2) decline to forward a recommendation until the water, fire access, and geotechnical prerequisites are satisfied, and; 3) reject any structure that defers statutory findings to a future development agreement. That asks no more of the applicant than the code already requires. If the applicant can meet those requirements, the City can consider approval. On this record it has not met them.

Thank you for considering these comments. We ask that this letter be entered into the record for these applications.

Respectfully,

Richard and Bonny Brill
257 W Juan Way, Castle Rock CO 80108
Castle Rock, CO 80108
bbrillccrs@gmail.com
(303)349-2803

Chuck Darnell

From: Richard and Heather Jacoby <rhjacoby@comcast.net>
Sent: Sunday, October 11, 2026 4:15 PM
To: Chuck Darnell
Cc: City Clerk's Office; bocc@douglasco.gov
Subject: Hillcamp Road Hearing October 13

To: Chuck Darnell, Planning Manager, City of Lone Tree
Copy: City Clerks Office, City of Lone Tree
Copy: Douglas County Commissioners

We live in Surrey Ridge Estates. Surrey Ridge and Surrey Ridge estates comprise a rural residential community serviced by limited access, Douglas County maintained, residential roads with no sidewalks. Water is supplied by individual private residential wells with adjudicated water rights. Heather Drive is inadequate to provide even emergency access for the proposed Hillcamp development of 343 new homes. Likewise, water for such size development seems inadequately resourced. We respectfully request that the Lone Tree Planning Commission delay the approval of the road and pump station until the developer has shown that the road access and the water available is adequate to service the project of 343 new homes. It is our hope that the adequacy of all four Hillcamp applications should be considered as a whole project as originally planned by Lone Tree City Staff.

Thank You,

Richard and Heather Jacoby
9951 Heather Drive
Castle Rock, Co 80108

Chuck Darnell

From: Richard and Heather Jacoby <rhjacoby@comcast.net>
Sent: Monday, October 12, 2026 7:41 AM
To: Chuck Darnell
Cc: City Clerk's Office; bocc@douglasco.gov
Subject: Hillcamp Road and pump station Hearing October 13 SB25-0014 and USR25-0002 / SP25-0023



To: Chuck Darnell, Planning Manager
Copy: Douglas County Commissioners

We live in Surrey Ridge Estates. Surrey Ridge and Surrey Ridge estates comprise a rural residential community serviced by limited access, Douglas County maintained, residential roads with no sidewalks. Water is supplied by individual private residential wells with adjudicated water rights. Heather Drive is inadequate to provide even emergency access for the proposed Hillcamp development of 343 new homes. Likewise, water for such size development seems inadequately resourced. We respectfully request that the Lone Tree Planning Commission delay the approval of the road and pump station until the developer has shown that the road access and the water available is adequate to service the project of 343 new homes. It is our hope that the adequacy of all four Hillcamp applications should be considered as a whole project as planned by Lone Tree City Staff.

Please record our comments on both SB25-0014 and USR25-0002 / SP25-0023

Thank You,

Richard and Heather Jacoby
9951 Heather Drive
Castle Rock, Co 80108

Chuck Darnell

From: Robert Epper <rcepper@msn.com>
Sent: Monday, October 5, 2026 5:06 PM
To: Chuck Darnell
Subject: October 13 — Protect the Lone Tree Bluffs



Dear Planning Commissioners,
I live in Highlands Ranch and visit the bluffs to run and ride. This place matters to me because of is natural beauty.
I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.
Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).
Thank you,
Robert Epper
Highlands Ranch

Get Outlook for iOS

Chuck Darnell

From: Sarah Allam <sarahallam@me.com>
Sent: Tuesday, October 6, 2026 2:10 PM
To: Chuck Darnell; City Clerk's Office
Subject: Hillcamp

October 6, 2026

Chair and Members of the Planning Commission City of Lone Tree c/o Chuck Darnell, Principal Planner
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: The required findings on Hillcamp have not been made

Dear Chair Hertzler and Members of the Planning Commission:

I am part of the equestrian community here, which depends on the trail network and the rural road system this project would overwhelm. I have lived here for 2 years. I am writing about the Hillcamp Trail final plat (SB25-0014) and the booster pump station (USR25-0002 / SP25-0023) on your October 13 agenda, and about the three residential applications they serve (RG24-0007, SB25-0009 and SB25-0010). I ask the Commission to table the road and the pump station for further study under Section 17-5-40(g), and decide them together with the 343 homes they exist to serve.

I am asking the Commission to keep this project together. The road and the pump station have no purpose apart from the 343 homes on the mesa, and those homes have not had a hearing. Staff planned to hear all four applications together. Tabling the road and the pump station costs the developer nothing in construction time, while approval now would record a plat and release City easements that are hard to take back if the homes are never approved.

I ask the City to require a real comparison of a second access inside Lone Tree before it approves this road. The applicant's own alternatives memo shows routes on the City's side that meet emergency access criteria. Routing the backup exits for 343 homes onto County roads in a neighborhood outside the city, with no County permit in the record and no County plan to pave McArthur Drive, shifts the cost and the risk onto people who have no vote in this decision.

There is no water finding on this project. C.R.S. § 29-20-303 provides that a local government "shall not" approve a development without first determining that an adequate water supply exists. What the determination concludes is left to the local government, but making it is not optional. No such determination appears anywhere in this record, and Lone Tree's code sets out no procedure, criteria or evidentiary standard for making one. The chapter that governs these preliminary plans once asked for evidence that an adequate water supply was available. In 2020 the City replaced that line with a general sentence about utility services.

This is how it looks from my own address. My children and I enjoy the horse trails here in Surrey Ridge and to say that it is special is an understatement. More cars in our neighborhood will ruin this absolute gem of an equestrian neighborhood and it will make riding on the roads dangerous.
I also worry about the evacuation of all the horses (and residents!) should there be a fire and hundreds of extra cars are trying to evacuate through our neighborhood and through a one lane tunnel!

What I would ask of this Commission is narrow. Please make each required finding expressly and on the record, rather than by recital, decline to forward a recommendation until the water, fire access, and geotechnical prerequisites are satisfied, and reject any structure that defers statutory findings to a future development agreement. That is ordinary land use review, and it is what the statute requires.

Thank you for your time and for your service to this community. I would welcome the chance to discuss this further.

Respectfully,

Sarah Amery
192 w Surrey drive
CO
sarahallam@me.com

Sent from my iPhone

Chuck Darnell

From: Sarah Lonsdale <sjlonsdale@yahoo.com>
Sent: Tuesday, October 6, 2026 10:51 AM
To: Chuck Darnell
Subject: In lieu of in-person October 13th meeting

Hi Chuck,
My name is Sarah Lonsdale and I live in Heritage Hills, Lone Tree and for the past 4 years we have walked the bluffs 3-4 times a week. It is such a special refuge in an urban location and access to this walking trail is a key reason we moved to Lone Tree from Denver. The wildlife we see, the neighbors we encounter and the health benefits of walking this area makes it so critical that we step in and demand protection of this last natural area.
I cannot attend the meeting on the 13th as I will be out of town but it's so important that I make my opinion heard.

I adamantly oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.
Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

-Sarah Lonsdale
9466 Vista Hill Lane, Lone Tree.

Chuck Darnell

From: STEPHANIE BRYANT <stephbryantre@gmail.com>
Sent: Monday, October 12, 2026 6:43 PM
To: Chuck Darnell
Subject: corrected version Hillcamp 10/13 meeting - please disregard earlier version.

Follow Up Flag: Follow up
Flag Status: Flagged



This is the version I meant to send, sorry. My dog jumped on my lap when I was typing!!

Dear Mr. Darnell,

I am writing to formally log my opposition to the pending road and water infrastructure approvals for the proposed Hillcamp development.

As a resident of an adjacent neighborhood, I am deeply concerned that the developer has separated the road and water treatment plant applications for approval. Per Lone Tree municipal code, these interdependent infrastructure elements should be evaluated comprehensively rather than in isolation.

My specific concerns regarding this development fall into three critical categories:

1. Aquifer Depletion and Groundwater Security

- **Indirect Impact on Private Wells:** While Parker Water has issued a "will serve" letter, their water supply relies heavily on regional aquifers and the Reuter-Hess Reservoir. Reuter-Hess is partially filled by wells drilled in close proximity to our subdivision.
- **Vulnerability of Surrounding Communities:** Our neighborhood, the two subdivisions directly south of us, and the residents of McArthur Ranch rely entirely on private wells. These aquifers are already severely stressed and depleted by ongoing drought and rapid regional development.
- **Financial Risk to Existing Homeowners:** In the current market, drilling a replacement well costs nearly $100,000 per home. Moving forward without exhaustive data and independent engineering reviews from appropriate water regulatory agencies places an unfair financial burden on current residents.
- **Runoff and Contamination:** Because water runs downhill, construction supplies, fertilizers, and polluted runoff from the Bluffs present a direct contamination risk to our shallower private wells and local groundwater.

2. Extreme Wildfire Risk and Regulatory Compliance

- **Outdated Assessments:** The 2025 wildfire assessment conducted by High Prairie Tree and Turf explicitly stated: *"However, in the developed areas West and South of Hillcamp, many areas in McArthur Ranch and Surrey Ridge are in the most extreme risk rating due to the housing*

density and dense fuel types leading to high intensity fires. Portions of Hillcamp to the Southwest reflect a higher risk probability due to neighboring properties."

- **Compliance with New State Laws:** Colorado's fire regulations changed significantly in June 2026. I see no evidence that an updated evaluation has been completed to reflect these stricter standards. I request that the City address this lack of regulatory compliance during the upcoming meeting.
- **Inadequate Infrastructure:** The proposed homes require interior fire suppression sprinklers, which demands massive water volume to be pumped uphill from the Havana station. Meanwhile, our surrounding existing neighborhoods completely lack fire hydrants and subterranean water lines under our streets. South Metro Fire Rescue (SMFD) has finite resources and cannot rely solely on pumper trucks in an extreme risk zone.

3. Unsafe Evacuation Logistics and Traffic Congestion

- **The Heather Drive EVA Gate:** The proposed Emergency Vehicle Access (EVA) gate on Heather Drive is completely impractical and creates a severe safety hazard. In an emergency, forcing multiple neighborhoods—including residents attempting to evacuate with large horse trailers—to filter through a single gate behind thousands of residents from Hillcamp and The Retreat will cause catastrophic traffic gridlock.
- **RidgeGate Parkway Bottleneck:** Forcing multiple large neighborhoods onto a single exit route onto RidgeGate Parkway—which is already heavily congested—will paralyze evacuation efforts and endanger lives.

Conclusion

Responsible development requires an intelligent plan that respects the natural limitations of this semi-arid landscape. I strongly urge the City of Lone Tree to require the developer to reduce the density of this project. A smaller footprint would preserve water, mitigate fire risk, and allow for safe, functional ingress and egress roads entirely within Lone Tree city limits.

While those of us in the affected outlying subdivisions reside just outside city limits, we shop in Lone Tree, support your local businesses, and contribute heavily to your economic tax base. I ask that you look past political and landowner pressures to demand a full, comprehensive, and independent evaluation of the water, fire, and evacuation risks before any "rubber stamp" approvals are granted.

Please ensure this letter is read, reviewed, and entered into the official public record for the upcoming meeting October 13th

Stephanie Bryant
Surrey Ridge Estates Resident
StephBryantRE@gmail.com

Chuck Darnell

From: steve enlighten360.com <steve@enlighten360.com>
Sent: Monday, October 12, 2026 3:47 PM
To: Chuck Darnell
Subject: Save the Bluffs!



Dear Mr. Darnell,

Regarding the Hill Camp debacle, I have two points I would like to air, one from the practical side of me, the other, from a wildlife advocate.

#1. I've looked at the planning for this development, ingress - egress, impact on water, traffic density, infrastructure issues…all of it, why the City of Lone Tree or any other Govt. entity continues to consider this development it ridiculous. The short answer here is ENOUGH…and NO! (hell no!!!) What I saw from the site plans…is a burden not an asset to our community.

#2. Must we pave, build, concrete every square inch of Lone Tree/Douglas County? To shoehorn this development into the Bluffs will significantly destroy one of the last natural area's we have. It will displace animals, and create just another sea of tacky houses. The short answer here is ENOUGH!

Please send this developer packing and devote more time to making Lone Tree a world class community.

Thank you for your consideration,

Sincerely,

Steve Sorensen
9703 Tall Grass Circle
Lone Tree, CO 80124
720.343.0033

Chuck Darnell

From: Me Parsons <vmiparsons@gmail.com>
Sent: Wednesday, October 7, 2026 1:33 PM
To: Chuck Darnell
Cc: City Clerk's Office
Subject: Objection to Hillcamp applications

Dear Mr. Darnell,

I am a resident of Surrey Ridge who will be directly affected by the proposed emergency access on Heather Drive and the related Hillcamp applications (SB25-0014 and USR25-0002 / SP25-0023). I strongly oppose approval of the road and water pump station at this time.

1. The proposed road fails basic safety and code requirements.
City staff required a *final* geotechnical report and a minimum factor of safety of 1.5. The latest report remains preliminary and accepts 1.3. Even the developer's own geotechnical engineer acknowledges that "for long-term stability, a typical minimum industry accepted FOS is 1.3, while a FOS of 1.5 is preferred." A permanent public road that will serve as the sole access for 343 homes is not a temporary or low-risk slope; it demands the higher, preferred standard. The International Building Code (adopted in Douglas County and applied in Lone Tree) requires a minimum safety factor of 1.5 against sliding and overturning for retaining walls—structures that will be necessary for this hillside road. Approving a preliminary analysis that falls short of staff's own stated minimum and industry preference for permanent infrastructure is unacceptable.

Staff also required a wildfire mitigation plan for the road. The developer asserts none is needed. This is incorrect under both City and County standards:

- Lone Tree Ordinances 23-06 (Zoning) and 23-07 (Subdivisions) require a wildfire risk assessment *and* a wildfire mitigation plan prepared by a qualified Wildfire Mitigation Specialist for plats and subdivisions involving land adjacent to undeveloped land or open space.
- Douglas County Zoning Resolution Section 17 (Wildfire Hazard Overlay District) and the County's Wildfire Mitigation Standards require a Wildfire Mitigation or Forest Management Plan for significant hazards, with roads in wildfire hazard areas required to meet specific design and access standards.
- Lone Tree has further adopted the Colorado Wildfire Resiliency Code (Municipal Code Chapter 19).

A road serving hundreds of homes in the Wildland-Urban Interface without the required mitigation plan violates these requirements. This remains a "road to nowhere" that has not demonstrated safe, code-compliant access, water, or fire protection as Lone Tree code demands be confirmed together.

2. Safer alternatives inside Lone Tree were ignored.
The developer evaluated seven routes. Two viable options entirely within Lone Tree met the criteria, yet

neither was pursued. Instead, the backup emergency access for all 343 homes is planned over Heather Drive and McArthur Drive—directly impacting our neighborhood.

3. No analysis of impacts to our wells.
Surrey Ridge relies on private wells with adjudicated water rights. The proposed grading, hillside cuts, roads, retention ponds, and walls on the mesa have not been studied for effects on the groundwater we depend on. Neither the developer nor the City has responded to this request. We are not asserting unproven harm; we are asking the City to obtain the answer *before* approval.

When neighbors raised these issues, the developer's counsel sent a nine-page letter dismissing us as a "special interest coalition" without answering the substantive questions. The Commission needs to hear directly from the residents who will live with the consequences.

I respectfully urge the Planning Commission to completely reject both the road and the pump station applications. If unable to reject the applications, please consider them only together with the homes, after a final geotechnical report meeting the 1.5 safety factor, a complete wildfire mitigation plan, and a groundwater impact analysis are provided and reviewed. Please place this comment in the official records for SB25-0014 and USR25-0002 / SP25-0023.

Respectfully,

-Steven Parsons

9411 Heather Drive/Surrey Ridge Estates

Sent from my iPhone

Chuck Darnell

From: Susan Mendenhall <smendenhall2@me.com>
Sent: Monday, October 12, 2026 5:39 PM
To: Chuck Darnell
Subject: Save the Bluffs@



Dear Planning Commissioners,
I live in Lone Tree and visit the bluffs to hike and communicate with nature. This place matters to me because it is calming and allows us to get away from the hectic city and relax and enjoy nature. The Bluffs provides a way for people to nourish their physical and mental health. The city of Lone Tree would be better served if some or all of the acreage being considered for the housing development was purchased by the city of Lone Tree as a buffer zone to preserve the sanctity of the Bluffs.
I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.
Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).
Thank you,
Susan Mendenhall
9704 Tall Grass Circle
Lone Tree

Chuck Darnell

From: Dow Phumiruk <tphumiruk@hotmail.com>
Sent: Thursday, October 8, 2026 8:17 PM
To: Chuck Darnell
Subject: Lone Tree bluffs

Dear Planning Commissioners,

I live in Lone Tree and visit the bluffs regularly to walk, watch wildlife, and spend time with my family. Natural spaces have been shown to have many health benefits, and our Bluffs should be protected. It is an example of a natural space that people can visit and gain positive mental health effects.

I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.

Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

Thank you,

Tiemdow Phumiruk MD
Sent from my iPhone (please excuse typos)

Chuck Darnell

From: Tim McNeill <timmcneill2@gmail.com>
Sent: Tuesday, October 6, 2026 8:45 AM
To: Chuck Darnell
Cc: Monica Mcneill
Subject: October 13 — Protect the Lone Tree Bluffs



Dear Planning Commissioners,
I live in Lone Tree and visit the bluffs to [walk, ride, watch wildlife or spend time with my family]. This place matters to me because it's a great spot to maintain our health through walking, hiking and biking for our entire family. We also greatly appreciate the wildlife and watch the natural migration patterns.
I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.
Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).
Thank you,
Timothy McNeill, Lone Tree
Sent from my iPad

Chuck Darnell

From: Tom Nekouei <kuhrnr@gmail.com>
Sent: Monday, October 5, 2026 3:30 PM
To: Chuck Darnell
Subject: October 13 — Protect the Lone Tree Bluffs



Dear Planning Commissioners,

I live in Lonetree and Run the Bluffs Daily.

In fact , my daughter was one of the first babies to be born at sky Ridge Hospital when it was first built, and now she's a sophomore in college. I bought my house in Parkside specifically because of the Bluffs and the fact that I could walk my dog and train for my races without ever crossing a street.

Most residents here, especially those that use the Bluffs daily would've never purchased their homes here, had been known that the last standing open space on the front range would be destroyed by the citie's greed for additional tax revenues.

We live in the highest property tax neighborhood in Douglas County with a tremendous mill levy on our properties and we tolerate this because we have the bluffs and we can get away from the noise and enjoy wildlife and the open spaces.

I can guarantee you this and I have talked to my neighbor Neighbors and people that I'm very good friends with in MacArthur Ranch. There will be a mass exodus from this and surrounding neighborhoods if this plan goes through and you will devastate property values as well, in addition to destroying the ecosystem that the bluffs provides.

I would also ask you to please stop insulting people's intelligence by saying that you will preserve the ecosystem and the open space. We both know that once bulldozer show up and electric lines are laid, the trail will be destroyed, and nothing will remain the way it is today.

This place is a special place and one of the last remaining open spaces in an otherwise chaotic and busy front range.

I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.

Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

Thank you,

Tom N.

Lonetree, CO

Chuck Darnell

From: Alain de Morais <alaindemorais@hotmail.com>
Sent: Tuesday, October 13, 2026 6:15 PM
To: Chuck Darnell
Subject: October 13 — Protect the Lone Tree Bluffs



Dear Planning Commissioners,
I live in Lone Tree and visit the bluffs to walk, ride. This place matters to me because it is a unique nature area in this extreme urban area.

I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.
Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).
Thank you,
Alain de Morais
Lone Tree.

Chuck Darnell

Subject: RE: Request for findings before any approval on Hillcamp (RG24-0007, SB25-0009, SB25-0010, SB25-0014)

From: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>
Sent: Sunday, October 18, 2026 9:45 PM
To: Alison Biggs <alison.biggs@outlook.com>; Kelly First <Kelly.First@cityoflonetree.com>
Subject: Re: Request for findings before any approval on Hillcamp (RG24-0007, SB25-0009, SB25-0010, SB25-0014)

Good evening Alison,

Thank you for reaching out and sharing your comments, questions and thoughts regarding the proposed Hillcamp Project. Because the project is an active land use application, under "quasi-judicial" review, City Council is unable to engage with anyone directly about the project. City Council must review all projects much like a judge, and base decisions only on the evidence presented at the future public hearing.

However, I'll be forwarding your comments to our staff who will share more information about the status of the project and how best to have your comments entered into the project record for consideration with City Council.

Thank you for your understanding and, again, we appreciate your involvement in the process.

Kind regards,

Marissa Harmon
Mayor
City of Lone Tree
Office: 720-509-1284
Cell: 720-582-3586

From: Alison Biggs <alison.biggs@outlook.com>
Sent: Monday, 12 October 2026 17:03:31
To: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>; Alecia Brown <Alecia.Brown@cityoflonetree.com>; Mike Parr <Mike.Parr@cityoflonetree.com>; Michelle Bechamps <Michelle.Bechamps@cityoflonetree.com>; Tara Meekma <Tara.Meekma@cityoflonetree.com>
Subject: Request for findings before any approval on Hillcamp (RG24-0007, SB25-0009, SB25-0010, SB25-0014)

This message needs your attention
• This is a personal email address.
• This is their first mail to some recipients.
Report or Mark Safe
Powered by Mimecast

October 12, 2026

Mayor and Members of the City Council
City of Lone Tree
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: Request for findings before any approval on Hillcamp (RG24-0007, SB25-0009, SB25-0010, SB25-0014)

Dear Mayor Harmon and Members of the City Council:

I live in Surrey Ridge, the neighborhood directly adjacent to the proposed Hillcamp development. I have called this area home for 47 years. I am writing about the Hillcamp applications now before the City, and to ask the Council to make the findings Colorado law requires before approving anything on this site.

I am asking the Commission to keep this project together. The road and the pump station have no purpose apart from the 343 homes on the mesa, and those homes have not had a hearing. Staff planned to hear all four applications together. Tabling the road and the pump station costs the developer nothing in construction time, while approval now would record a plat and release City easements that are hard to take back if the homes are never approved.

I would ask the Council and the Commission to make each required finding on the record before acting, rather than moving them into a development agreement. The minutes for June 16, 2026 record an executive session for "instructing negotiators regarding: 1) a proposed development agreement for the Hillcamp development." I understand that such sessions are lawful and ordinary. My concern is the sequence. The applications are still pending and the findings the statute requires have not been made, so I would like to know what is being settled in that agreement that the law requires be decided first, in public, on the record.

There is no water finding on this project. C.R.S. § 29-20-303 provides that a local government "shall not" approve a development without first determining that an adequate water supply exists. What the determination concludes is left to the local government, but making it is not optional. No such determination appears anywhere in this record, and Lone Tree's code sets out no procedure, criteria or evidentiary standard for making one. The chapter that governs these preliminary plans once asked for evidence that an adequate water supply was available. In 2020 the City replaced that line with a general sentence about utility services.

I would ask the Council to require an express finding of adequate water supply before any approval, require a second means of egress that satisfies the fire code, require the Colorado Geological Survey's

concerns to be resolved in final form, and require a written Comprehensive Plan conformance analysis. If those things can be done, the applicant loses only time. If they cannot be done, the application should not be approved.

Thank you for your time and for your service to this community. I would welcome the chance to discuss this further.

Respectfully,

Alison Biggs
9293 Heather Dr
Castle Rock, CO 80108
Alison.Biggs@outlook.com
13037904767

Chuck Darnell

Subject: RE: Lone Tree Bluffs

From: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>
Sent: Sunday, October 18, 2026 9:21 PM
To: Bill JENNINGS <leasewestern@comcast.net>; Kelly First <Kelly.First@cityoflonetree.com>
Subject: Re: Lone Tree Bluffs

Good afternoon Mr. Jennings,

Thank you for reaching out and sharing your comments, questions and thoughts regarding the proposed Hillcamp Project. Because the project is an active land use application, under "quasi-judicial" review, City Council is unable to engage with anyone directly about the project. City Council must review all projects much like a judge, and base decisions only on the evidence presented at the future public hearing.

However, I'll be forwarding your comments to our staff who will share more information about the status of the project and how best to have your comments entered into the project record for consideration with City Council.

Thank you for your understanding and, again, we appreciate your involvement in the process.

Kind regards,

Marissa Harmon
Mayor
City of Lone Tree
Office: 720-509-1284
Cell: 720-582-3586

From: Bill JENNINGS <leasewestern@comcast.net>
Sent: Friday, 16 October 2026 13:18:17
To: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>; Alecia Brown <Alecia.Brown@cityoflonetree.com>; Mike Parr <Mike.Parr@cityoflonetree.com>; Michelle Bechamps <Michelle.Bechamps@cityoflonetree.com>; Tara Meekma <Tara.Meekma@cityoflonetree.com>
Cc: change@e.change.org <change@e.change.org>
Subject: Lone Tree Bluffs

This message needs your attention

• This is a personal email address.
• This is their first mail to some recipients.

Report or Mark Safe

Powered by Mimecast

Did any of you campaign to promote:

-more traffic congestion
-replacing natural open space beauty with roads carved into hills full of rooftops
-longer lines at the stores
-demolishing small town atmosphere

Then vote accordingly.

Bill Jennings, Fairways 39 at Lone Tree

Chuck Darnell

From: D C Hoffman <dchoffman@orthotran.com>
Sent: Tuesday, October 13, 2026 3:51 PM
To: Chuck Darnell
Cc: City Clerk's Office
Subject: Protect Our Bluffs

My wife and I celebrated our 40th year living in Lone Tree. We always thought of this town being a special place. We enjoy our hikes on the trails around this part of Lone Tree. This why it is special living in Colorado.

The Bluffs are our Western Landmark! This is the geographical pride of Lone Tree. Please don't say Park Meadows. We have witnessed the progress and development, most of which have been good. This project is on a whole different level. *I would call this the disfiguring of a treasure.*

Does Lone Tree have any conservation plans? I believe property owners have rights and that developers are important to any community. Investment in land and development plans is expensive, but not all investments work out. Lone Tree is not committed to make every investment work out. What you are committed to is following the best interest of our residents.

This project is not in our best interests!

D C Hoffman
7455 Rattlesnake Dr.
Lone Tree, CO 80124
dchoffman@orthotran.com
(303)883-2445

Chuck Darnell

From: Iris Alvarez <iris329@msn.com>
Sent: Tuesday, October 13, 2026 11:00 AM
To: Chuck Darnell
Subject: Fwd: Save Surrey Ridge



Hello Mr. Darnell,

> Sent from my iPad Tablet the pump and road and decide with the homes. Our water wells are important to us! We need the certainty we will always have water to subsist!
> We also need certainty that in an emergency we can evacuate our homes and take the horses with us! We are 5 adults living here and three of us, Vicen Alvarez, Alberto Alvarez,(my sons) and I own the property! We want clear answers to all this!
> I want my comments to go on both records.SB 25-0014 and USR25-002/SP25-0023.Iris Alvarez My address 9241 N. Palomino Dr., Castle Rock, CO80108
> Iris

Sent from my iPad

Begin forwarded message:

> **From:** Iris Alvarez <iris329@msn.com>
> **Date:** October 13, 2026 at 9:21:50 AM MDT
> **To:** cityclerksoffice@cityoflonetree.com
> **Subject: Save Surrey Ridge**
>
> Sent from my iPad Tablet the pump and road and decide with the homes. Our water wells are important to us! We need the certainty we will always have water to subsist!
> We also need certainty that in an emergency we can evacuate our homes and take the horses with us! We are 5 adults living here and three of us, Vicen Alvarez, Alberto Alvarez,(my sons) and I own the property! We want clear answers to all this!
> I want my comments to go on both records.SB 25-0014 and USR25-002/SP25-0023.Iris Alvarez My address 9241 N. Palomino Dr., Castle Rock, CO80108
> Iris

Chuck Darnell

Subject: RE: Please require the findings before voting on Hillcamp

From: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>
Sent: Sunday, October 18, 2026 9:44 PM
To: jackie_az@yahoo.com; Kelly First <Kelly.First@cityoflonetree.com>
Subject: Re: Please require the findings before voting on Hillcamp

Good evening Jackie and Pablo,

Thank you for reaching out and sharing your comments, questions and thoughts regarding the proposed Hillcamp Project. Because the project is an active land use application, under "quasi-judicial" review, City Council is unable to engage with anyone directly about the project. City Council must review all projects much like a judge, and base decisions only on the evidence presented at the future public hearing.

However, I'll be forwarding your comments to our staff who will share more information about the status of the project and how best to have your comments entered into the project record for consideration with City Council.

Thank you for your understanding and, again, we appreciate your involvement in the process.

Kind regards,

Marissa Harmon
Mayor
City of Lone Tree
Office: 720-509-1284
Cell: 720-582-3586

From: jackie_az@yahoo.com <jackie_az@yahoo.com>
Sent: Monday, 12 October 2026 17:20:09
To: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>; Alecia Brown <Alecia.Brown@cityoflonetree.com>; Mike Parr <Mike.Parr@cityoflonetree.com>; Michelle Bechamps <Michelle.Bechamps@cityoflonetree.com>; Tara Meekma <Tara.Meekma@cityoflonetree.com>
Cc: P RI <privera1959@yahoo.com>
Subject: Please require the findings before voting on Hillcamp

This message needs your attention

• No employee in your company has ever replied to this person.
• This is a personal email address.

Report or Mark Safe

Powered by Mimecast

October 12, 2026

Mayor and Members of the City Council
City of Lone Tree
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: Please require the findings before voting on Hillcamp

Dear Mayor Harmon and Members of the City Council:

I write as a resident of Surrey Ridge, the neighborhood that would absorb this project's traffic and its evacuation risk. I have called this area home for 5 years. When these applications reach you, I ask the Council to make the findings Colorado law requires before approving anything on this site.

The developer had other options and set them aside. Its engineer's November 20, 2025 roadway alignment memo evaluated seven routes up the mesa. Two inside Lone Tree, the ranch road alignment the Retreat HOA recommended and a route from behind the Cabela's center, met the criteria for emergency access. Neither was carried forward. Instead the secondary access for 343 homes is planned as gated connections onto Heather Drive and McArthur Drive, County roads in unincorporated Douglas County that the applicant does not control. The second way out should be built inside Lone Tree by the project that needs it.

There is no water finding on this project. C.R.S. § 29-20-303 provides that a local government "shall not" approve a development without first determining that an adequate water supply exists. What the determination concludes is left to the local government, but making it is not optional. No such determination appears anywhere in this record, and Lone Tree's code sets out no procedure, criteria or evidentiary standard for making one. The chapter that governs these preliminary plans once asked for evidence that an adequate water supply was available. In 2020 the City replaced that line with a general sentence about utility services.

I am asking the Commission to keep this project together. The road and the pump station have no purpose apart from the 343 homes on the mesa, and those homes have not had a hearing. Staff planned to hear all four applications together. Tabling the road and the pump station costs the developer nothing in construction time, while approval now would record a plat and release City easements that are hard to take back if the homes are never approved.

I would add something from my own experience. My family intentionally chose to move to Surrey Ridge because of its unique character, quiet seclusion, natural surroundings, and strong sense of community.

It offers a peaceful way of life without sacrificing convenient access to major roads, schools, and shopping.

Now, a neighboring city is attempting to impose its growth needs on our small community, with the expectation that we should simply accept the consequences. But who is standing up for the rights of Surrey Ridge residents to preserve the quality of life we deliberately chose when we made this community our home?

We are Colorado residents too. We work here, raise our families here, contribute to our communities, and pay taxes just like everyone else. Our voices matter. What gives Lone Tree the right to fundamentally alter our community without adequately considering the concerns, input, and voting power of the people who live here and will be most affected by these changes?

Growth should not come at the expense of the residents who have invested in and helped preserve the character of Surrey Ridge. We deserve a meaningful voice in decisions that will shape the future of our community.

Specifically, I would ask the Council to require an express finding of adequate water supply before any approval, require a second means of egress that satisfies the fire code, require the Colorado Geological Survey's concerns to be resolved in final form, and require a written Comprehensive Plan conformance analysis. This Council has applied the same standard before, denying an application on Comprehensive Plan grounds over a staff recommendation of approval. The record here is more complete.

Thank you for your time and for your service to this community. I would welcome the chance to discuss this further.

Respectfully,

Jackie & Pablo Rivera
9724 Sorrel Road Castle Rock, CO 80108
Jackie_az@yahoo.com
7204808009

Chuck Darnell

From: Kelsey Forester <kelseyf89@gmail.com>
Sent: Monday, October 19, 2026 8:37 PM
To: City Clerk's Office; Chuck Darnell
Subject: For the record, November 3 hearing on SB25-0014 and USR25-0002 / SP25-0023

October 19, 2026

Mayor and Members of the City Council
City of Lone Tree
c/o City Clerk
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

RE: For the record, November 3 hearing on SB25-0014 and USR25-0002 / SP25-0023

Dear Mayor Harmon and Members of the City Council:

I write as a resident of Surrey Ridge, the neighborhood that would absorb this project's traffic and its evacuation risk. I have lived here for 11 years. I ask that this letter be placed in the record for the Hillcamp road and pump station, SB25-0014 and USR25-0002 / SP25-0023. My request is simple. I ask the Council to move the hearing off Election Day, produce an unconditional fire district approval or acknowledge none exists, make the water adequacy determination state law requires, and order an independent evacuation study before you vote.

The application identifies two Emergency Vehicle Access routes. Neither works as an evacuation route. The McArthur Ranch EVA is designated for emergency vehicles only, runs at approximately 10 percent grade, and has been in active use for construction staging. A route reserved for emergency vehicles and used for construction is not an emergency exit. The Surrey Ridge EVA routes residents through a one-way tunnel that was left out of the applicant's traffic study, even though that tunnel is required to reach the water pump station now before the Council. Behind that tunnel, Surrey Ridge residents would be behind an estimated 800 to 1,000 Hillcamp cars heading to the same single-lane road and the same intersection the applicant's study already shows failing. Activating this EVA also requires the developer's consent at the moment of the emergency.

Hillcamp would put 343 homes on a high wind mesa behind one public road. The Colorado Wildfire Resiliency Code took effect July 1, 2026. No plat or application was approved before that date and no vested rights determination has issued. The code applies to this application now. It requires the City to consider evacuation adequacy before approving. No evacuation model in the record includes the new households and the neighborhoods already below leaving at the same time. The City can require that study before it votes.

The wildlife record rests on a single field visit made on August 29, 2023, before the elk rut. Colorado Parks and Wildlife maps a big game pinch point on the property, recommends against surface development on one, and raised golden eagle and raptor concerns in January 2026. The City should require a current field survey before it approves a road through that ground.

This is how it looks from my own address. Our home is on Clydesdale Road which already has higher traffic due to drivers using it as a bypass between Ridgegate and Castle Pines Parkway and I'm afraid this road will become even more congested, leading to more accidents, incidents and heaven forbid a fire, it won't allow us out of our own neighborhood.

My request is that the Council move the hearing off Election Day to a date when residents can appear, produce the unconditional fire district approval that was represented to the Planning Commission, or acknowledge that no such approval exists, require an independent evacuation study before the vote, and make the water adequacy determination required by C.R.S. section 29-20-303 or explain in writing why it does not apply to the pump station. A decision made on a complete record, at a hearing the public can attend, protects the City as much as its neighbors.

Thank you for your time and for your service to this community. I would welcome the chance to discuss this further.

Respectfully,

Kelsey Mooney
9338 Clydesdale Rd
Castle Rock, CO 80108

Chuck Darnell

To: Kelly First
Subject: RE: Save the Bluffs

From: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>
Sent: Sunday, October 18, 2026 9:20 PM
To: Matthew Ryan <ryanmatthew4731@gmail.com>; Kelly First <Kelly.First@cityoflonetree.com>
Subject: Re: Save the Bluffs

Good afternoon Mr. Ryan,

Thank you for reaching out and sharing your comments, questions and thoughts regarding the proposed Hillcamp Project. Because the project is an active land use application, under "quasi-judicial" review, City Council is unable to engage with anyone directly about the project. City Council must review all projects much like a judge, and base decisions only on the evidence presented at the future public hearing.

However, I'll be forwarding your comments to our staff who will share more information about the status of the project and how best to have your comments entered into the project record for consideration with City Council.

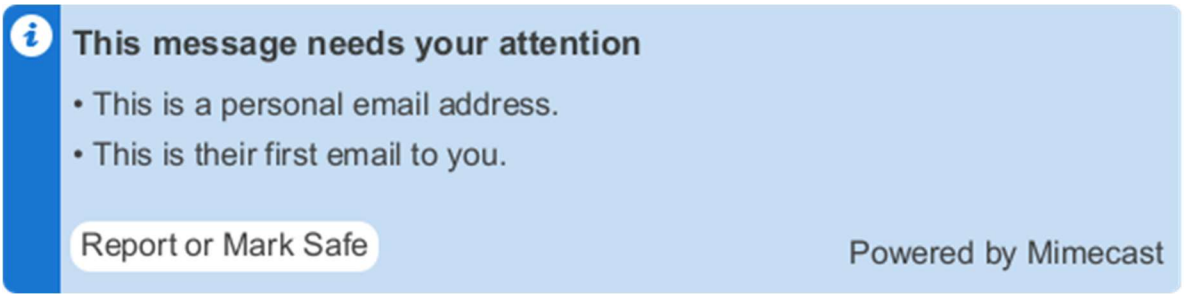
Thank you for your understanding and, again, we appreciate your involvement in the process.

Kind regards,

Marissa

Marissa Harmon
Mayor
City of Lone Tree
Office: 720-509-1284
Cell: 720-582-3586

From: Matthew Ryan <ryanmatthew4731@gmail.com>
Sent: Saturday, 17 October 2026 08:29:24
To: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>
Subject: Save the Bluffs



Marissa,
I am a Lone Tree resident and have been for a little over three years now. One of the reasons I moved to Lone Tree was the easy access to the Bluffs, East/West trail system, and adjacent connecting side trails. I'm a seasoned runner who utilizes many of these trails often. Over my time here, I've fallen in love with Lone Tree's unique quality of being located right next to an amazing wildlife sanctuary, large open space properties, and scenic landscapes, all located in Lone Tree.

Upon hearing that the city is considering major development on top of these beloved bluffs, it truly breaks my heart. I strongly oppose the Hillcamp Road and development plan. Please don't make any decisions until the full project's impacts and safety questions are addressed. Looking through public records on the studies done so far, there are many reasons why this should not move forward. The biggest ones, in my opinion, are the unstable ground for building a road, lack of water access, lack of safe evacuation routes, increased car traffic, and destruction of wildlife corridors.

As a resident, I am surrounded by a community that loves the Bluffs open space. Since the initial proposal was announced publicly, I have yet to hear a single resident supporting this development outside of the developers. Many people travel to Lone Tree from other cities to utilize our vast open space, then go support a local business to get food or shop. Eliminating that desire to travel to Lone Tree will reduce economic throughput for our local businesses. I am also devastated to see no regard for any of the wildlife that calls the proposed development site home. I've seen upwards of 50+ deer on the 2.5-mile stretch of the East/West trail on one given run. Not to mention the local Elk herds that tend to pass through from time to time.

I appreciate the dedication to making Lone Tree a better place to live, but please listen to the community that dearly loves this place and wants to keep it around for generations to come. Please don't vote to destroy one of the best reasons why people love Lone Tree. It's not undeveloped land; it's nature.

Please visit this Google Drive link to view photos and videos of how much I love spending time up in the Bluffs.
Bluffs Photos - Google Drive

Also, please watch this video I made about how much the community and I love the wild open space of the Bluffs.
https://youtu.be/If3aYhkK_34

Please vote to reject this proposal on behalf of your constituents.

Thank you,
Matthew Ryan
Lone Tree Resident

Chuck Darnell

From: Nate Mariner <thenatemariner@gmail.com>
Sent: Tuesday, October 13, 2026 11:08 AM
To: Chuck Darnell
Subject: October 13 — Protect the Lone Tree Bluffs



Dear Planning Commissioners, I live in Lone Tree (the Ridgeview neighborhood) and serve on the Recreation Advisory Committee and visit the bluffs to run and enjoy the peaceful views. This place matters to me because it's a unique asset for our community and differentiates us from other south Denver areas.

I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations. Please consider the whole development before approving the pieces that would make it possible.

Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

Thank you,

Nate Mariner
9603 Kemper Dr, Lone Tree, CO 80124

Chuck Darnell

From: Neil McLaughlin <nmclaug101@gmail.com>
Sent: Wednesday, October 21, 2026 3:56 PM
To: Chuck Darnell
Subject: Hillcamp trail



To Chuck Darnell Lone Tree Planning

Some concerns and thoughts on the plan for a pedestrian bridge on the East/West trail over the proposed Hillcamp Trail road.

The East/West trail's existence is in great part due to the forethought and hard work of the Douglas County equestrian community.

The bridge creates hazards for a horseback rider.

A smooth concrete surface is at best very slippery for a horseback rider, particularly with steel shoes.

Road noise: Loud traffic noise underneath the bridge can easily panic a horse. The design picture of the bridge by the applicant depicts a small car and maybe a walker passing on the road beneath the bridge. Imagine a Waste Management trash truck and a Harley Davidson passing under the bridge as a rider is halfway across the bridge.

The height of the bridge railings are right at the stirrup level of a rider. If a horse spooks sideways near the rail we have a serious situation.

The right angle entrances and exits from the trail to the bridge do not allow much sight line of oncoming traffic. The speed of some bikers (particularly E-bikes) can be 20-25 miles per hour. Signage to yield to horses is often ignored.

The alternative Grade Level Crossing of the road has its own dangers. Again a slippery surface, and traffic coming both directions at 40 miles per hour. A development of 350 homes with a low estimate of 4 round trips per house per day, gives 1400 vehicles down and 1400 vehicles up the road daily.

I realize I am one of the few horseback riders that use the trail, but I do use it more days than not. Thank you for considering my concerns.

Neil McLaughlin

--
Neil McLaughlin
10607 Flatiron Road

Lone Tree, CO 80124
Cell: 303.588.8892

Chuck Darnell

Subject: RE: Hillcamp Trail: Please Do Not Approve First and Resolve Safety Later

From: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>
Sent: Sunday, October 18, 2026 9:39 PM
To: Kelly First <Kelly.First@cityoflonetree.com>
Subject: Fw: Hillcamp Trail: Please Do Not Approve First and Resolve Safety Later

Marissa Harmon
Mayor
City of Lone Tree
Office: 720-509-1284
Cell: 720-582-3586

From: Nicolas Aguilar <naa2586@gmail.com>
Sent: Sunday, 18 October 2026 21:23:19
To: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>
Subject: Re: Hillcamp Trail: Please Do Not Approve First and Resolve Safety Later

This message needs your attention
• This is a personal email address.
Report or Mark Safe
Powered by Mimecast

Thank you, Ms. Harmon. I appreciate the reply.

~ Nick

On Sun, Oct 18, 2026, 9:22 PM Marissa Harmon <Marissa.Harmon@cityoflonetree.com> wrote:

> Good afternoon Mr. Aguilar,
>
> Thank you for reaching out and sharing your comments, questions and thoughts regarding the proposed Hillcamp Project. Because the project is an active land use application, under "quasi-judicial" review, City Council is unable to engage with anyone directly about the project. City Council must review all projects much like a judge, and base decisions only on the evidence presented at the future public hearing.

However, I'll be forwarding your comments to our staff who will share more information about the status of the project and how best to have your comments entered into the project record for consideration with City Council.

Thank you for your understanding and, again, we appreciate your involvement in the process.

Kind regards,

Marissa Harmon
Mayor
City of Lone Tree
Office: 720-509-1284
Cell: 720-582-3586

From: Nicolas Aguilar <naa2586@gmail.com>
Sent: Friday, 16 October 2026 12:16:22
To: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>; Alecia Brown <Alecia.Brown@cityoflonetree.com>; Mike Parr <Mike.Parr@cityoflonetree.com>; Michelle Bechamps <Michelle.Bechamps@cityoflonetree.com>; Tara Meekma <Tara.Meekma@cityoflonetree.com>
Subject: Hillcamp Trail: Please Do Not Approve First and Resolve Safety Later

Mayor Harmon and Councilmembers,

I live in Castle Pines, only a few miles from Hillcamp. I wrote before the October 13 hearing opposing approval of the Hillcamp Trail road before the larger development and its impacts were fully considered. After reviewing the materials further, I am even more concerned.

The City describes this road as the main public street connection to Hillcamp. The Colorado Geological Survey describes it as the sole access to the proposed 343-home development. This is not an incidental road project. It is the infrastructure that makes the development possible.

More importantly, significant safety issues are still being pushed into the future. CGS's August review notes mapped slope hazards, states that the applicant's geotechnical study remained preliminary, and identifies matters concerning drainage, retaining-wall stability, slope conditions, and construction that must still be addressed during final design and construction. CGS ultimately stated that it had no objection provided those matters are addressed. That is not the same thing as saying every material safety issue has already been resolved.

The applicant's own wildfire assessment is equally concerning. It states that wildfire risk will rise with construction and that ingress and egress will become more vulnerable at buildout because of the increased traffic during a mass evacuation. It also concludes that the likelihood of fire is high and that a fire could move rapidly through the property and into neighboring areas.

I understand that the City's procedures require the Hillcamp applications to be considered separately. But considering them separately does not require Council to pretend they are unrelated. Approving the sole access road now creates an obvious practical commitment toward a 343-home development while important questions concerning that development and the road itself remain open.

Please reject SB25-0014, or at minimum defer it until the safety and development questions that this road exists to serve have actually been resolved. The City should not approve irreversible infrastructure first and rely on future design, mitigation, and maintenance to answer the hard questions later.

Thank you,

Nick Aguilar
Castle Pines, Colorado

~ Nick

Chuck Darnell

From: Rebecca McIlwaine <r.mcilwaine@icloud.com>
Sent: Wednesday, October 14, 2026 3:40 PM
To: Chuck Darnell
Subject: The Bluffs - Hillcamp road and dev

Dear Planning Commissioners,

I live in Centennial and visit the Bluffs to walk multiple times a week. My better half rides his bike from Parker frequently as well. This place matters to us because it's accessible wilderness open space near my home and it feels safe.

I oppose the Hillcamp road and development. Please delay action on the road and pump station until the full project's impacts and safety questions are addressed. I want this wildlife habitat and landscape protected for future generations.

Please include my comment in both October 13 hearing records: the road (SB25-0014) and pump station (USR25-0002 / SP25-0023).

Thank you,
Rebecca Mcilwaine
centennial co

Chuck Darnell

To: Kelly First
Subject: RE: Please protect the Lone Tree Bluffs / Hillcamp Trail Project Concerns

From: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>
Sent: Sunday, October 18, 2026 9:21 PM
To: Kelly First <Kelly.First@cityoflonetree.com>
Subject: Fw: Please protect the Lone Tree Bluffs / Hillcamp Trail Project Concerns

Marissa Harmon
Mayor
City of Lone Tree
Office: 720-509-1284
Cell: 720-582-3586

From: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>
Sent: Sunday, 18 October 2026 21:20:12
To: Tyler Hohs <tylerhohs@gmail.com>
Subject: Re: Please protect the Lone Tree Bluffs / Hillcamp Trail Project Concerns

Good afternoon Mr. Hohs,

Thank you for reaching out and sharing your comments, questions and thoughts regarding the proposed Hillcamp Project. Because the project is an active land use application, under "quasi-judicial" review, City Council is unable to engage with anyone directly about the project. City Council must review all projects much like a judge, and base decisions only on the evidence presented at the future public hearing.

However, I'll be forwarding your comments to our staff who will share more information about the status of the project and how best to have your comments entered into the project record for consideration with City Council.

Thank you for your understanding and, again, we appreciate your involvement in the process.

Kind regards,

Marissa Harmon
Mayor
City of Lone Tree
Office: 720-509-1284
Cell: 720-582-3586

From: Tyler Hohs <tylerhohs@gmail.com>
Sent: Friday, 16 October 2026 19:56:39
To: Marissa Harmon <Marissa.Harmon@cityoflonetree.com>; Alecia Brown <Alecia.Brown@cityoflonetree.com>; Mike Parr <Mike.Parr@cityoflonetree.com>; Michelle Bechamps <Michelle.Bechamps@cityoflonetree.com>; Tara Meekma <Tara.Meekma@cityoflonetree.com>
Subject: Please protect the Lone Tree Bluffs / Hillcamp Trail Project Concerns

This message needs your attention
• No employee in your company has ever replied to this person.
• This is a personal email address.
Report or Mark Safe
Powered by Mimecast

Dear Council Members,

I am writing to you today as a concerned resident and a frequent user of our local trails. The Lone Tree Bluffs are one of my absolute favorite places to trail run in our community. The peace, the wildlife, and the natural beauty of that landscape are irreplaceable and are a primary reason why I enjoy living in this area.

Because I value this space so deeply, I am writing to express my strong opposition to the proposed Hillcamp Trail road (SB25-0014). The prospect of a road cut through the bluff, complete with retaining walls and a steel bridge on our public regional trail, is heartbreaking. It fundamentally changes the experience of the East/West Regional Trail from a peaceful escape into a noisy, developed corridor.

Beyond the loss of our quiet trail experience, I am deeply concerned about the safety and environmental impacts of this development. Building on this hillside—especially given the history of the 2024 landslide—poses significant risks. I urge the Council to prioritize the preservation of the Bluffs and fully consider the safety of our community before approving any project that would irrevocably alter this cherished natural asset.

Thank you for your time and for your commitment to the long-term well-being of Lone Tree.

Sincerely,

Tyler Hohs