

June 18, 2020

Dear Residents,

There is a proposal underway to **rezone** 26 acres at the base of North Table Mountain – located about a 1/2 mile west of The Trails – from single family residents to **multi-family, high-density rentals**. If approved, allowed dwellings would increase from **1 dwelling** per ¼ acre to **8 dwellings** per ¼ acre.

The rezoning proposal **is not compatible with the Master Plan for North Table Mountain and undermines the unique character of our community.**

### **The Trails HOA Board is opposed to this proposal.**

It is critical that residents are aware and informed of this proposal and the likely negative impacts to our community, including (but not limited to):

- Increased traffic on Easley Road, Highway 93, W 58<sup>th</sup> and W 60<sup>th</sup> Avenues
- Greater burden on overcrowded community schools (as an example, student-to-teacher ratio is 18% above state average at Fairmount and Mitchell) alongside certain upcoming budget reductions (potentially up to \$70M)
- Increased flooding potential, particularly for homes in close proximity or in the flood plain of Ramsletter Creek; these homes are already experiencing increased water volume due to development west of The Trails
- Increased trail traffic on North Table Mountain and surrounding trails
- Disturbance of local wildlife and habitat
- Greater burden on Law Enforcement and Fire services
- Precedent for future rezoning proposals that do not benefit the community

There is an active website with current, detailed information: **www.norezontm.com**. The Trails HOA is also committed to keeping our website up-to-date.

**You** can take action in the following ways:

1. Voice your concerns and opposition to the County Commissioners listed below who will be voting on this request. \*Note: 2 out of 3 are up for re-election this year.

Libby Szabo  
lszabo@jeffco.us  
720-260-4722

**\*Up for re-election in 2020**

Casey Tighe  
ctighe@jeffco.us  
303-588-6212

**\*Up for re-election in 2020**

Leslie Dahlkemper  
ldahlkem@jeffco.us  
303-638-3433

Up for re-election in 2022

2. Participate in the Jeffco Planning and Zoning community meeting on **Thursday, June 25 @ 6 PM**

It will be held online via Zoom and instructions to join are at: <http://planning.jeffco.us>

- Case number: 20-111516CMT. Email case manager Alicia Halberg (ahalberg@jeffco.us) or call 303-271-8778 in advance so that concerns are documented and added to the case file.

3. Go to **www.norezontm.com** and add your name to the contact list to stay up to date and get involved.

4. Get the word out! Tell friends, family and neighbors today. This is not a done deal and we can make an impact.

We will be summarizing and directing the above comments in a letter to the County Commissioners by next week. As always, we welcome your questions or concerns. Please direct all communication to [www.thetrailshomeowners.org](http://www.thetrailshomeowners.org) and they will be reviewed and responded to quickly. Thank you for your attention to this urgent matter!

Your HOA Board of Directors, The Trails