TO: Dylan Monke

CC: Carly Wilde, Tucker Wilde, Dallas Pflug

RE: 21-105836CMT: Wilde Ranch Rezoning

I am writing to express my strong opposition to 21-105836CMT: Wilde Ranch Rezoning. The proposed rezoning of the Agricultural 2 and Agricultural 35 rural community for commercial operation of a wedding and event center is:

1. Incompatible with the existing and allowable land uses in the surrounding area
2. Does not conform with applicable land use plans
3. The negative impacts upon the surrounding areas cannot be mitigated
4. There is a lack of available infrastructure and services to support the plan
5. The rezoning will have a profoundly negative effect upon the health, safety, and welfare of the adjacent and surrounding residents and landowners

While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the Golden Gate Canyon Fire Protection District are virulently opposed to the operation of a Party Venue in our rural community. The proposed facility will cause the destruction of the natural beauty of the canyon, the quality of life of residents, and property values. There is a clear and immediate threat to public safety associated with the operation of such a facility, to include a tremendous increase in traffic on a winding canyon road, restricted access to the property by emergency services, and the certainty of drinking and driving - especially given the lack of ride sharing resources or safe alternative transportation such as taxis. There is no cell phone service to call a cab, arrange alternative transportation, or even call 911 in the event of an emergency. Drunk drivers and others unfamiliar with the area and the meandering nature of Golden Gate Canyon Road will inevitably produce unsustainable traffic, car accidents, and even death for event attendees and daily commuters. On its face, this is an untenable proposition inextricably linked to the operation of a Party Venue.

The residents and landowners in this community moved to the area to escape from the noise and light pollution of commercial operations and enjoy the tranquility of a bucolic environment. The lot in question and surrounding areas are appropriately zoned for agriculture and residential uses to preserve the beauty and peaceful nature of a mountain residential community. Of further concern is the irreparable harm to wildlife habitat and migration patterns from light and noise pollution. Beyond the impacts to landowner and resident peaceful enjoyment of their properties, the elk, deer, moose, small mammals, and birds that frequent the area will be driven from their natural habitats due to persistent, amplified, artificial noise and light.

Finally, the proposed commercial operation is in direct contradiction of Jefferson County’s own Land Use Recommendations and General Policies found in the North Mountains Area Plan (<https://www.jeffco.us/DocumentCenter/View/12322/North-Mountains-Area-Plan?bidId=>). Specifically:

* “This rural, mountain area is characterized by expansive views of natural terrain, abundant wildlife, quiet, relatively low levels of traffic, and high levels of privacy. These features, plus proximity to metropolitan Denver, are reasons the North Mountains area is a “place of choice” for residents. The natural environment in the area should be respected and enhanced when development occurs. The recommendations in this section are intended to accommodate future housing needs in a way that is compatible with the unique resources of the North Mountains area. When development is proposed, the characteristics of the site are identified and development impacts are evaluated. It is during the development review process that wildlife and visually sensitive areas are identified, the capacity of the roads to carry additional traffic is determined, the water and sanitation service is verified, and the availability of essential services identified.”
* “**Sensory Impacts**

Air quality and lack of urban noise are part of the character of the rural community in the North Mountains Area. Air quality can be addressed through adherence to existing standards and regulations, Transportation Demand Management, and improved dust control. High noise levels associated with certain land uses would not be considered compatible unless mitigation can decrease the number of noise sources or alter how the noise is heard.

1. RTD and the Denver Regional Council of Governments (DRCOG) should do a survey of commuter patterns in the North Mountains area which can guide the development of car and van-pool programs and public transit service. These should be publicized through community organizations and local publications.
2. New Developments should minimize noise. Quietness is highly valued in the North Mountains Community.”

Thank you for your consideration.

Respectfully,

NAME

ADDRESS, optional