

From: [Jason Rouse](#)
To: [Sandy Vossler](#)
Subject: Re: Dawson Trails PD Amendment - Request for External Referral Comments
Date: Thursday, October 14, 2021 11:14:14 PM

Hey Sandy,

Below is the response from the Keene Ranch HOA regarding Dawson Trails. Basically similar comments as were provided 6 months ago.

Sandy Vossler, Senior Planner
Town of Castle Rock
100 N Wilcox Street
Castle Rock, CO 80109

Sandy,

Below are the external referral comments from Keene Ranch for the proposed Dawson Trails Planned Development Amendment. I shared these concerns with both you and the Developer last spring. To reiterate, our primary concerns are:

1. Water. All Keene Ranch homes have their own individual water wells from the Denver Formation and we have been tracking aquifer fluid levels for over 10 years. Though there has been some depletion, the rate of depletion has been nominal and our community is currently well supplied at current usage. It is our understanding that the Dawson Trails Developer will be dedicating all of their water rights to the Town and tying into the Town's water and sewer system. Thereafter, the Town may drill new wells to provide the required water for Dawson Trails and the Town. With our wells being senior to any wells the Town may drill, we expect the Town to drill in zones that do not increase the rate of depletion in the Denver Formation. Keene Ranch also has water rights in the Arapahoe and Laramie/Fox Hills zones and any impacts to these aquifers must also be prevented. Similar to Keene Ranch, no development should be allowed to impact any of the aquifer recharge zones in Dawson Trails.
2. Trails. It is our understanding that there will be no trail interconnects between the 2 Developments.
3. Fencing. It is our understanding that the 2 communities will work together to improve the fencing between our developments to reduce/prevent trespassing.
4. Road Access. Current development Plan does not have an emergency road access between the 2 Developments. Keene Ranch requests input from the local fire district to determine if an emergency access between the 2 Developments is needed for evacuation from either development in the event of a wild fire.
5. Dark Sky Lighting. It is our understanding that all lighting in Dawson Trails will follow Dark Sky criteria.
6. Setbacks/Wildlife Corridors. Though the current plan shows some open space directly adjacent to Keene Ranch, there is critical wildlife habitat in the areas near Dawson Ridge which Dawson Trails and Keene Ranch are a part of. Colorado Parks and Wildlife had direct involvement with the Keene Ranch Planned Development, which limited the number of Units, types of fencing, interaction with pets/livestock, and development in drainage areas, to ensure our neighborhood was wildlife friendly and sufficient corridors were available. Keene Ranch also had to set aside 200 acres for elk calving grounds that is inaccessible to anyone. We believe that Dawson Trails should be required to provide comparable wildlife mitigation.

Keene Ranch appreciates the opportunity to present our concerns and look forward to working through any issues with the Town and Dawson Trails.

Regards,
Jason Rouse
Keene Ranch HOA President

----- Original Message -----

On Tuesday, September 7th, 2021 at 4:39 PM, Sandy Vossler <SVossler@crgov.com> wrote:

Good Afternoon,

The Town of Castle Rock is requesting external referral comments on the proposed Dawson Trails Planned Development Amendment. Attached is the referral request. The PD documents have been uploaded to a dropbox that you may access via <https://app.box.com/s/tpmw1j2mogz3kwz1kcswj6l1c8vhj51h>. Some of the files are large and may take significant time to download. This referral is part of the formal external review process, wherein requests are sent to service providers, State and Douglas County agencies, homeowner associations and metropolitan districts. You may share the link and referral documents with your membership, and the Town will gladly accept individual responses from residents, however, relative to this request for comments we are seeking formal input from your HOAs on behalf of your residents. If possible we'd like to receive your comments by September 23rd, however, if you need additional time, just let me know. In the meantime, if you have any questions, please call or email me. Thank you, Sandy

kindest Regards,

Sandy Vossler, Senior Planner

Town of Castle Rock

Development Services Department

100 N. Wilcox Street

Castle Rock, CO 80109

720-733-3556 or 720-765-7776



Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>