

Soleana Development Concerns

6/29/2025

To the town of Castle Rock:

Council and Planning Dept.

We are pleased to announce that all current concerns related to the adjacent property, the Acker Property, have been resolved.

1. The long ago, disputed property line has been resolved and agreed upon between the two parties. Thanks to Lenn Haffeman for working in good faith.
2. The Flood Control Easement has been granted by the Ackers to the above development in order for Alexander Investments to continue through the process.
3. We are pleased with the decision of the Fire District and the Planning Commission to allow the developer to proceed via the addition of sprinkler fire protection in the structures.

In closing, we would like to thank the planning dept for the professionalism they have shown us in all contact through this process.

Sincerely,

Bernie and Kay Acker and family

5/28/2025

Bernie & Kay Acker



Castle Rock, Colorado 80108

To: Surrounding neighbors or Whom it May Concern

Notice of intent

To place 1250 Evalena Rd located in Castle Rock Colorado

Into a Conservation Easement

We are writing to inform you of our intent to place our property into a conservation easement. This decision is part of our commitment to preserving the natural, ecological and scenic view of the land for future generations.

A conservation easement is a voluntary legal agreement that permanently limits certain types of development or land use to protect its conservations values, such as wildlife habitat, open space, and in this case increasing our property value substantially by means of preservation. We have elected to have the easement held by Douglas County Land Trust and may include other holders. We had conversations with them last fall and requested guidance on how to proceed.

The easement will restrict certain activities on the property such as residential subdivision, commercial development or significant

alterations to the natural landscape including public access easements and roads for any reason.

The property will remain under private ownership and is intended to preserve the properties perpetuity.

We are notifying you as a courtesy of our intention to change the legal status of our property, as it may be relevant to our shared community and surrounding properties. The process will involve coordination with Douglas County Land Trust and may include appraisals, surveys, and other activities on the property over the next year and possibly two years as the Land Trust process takes extensive time and research to finalize.

If you have any questions or concerns, please feel free to contact us at [REDACTED] or Jeff Bayer [REDACTED]. We value our community and hope you will support this endeavor.

Thank you for your understanding and support as we take this step to protect the natural value of our property.

Sincerely Bernie & Kay Acker

BrieAnna Simon

From: JEFF LA BAYER [REDACTED]
Sent: Wednesday, June 11, 2025 4:59 PM
To: BrieAnna Grandy
Subject: Fw: Planning Commission

From: JEFF LA BAYER [REDACTED]
Sent: Wednesday, June 11, 2025 10:20 PM
To: [REDACTED]
Subject: Planning Commission

Concerns regarding Soleana Proposed Development

1. The Hiking Trail

This was briefly discussed at the neighborhood meeting on June 10th. Is this a game trail or an actual Public Hiking Trail? I'm sure the city standards are much higher than county standards. What are the specifications for the trail? Once the project is completed, it will be handed over to the city to maintain and may become a liability.

So, is it a walking trail, a running trail or can a bicycle ride on it? What if it snows or rains—will it become hazardous and is there any possibility of someone getting hurt? Will the trail be paved to limit risks? As the developer has constantly stated, it's all about health and safety.

2. Property Line dispute

There is a property line dispute between the developer and the Acker Property that has not been resolved due to the developer having little concern or willingness to mediate the issue. In his words: "I don't care what your survey says".

3. Metro District

These can be a good thing in some cases, however we all know how a developer can use a Metro District to their advantage. The developer has stated that he will push an access road through the Acker property with the help of the fire district. Once again it's all about public health and safety. The city and county have both stated they will not use eminent domain. However, approval of a metro district is a de facto yes vote for the developer to pursue eminent domain on neighboring private property. It's like giving the developer a winning lotto ticket: 'Just take what you want. I suggested redesigning the roads to form a loop. Sure a few switch backs are normal when you try building on an undesirable hill. Get rid of those death trap cul-de-sacs and access will not be needed through neighboring properties. Also, the price of the lots will be exorbitantly high, with or without a metro district. Why leave the tax burden on the new homeowners when they are already paying for the infrastructure when they buy the lot. Please consider setting an example and not allow a metro district to protect the public and surrounding neighbors. This really is not a good project and can be

redesigned or maybe it should be rejected altogether. Castle Rock will be just fine and doesn't need this kind of plan.

4. Reflection

The proposed property has been an undesirable and hard to develop piece of property for years. The developer bought the property at a discounted rate because of this. Maybe it is time to take a break and reflect on the fact that this is not necessary for the future of Castle Rock. It could be like trying to change a thistle into a rose. Maybe we don't need it. Maybe it should be left as open space. Should the city condemn this property and give the developer popcorn and peanuts just as he has offered others. Just some things to think about and greatly appreciate your time and effort as public representatives of the city.

Sincerely Jeff Bayer

BrieAnna Simon

From: Kayla Elayne [REDACTED]
Sent: Thursday, June 12, 2025 10:27 AM
To: BrieAnna Grandy
Subject: Concerns over Soleanna

Please submit the following email as a public comment to the Town concerning the Solenna property for tonight's meeting.

This project has been under development for approximately four to five years, with annexation and zoning approvals already granted. While approval appears imminent, I have significant concerns regarding Mr. Haufmen's conduct, Allen Way traffic, and the reduction in proposed housing units.

Specifically, Mr. Haufmen's comments have raised concerns about his commitment to community well-being. His dismissive response to my personal concerns about increased traffic on Allen Way—suggesting residents simply "turn left instead of right"—indicates a lack of proactive engagement with the Town to mitigate this pre-existing issue. While a fee is anticipated to address roadway improvements, I urge the Town to prioritize enhancing traffic flow on Allen Way before project completion.

Concerns regarding Mr. Haufmen's recent conduct and its potential impact on Silver Heights residents. Several neighbors have reported feeling apprehensive that Mr. Haufmen may misuse his future metropolitan district rights, specifically regarding potential land condemnation. This behavior raises serious questions about his willingness to engage in good faith negotiations with neighboring property owners.

While Mr. Haufmen presents himself professionally in public forums, his one-on-one interactions appear to leverage fear and the authority of the Town and County, which I believe constitutes a form of bullying. I personally witnessed this behavior in January 2024, when Mr. Haufmen made several comments to me about trying to access land and how nice it would be to be able to use that road for personal access to his property, rather than using alternative routes. These comments, along with others made by Mr. Haufmen, have caused considerable apprehension among myself and other residents who have witnessed the comments.

To safeguard residents from future disputes and potential misconduct, I urge the Town and the Fire Department to consider requiring residential fire sprinklers as a primary safety measure for new homes within the Soleanna district. This approach would mitigate fire safety concerns without necessitating a second entry point, thereby protecting residents from potential future frustrations and harmful actions.

To optimize the project and improve infrastructure, I propose reducing the number of houses to facilitate road connectivity, thereby eliminating the need for three separate cul-de-sacs. This modification will enhance emergency and overall traffic flow.

Addressing detention pond maintenance is crucial; therefore, a mosquito control plan must be implemented, with responsibilities clearly defined between the Town and Solenna.

Given the project's proximity to Silver Heights, construction impacts on residents must be mitigated. This requires the implementation and enforcement of time restrictions and dust control measures, along with establishing a dedicated communication channel for residents to report concerns during construction.

I prioritize respecting and understanding development autonomy, and find that mutual respect between developers and existing landowners fosters optimal outcomes.

Thank you for your time,

Kayla Ryon

Silver Heights Resident since 2004.

Bernie & Kay Acker



Castle Rock, Colorado 80108

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If you have any questions or concerns, please feel free to contact us at [REDACTED] or Jeff Bayer [REDACTED]. We value our community and hope you will support this endeavor.

Thank you for your understanding and support as we take this step to protect the natural value of our property.

In Witness Whereof, the undersigned have executed this document as of the date(s) written below.

Signatures

Kay Acker, as Attorney-in-Fact for Bernie Acker

Date: June 10, 2025

Kay Acker, as Attorney-in-Fact for Bernie Acker

Kay Acker

Date: June 10, 2025

Kay Acker

From: [REDACTED]
To: [BrieAnna Grandy](#)
Subject: Concerns Regarding Soleana Proposed Development
Date: Thursday, June 5, 2025 8:05:05 PM

Dear BrieAnna,

I hope this message finds you well. We spoke last fall regarding the adjoining Acker property, and I appreciated your time and insight. As the Soleana development progresses, I wanted to express some serious concerns about the development process and share thoughts I hope will be considered by the city council.

1. Metro District Formation

It appears that following city approval of the Soleana project, the developer, Lenn, plans to submit an application to form a Metro District. I am deeply concerned about this, as it shifts the cost of infrastructure onto the homeowners—costs that should rightfully be borne by the developer. Metro Districts can burden unsuspecting buyers with long-term financial obligations, often without their full knowledge and understanding. These mechanisms frequently result in inflated lot prices while leaving buyers responsible for paying off bonds and taxes used to fund infrastructure. I believe Metro Districts, when used in this way, are predatory and should be scrutinized rigorously. The City should be cautious in approving development projects that rely on them.

2. Road Easement and Future Access

I also want to raise concerns about a short future road easement that is planned through the Acker property. It is unclear whether appropriate outreach or negotiations have been conducted with the property owners. The proposed alignment of the road bisects their property and significantly affects its use and character. This process should be paused until transparent communication occurs and alternative access roads are properly evaluated. One possible alternative could involve routing access at the corner of the property or through public land via Springer Park, which may minimize disruption and better serve the public interest.

3. Eminent Domain and Precedent

Lastly, allowing the formation of a Metro District by a private developer could set a precedent that paves the way for future use of eminent domain, despite assurances that this would not occur. Residents need clarity and protection from such outcomes. The long-term implications of this development model — both financial and environmental — must be thoroughly examined.

In closing, I respectfully urge you and the City Council to evaluate the broader impact of this development. Transparency, accountability, and public interest must remain top priorities. I appreciate your time and attention to these important matters and look forward to participating in the upcoming meetings.

Sincerely,

Jeff Bayer

A solid black rectangular box used to redact the signature of Jeff Bayer.

BrieAnna Simon

From: BrieAnna Grandy
Sent: Monday, June 9, 2025 1:40 PM
To: 'Kayla Elayne'
Subject: RE: Questions in regards to purposed Soleanna Development

Good afternoon Kayla,
The Town is not perusing eminent domain for the private development. This access for the private development is the applicants responsibility.
Thank you.



BrieAnna "Simon" Grandy
Development Services | Senior Planner
Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
Direct 720.733.3566 | bgrandy@crgov.com

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>

From: Kayla Elayne [REDACTED]
Sent: Monday, June 9, 2025 1:38 PM
To: BrieAnna Grandy <BGrandy@crgov.com>
Subject: Re: Questions in regards to purposed Soleanna Development

Is the Town willing to support the applicant is the use of eminent domain?

Kayla Ryon

On Mon, Jun 9, 2025, 1:29 PM BrieAnna Grandy <BGrandy@crgov.com> wrote:

Good afternoon Kayla,

Thank you for providing your reaching out on the Soleana site development plan.

For any development over 30 units, two points of access are required. The proposed Soleana development is only considered to have one point of access to the south of the development. The second access shown to the south does not meet the two points of access spacing requirements, therefore is only considered to have one point of access. All of the homes in this development will be required to be sprinklered unless a second point of access can be provided to the north. This access for the private development is the applicants responsibility. The Town has determined an emergency vehicle access (EVA) road verses a full roadway would be accepted for this access to the north. The EVA would need to meet the Town's standards for this type of access road. The applicant does have the option to move forward with the proposed plan as is if all of the homes are sprinkled.

Let me know if you have any questions.

Thank you.



BrieAnna "Simon" Grandy

Development Services | Senior Planner

Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
Direct 720.733.3566 | bgrandy@crgov.com

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From: Kayla Elayne [REDACTED]
Sent: Thursday, June 5, 2025 4:18 PM
To: BrieAnna Grandy <BGrandy@crgov.com>
Subject: Questions in regards to purposed Soleanna Development

Subject: Soleana Project Update and Right-of-Way Inquiry

Following the Soleana Project's progress, I've noted the County's request to extend the Flamecrest Trail (Brewer Ct.) right-of-way to the northern property line, enabling a future secondary access point for Silver Heights. This extension is not required for the current development.

While understanding this is a County, not a Town, request, discussions with Curt indicate they seek future access only, not immediate construction. Therefore, I have the following questions: Is the Town pursuing completion of this road? If so, will the Town utilize eminent domain to acquire necessary access across neighboring properties, or collaborate with the County to utilize their existing Springer Park land?

Sincerely,

Kayla Ryon

From: [REDACTED]
To: [BrieAnna Grandy](#)
Subject: SOLEANA
Date: Friday, June 6, 2025 2:54:34 PM

My name is Lois Thornton, and I have lived at [REDACTED], just south of this property for 58 years. Due to a medical procedure I probably will not be able to attend the June 10 meeting.

I realize that public meetings are essentially a formality and that residents' input has little if any influence on the decisions made. However, I would still like to make a couple of comments about this.

Although it is a relatively minor issue, I see that a 10 foot wide, concrete "trail" has been added since the last time I saw the plan. This is more of a street than a trail. It would be much more sensible and pleasant to make a 5 ft path with 5 feet of whatever native trees and ground cover can be salvaged. along with a more comfortable walking surface. No one needs or wants 10 feet of concrete for walking, and I hope this wasn't planned for motorcycles or other vehicles.

I wish the development could also hve been designed to retain some of the native trees like some past developments did. They don't require water or the years and years it takes for new landscaping to make a difference. I find it very sad that this beautiful land is being destroyed. The one good thing I can say about it is that it is at least a little lower density than most of the developments being approved.

The increased impact of traffic is a major concern. Getting on and off of I-25 at the Founders/Allen exit is already a challenge very often. I have been concerned about how this and the other projects at this location which are being approved, adding several hundred more cars, would make it extremely difficult. But now you've approved the Pine Valley addition, which will add several THOUSAND more cars attempting to use this exit, which will make it completely impossible to get on or off of I-25 in any reasonable length of time. If anyone needed to get in or out in any kind of emergency, it would just be too bad.

By comparison, the Castle Parkway to the north of here gets very little use. Somehow you need to find a way to make a connection from Allen street over to that exit to give people in this area an alternate way to get in and out and ease the traffic at Allen/Founders at least a little bit, and perhaps make it a little safer in case of emergencies.

The continued approval of unrestricted high density projects in this area is very disturbing. We do not enough water, infrastructure, recreation or employment to support the projected population these projects are adding. Rather, most people will just be adding to the already

stressed I-25 to get in and out of the metro area. We really didn't need another Los Angeles in Colorado.

In the past, the governing bodies showed at least some concern for maintaining a little of the natural beauty and rural lifestyle that this area offered. Obviously that has not been the case for some time. I have never agreed that anyone owning or purchasing agricultural land has a god-given right to turn it into high density housing at the expense of all the people already living here. It would be nice if there was still a little concern for the well being and comfort of those people and for the beautiful area this used to be.

From: [REDACTED]
To: [BrieAnna Simon](#)
Subject: Soleana Development
Date: Tuesday, April 16, 2024 5:07:30 PM

It is commendable of the developer to do larger lots and lower density. However, the intersection at Allen and Alexander is already a nightmare. Twice in the last week when we wanted to get to I-25 North we had to wait through 3 and 4 traffic light changes before we could get into the turn lane on Allen. It's hard to imagine what it will be like with another 100 cars using that intersection. Is the city going to do anything to improve the situation at this intersection? Connecting Silver Heights to the Castle Parkway interchange might be a help, but something needs to be done about this traffic situation. or it will be dangerous if ever an emergency exit is needed

Lois Thornton

[REDACTED]