

From: [Brittany Rugel](#)
To: [TownCouncil Mailbox](#)
Subject: Pine Canyon pre-annexation agreement
Date: Tuesday, December 17, 2024 3:04:21 PM

Council members,

I apologize for not meeting the 1pm deadline, and understand if my comments cannot be included with the public record for this item on tonight's agenda.

In reviewing the pre-annexation agreement for the Pine Canyon development, I strongly urge you not to sign it tonight. There are many issues with this development that I believe over 1,000 town residents strongly opposed when this development was being discussed at the county level. Please consider what the residents have loudly communicated that they don't want when it comes to this property:

- No hotel
- No mobility hub
- No reduced water standards
- No exemption for the skyline/ridgeline protection regulations
- No exemption for the renewable water resource dedication
- No retained groundwater rights (that amount to over 12.28% of the total stated groundwater rights for the property) for the homestead.

Please do not approve as-is. As it stands with former commissioner Thomas resigning, there is a good chance the development would not be approved by county commissioners Laydon and Van Winkle on the basis of water alone. Please do not let the JRW Family pressure the town into an agreement that the residents are strongly opposed to (I believe the county staff member said in a public meeting that 99% of public comments received were in opposition to the project). I understand the town wanting to control the direction of a development that is essentially fully encompassed by town land, but this pre-annexation agreement does not look to be anywhere close to town standards. Please vote No.

Thank you for your service and your time,

Brittany Rugel

--

"The Lord will fight for you & you have only to be silent." -Exodus 14:14