

Giang, Steven

From: Craig Jones <cjones@ticcap.com>
Sent: Monday, September 25, 2017 11:13 AM
To: Chamberlin, Beth; Giang, Steven; Barry Baer
Subject: Re: Change in

I hope it is clear I am AGAINST the change in Planning Area Map as it affects Knollwood. That is the point of my earlier email and I appreciate you communicating it directly to the decision makers.

Craig A. T. Jones

Managing Partner



Cell (650) 384-5811

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From: "Chamberlin, Beth" <ChamberlinB@bouldercolorado.gov>
Date: Monday, September 25, 2017 at 10:55 AM
To: Craig Jones <cjones@ticcap.com>, Steven Giang <sgiang@bouldercounty.org>, Barry Baer <Colonelbsb@aol.com>
Subject: RE: Change in

Craig,

Thank you for your feedback. I will incorporate all residents' feedback into the materials provided to Planning Board and City Council for review and deliberation. You can also provide your input at the following public hearings:

- Planning Board - October 19th at 6PM
- City Council - November 14th at 6PM

This review and approval process will result in a Planning Area Map change for Knollwood from Area III to Area II, but would not result in a rezoning of your property. If this request is approved, the properties in the Knollwood subdivision would be eligible for annexation in the future, however, it does not require you to annex. The zoning for your property will not change unless an annexation occurs in the future. An overview of the process as well as an explanation of the Area I, II, III designations can be viewed at the following site: <https://bouldercolorado.gov/planning/bvcp-planning-area-map-amendments>.

Please let me know if there if you have any questions or need any additional information.

Thank you,
Beth

Beth Chamberlin
Planner I



O: 303-441-4219
chamberlinb@bouldercolorado.gov

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From: Craig Jones [<mailto:cjones@ticcap.com>]
Sent: Thursday, September 21, 2017 10:05 AM
To: Chamberlin, Beth <ChamberlinB@bouldercolorado.gov>; Steven Giang <sgiang@bouldercounty.org>; Barry Baer <Colonelbsb@aol.com>
Subject: Change in

I can tell you there is little to no support for annexation of Knollwood into the City of Boulder. I understand you are contemplating a first step in rezoning that would make annexation possible in the future. But there is no reason to take that step if eventual annexation is not a good possibility.

Why the lack of support? Comes down to (1) we just reorganized and voted upon ourselves a new tax to help with both streets and water infrastructure—the County is about to go forward to pave our streets ; (2) the cost to residents to annex—estimated at \$2.5 million-- is too high—we could solve all our long term issues for half that cost, including permanent part time staff, improved water infrastructure, etc. (3) we don't want to pay higher City taxes—we already pay the sales tax every time we eat or shop in Boulder which is virtually everyday. So the current situation is fine, there is no advantage to changing it, at least to us.

Craig A. T. Jones
265 Willow Glen Court

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Giang, Steven

From: Megan Wilder <mhouseweart@yahoo.com>
Sent: Wednesday, September 27, 2017 8:38 PM
To: Chamberlin, Beth; Council; boulderplanningboard
Subject: Changing Knollwood from Area III to Area II in Boulder Valley Comp Plan

Hi Beth and Boulder Planning Board, Boulder City Council-

I have lived at 2175 Knollwood Dr., Boulder for 11 years. I support the idea of changing our neighborhood's designation from Area III to Area II in the Boulder Valley Comprehensive Plan. I hope that this change will soon allow us to become annexed into the City of Boulder because I am very desirous of our neighborhood being granted access to the city water supply.

Although I understand why neighborhoods like ours were originally designated to be outside the blue line to discourage further encroachment into the foothills, I believe that our open space boundaries are now well established and our neighborhood's Area III designation is no longer necessary. It would be better for our neighborhood to be on city water for many reasons. The most selfish reason is that we currently rely on neighborhood volunteers to operate a neighborhood well/pump/pipeline system. This requires a great deal of time to maintain, repair, measure and bill for each house's water use.

Another selfish reason is that our current well water is extremely hard and requires each house to install and maintain expensive whole-house and in-sink water softener systems. Even with these devices we have mineral deposits that ruin our faucets, sinks and showers.

The most important reason I have for wanting to be on city water is so that the city water supply can be used in our neighborhood's fire hydrants. Our neighborhood has been evacuated for wildfires 3 times in the 11 years that I've lived here and it is my understanding that under the current system, our fire hydrants have to be manually switched over to allow firefighters to access the water and protect us. We have been told that if we were on city water that the hydrants would be "always on," have more pressure and be functional immediately- without the delays associated with manually switching them over. Since many of the our recent wildfires were started by open space users and our neighborhood is immediately adjacent to open space, we understand firsthand the need for quick firefighting. Any delay in getting water could result in loss of homes, lives and a quick spread of the fire into Boulder.

Our neighborhood is essentially a dense city-like area with single family houses on small lots. It is not rural with acres of open fields and farmland. The character of the neighborhood is consistent with inclusion into the city of Boulder.

Thanks for your consideration, Megan Wilder

2175 Knollwood Dr., Boulder CO

Giang, Steven

From: John Maynard <john.b.maynard8@gmail.com>
Sent: Wednesday, September 27, 2017 3:15 PM
To: Chamberlin, Beth
Cc: Giang, Steven; Susan Maynard
Subject: Proposed change of Knollwood from Area III to Area II in BVCP

Dear Ms. Chamberlin,

We (John and Susan Maynard) are writing to express our *strong support for the proposed change* of Knollwood from Planning Area III to Planning Area II in the Boulder Valley Comprehensive Plan.

We have lived in Knollwood since December, 1986. Prior to that, we had both lived in the City of Boulder since the 1960s.

First, it's clear that Knollwood does not fit the definition of Area III - Rural Preservation. No one would or could describe Knollwood today as having "rural land uses and character," so the issue of maintaining or preserving that use or character is moot. Knollwood is clearly already residential.

Second, we believe it's important for both the City of Boulder and Knollwood to preserve the annexation choice as an option in the near future. Issues related to water, electrical power, fire and police protection, and possibly municipal broadband are important and could develop in unexpected ways over the next few years. Maintaining flexibility about possible annexation could be crucial in terms of the best ways to address unexpected issues.

If you need additional information from us, please don't hesitate to contact us anytime. Thank you for the opportunity to provide our input.

John
and Susan
Maynard
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58 Spruce Street
Boulder, CO 80302

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Giang, Steven

From: Mark Schoenhals <rmschoenhals@yahoo.com>
Sent: Wednesday, October 11, 2017 8:40 AM
To: Chamberlin, Beth; Giang, Steven
Subject: Agenda item-change to Planning Area II for Knollwood

I receive the email notifications for City of Boulder Planning meetings and I noticed that there is an agenda item regarding the proposal to change our neighborhood, Knollwood, from BVCP Planning Area III to II. I also received the mailed letter outlining the proposed change sent back in September, but I'm finally getting around to expressing my opinion via email to both contacts listed in the letter.

My wife and I both support the proposed change for our neighborhood, Knollwood, from BVCP Planning Area III to II. The most basic reason is it will give our neighborhood options going forward. And, ideally, it will lead to better water service for those who protect us all (I'm referring to both Knollwood residents and those adjacent to Knollwood) from wildland fires.

I am a member of the Knollwood Metropolitan District (KMD)--our primary purpose is neighborhood water service. With the approved changes to the Blue Line and a change to BVCP Planning Area II, our neighborhood will then have an opportunity to negotiate access to the City of Boulder water (through annexation or perhaps some other path). If we stay Planning Area III, there is no obvious path to getting out of the neighborhood water service business. I should also mention that since I am on the KMD board, I've been involved with many of discussions with City of Boulder staff and Boulder County staff on this topic and I have always found our discussions very professional and staff very willing to consider our situation (which is probably very small in the scheme of city and county operations).

Another key issue, which is becoming heartbreakingly obvious with the fires all over the west, is wildfire protection. We've lived in this neighborhood for 11 years and have been evacuated 3 times, so this not just a talking point--it is personal and potentially life changing. After the wildfire earlier this year just west of Knollwood, we attended a meeting in the local church to a recap of how various agencies worked together for mitigation before the fire, planning for a scenario like what happened, and then flawless execution of the plan. I'm probably as guilty as anyone for taking things for granted, but now I'm much more aware and very, very, very appreciative of what is involved in protecting life and property in a wildland area. And I'd like to give those who protect us the tools and services they need to be effective.

In the 3 evacuation cases so far, there has been time to connect our water system to city water. However, it is very easy to envision a situation where the time to connect our water systems could be used for saving a life or property. I think it is hugely important for both Knollwood and City of Boulder for our water system to be connected to Boulder water to give firefighters every second they need. The proposal on the table, changing from Area III to Area II, gives us (both Knollwood and City of Boulder) a path towards that goal. Looking at the flip side, not approving the change takes that important option off the table.

Thank you for the time put into consideration of this issue and preparing the packet for this agenda item.

Best regards

Mark (and Magda) Schoenhals
2186 Knollwood Drive