

Baxter, Tamara

From: Marie Matthews <mariemattrdh@gmail.com>
Sent: Monday, August 11, 2025 10:26 PM
To: Baxter, Tamara
Subject: Quail Brush creek development

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Dear Ms. Baxter,

As a current resident of the Quail Brush Creek neighborhood of nearly six years, I am writing to express my strong opposition to the proposed housing development in our neighborhood. While I understand the need for additional housing in our city, I believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density and the lack of additional entry points would put a strain on our small community and roads, leading to increased traffic congestion and noise pollution. We are a densely populated neighborhood of children who ride their bikes and scooters frequently, with the significant increase in traffic their safety is of utmost importance and I do not feel the traffic study obtained accurately reflects or projects this danger. The traffic from the church alone is impactful, but adding hundreds more people with no legitimate way to exit in a real emergency is terrifying.

Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk. I have grave concerns that the developer has indicated they intend to relocate the pack of coyotes that dens and hunts on the site of this proposed development. "Colorado Parks and Wildlife does not allow the relocation of coyotes. Studies show coyote relocation is not effective, as a relocated coyote will often travel back to the capture site." (CPW) We have co-existed peacefully with these coyotes since we moved into the Quail Brush Creek neighborhood in 2021, and fear that this encroachment on their territory would push them into the adjacent neighborhood, at which point they would have to be humanely destroyed. I would hate for that to happen. Deer, owls, rabbits, and many species of birds also frequently visit the area and I believe this green enclave, in an increasingly populated area, should be protected.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development proposes both detached and attached family single family dwellings. Our neighborhood consists of single-family houses only. This new development would drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.

Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of residents and the increase traffic could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere. The market is already challenging for sellers in our neighborhood, with houses remaining on the markets for weeks and

even months.

In conclusion, I strongly urge the City of Colorado Springs Planning Commission to reconsider this proposed housing development. While I recognize the need for additional housing, I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Sincerely,
The Matthews Family
7311 Thorn Brush Way

Baxter, Tamara

From: SANDY SANDOVAL <ssws4636@msn.com>
Sent: Monday, August 11, 2025 9:27 AM
To: Baxter, Tamara
Subject: Quail Brush Creek resident

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Dear Ms Baxter,

We are writing to express our strong opposition to the proposed housing development in our neighborhood. We understand the need for additional housing in our city, we believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density and the lack of additional entry points would put a strain on our small community, leading to increased traffic congestion and noise pollution and criminal activities.

Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk. We have grave concerns that the developer has indicated they intend to relocate the pack of coyotes that dens and hunts on the site of this proposed development. "Colorado Parks and Wildlife does not allow the relocation of coyotes. Studies show coyote relocation is not effective, as a relocated coyote will often travel back to the capture site." (CPW) We have co-existed peacefully with these coyotes since we moved into the Quail Brush Creek neighborhood in 2019, and fear that this encroachment on their territory would push them into the adjacent neighborhood, Indigo Ranch, also a well established atmosphere which point they would have to be humanely destroyed. I would hate for that to happen. Deer, owls, rabbits, bobcats and many species of birds also frequently visit the area and I believe this green enclave, in an increasingly populated area, should be protected.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development proposes both detached and attached family single family dwellings. Our neighborhood consists of single-family houses only. This new development would drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.

Finally, we are deeply concerned about the impact this development would have on property values in the surrounding area. The influx of residents and the increase traffic could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere. The market is already challenging for sellers in our neighborhood, with houses remaining on the markets for weeks and even months.

In conclusion, we strongly urge the City of Colorado Springs Planning Commission to reconsider this proposed housing development. While we recognize the need for additional housing, We believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Sincerely,

Wilmer Sandoval
Sandra Sandoval

Baxter, Tamara

From: Lindsey <dalw2025@gmail.com>
Sent: Monday, August 11, 2025 3:02 PM
To: Baxter, Tamara
Subject: Concerns with Miller-Downs at Wyoming Lane Development

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Good Afternoon,

We are writing as concerned citizens with regards to the Miller Downs at Wyoming Lane proposal.

As the name falsely suggests, the overcrowded plan for this area will not have residential access to Wyoming Lane and will rely solely on access through the Quail Brush Creek subdivision. Even with the proposed use of Wyoming Lane for access to the area for emergency vehicles, the plan fails to meet the space requirements for this access road. This is a serious concern for future residents of this property.

The other two proposed roads have their own concerns. The first as an extension of New Meadow Drive leads to a very sharp curve to enter the area, posing an accident risk for this very secluded neighborhood where driver's often speed and roads are ill-maintained during the winter season. The second as an extension to Spruce Hill Ct is a very narrow space which would prevent parked cars and two ways of traffic, as well as push the road directly up against the existing homes in the Quail Brush Creek subdivision, posing a risk to those homes in particular in the event of an accident. With the addition of an intersection, planned stop signs or lights to prevent accidents in the existing area are completely neglected and even stated in the traffic study that no offsite improvements are necessary to accommodate the project traffic. The fact that the traffic study was performed by the same company (Kimley-Horn) requesting the annex and development poses a question of bias.

CSU has also indicated that there is sufficient water surplus at the time of the proposal, while at the same time encouraging members of Colorado Springs to manage water usage effectively while in the current shortage. With the anticipated needs of future growth just within the existing Colorado Springs boundaries requiring the city to implement plans, annexing additional land and approving future growth poses a serious risk to the future of the city.

Although the growing residential needs of Colorado Springs are undeniable and require the city to plan for future developments of affordable housing, this proposal misleads the city to believing that "the development will serve as a natural extension of the adjacent Quail Brush Creek neighborhood to the west" and that "the proposed development density will complement this existing neighborhood". Both of those statements are untrue as the density of the proposal is significantly greater than the existing neighborhood. Although the concern of density was addressed by the developer by moving higher density areas to the internal spaces of the project, the overall density still remains the greatest issue.

Within the Attachment 6: Land Use Plan, the developer has responded to the question of whether the project was designed to minimize impact upon wildlife by citing a separate creek improvement plan to

preserve many mature trees and enhance native vegetation and wildlife habitat(s). There are very few mature trees on the property, with one being a large growth of Aspen trees directly behind the Quail Brush Creek area. According to the development plan, these trees will be removed entirely to make way for single family homes. The plan also neglects to address wildlife habitats, as there are no open green areas and only planned homes. The developer also discusses interior trails within the development being linked and connected to pocket parks; there are no trails within the development plan as the only two "pocket parks" are located directly off the proposed streets. The blatantly generic and misleading responses to these important environmental questions is concerning. We would like to request access to review the "separate creek improvement plan for Sand Creek" before a decision is made to move forward on annexing and development based only on promises for improvements to the surrounding environment.

Thank you for your time and consideration.

Best regards,
Daniel Mayper and Lindsey Gorski-Mayper

Baxter, Tamara

From: Cindy Bunce <cbelanger82@gmail.com>
Sent: Monday, August 11, 2025 8:51 AM
To: Baxter, Tamara
Subject: Miller Downs at Wyoming Ln Addition No 1

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Dear Ms Baxter,

I am writing to express my strong opposition to the proposed housing development in our neighborhood. While I understand the need for additional housing in our city, I believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density and the lack of additional entry points would put a strain on our small community, leading to increased traffic congestion and noise pollution.

Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk. I have grave concerns that the developer has indicated they intend to relocate the pack of coyotes that dens and hunts on the site of this proposed development. "Colorado Parks and Wildlife does not allow the relocation of coyotes. Studies show coyote relocation is not effective, as a relocated coyote will often travel back to the capture site." (CPW) We have co-existed peacefully with these coyotes since we moved into the Quail Brush Creek neighborhood in 2021, and fear that this encroachment on their territory would push them into the adjacent neighborhood, at which point they would have to be humanely destroyed. I would hate for that to happen. Deer, owls, rabbits, and many species of birds also frequently visit the area and I believe this green enclave, in an increasingly populated area, should be protected.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development proposes both detached and attached family single family dwellings. Our neighborhood consists of single-family houses only. This new development would drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.

Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of residents and the increase traffic could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere. The market is already challenging for sellers in our neighborhood, with houses remaining on the markets for weeks and even months.

In conclusion, I strongly urge the City of Colorado Springs Planning Commission to reconsider this proposed housing development. While I recognize the need for additional housing, I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Sincerely,

Cindy Bunce

Baxter, Tamara

From: Darci Simpson <dannsimp@gmail.com>
Sent: Monday, August 4, 2025 11:35 PM
To: Baxter, Tamara
Subject: Re: Miller Downs at Wyoming Lane Public Comment

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Thank you for the response and next steps, Ms. Baxter. In reviewing your reply I noticed that I inadvertently included some of the conversation I was having with a friend who was helping me edit my thoughts. Correct version of my letter repasted here in blue, if you wouldn't mind submitting this as provided here, I would greatly appreciate it. Thank you!

Dear Colorado Springs Planning Commission,

As a resident in the Indigo Ranch / Mustang Rim Drive area, I am deeply concerned about the proposed Miller Downs development, which will add well over 100 dwelling units on 21.37 acres. The rapid growth of high-density housing in the area bounded by Powers Boulevard, Marksheffel Road, Woodmen Road, and Dublin Boulevard is overwhelming infrastructure, worsening traffic congestion, and eroding our community's quality of life. I urge the Commission to delay approval of Miller Downs until these issues are resolved and the project's density is clarified.

****Need for Density Clarification**:** The city's mailers have caused confusion by citing conflicting density figures: 6.5 du/ac (~139 units) on July 17 and 5.2 du/ac (~111 units) on July 28. This discrepancy raises concerns about the project's scope and transparency. I request confirmation that the lower 5.2 du/ac is the final density and assurance that no further increases will occur without transparent public input.

****Unjustified High-Density Development**:** Many high-density complexes in the area, particularly along Woodmen Road, are still under construction or unoccupied, yet traffic and infrastructure are already strained. This raises serious questions about the need for additional units at Miller Downs. Who are these new residents expected to be? Where are they coming from? The current pace of development suggests an influx that doesn't align with the area's capacity or character. This is not New York City or Denver—residents here aspire to the American Dream of a livable, community-oriented place to call home, not an overcrowded urban hub. Approving over 100 more units risks exacerbating existing challenges without clear evidence of demand specific to this area.

****Severe Traffic Congestion**:** Adding over 100 units will further burden roads like Dublin Boulevard, Marksheffel Road, and Woodmen Road, which are already overwhelmed, even with unoccupied complexes. Frequent traffic accidents on these streets exacerbate congestion, making commutes unpredictable and frustrating for residents. For example, exiting Mustang Rim Drive, particularly for westbound turns onto Dublin, is a daily challenge due to heavy traffic serving commuters to the nearby school, Falcon/Peyton and Peterson Space Force Base. The planned Dublin Boulevard improvements are inadequate to handle current volumes, let alone additional residents from new developments.

****Inadequate Infrastructure**:** The area lacks sufficient schools, grocery stores, restaurants, and parks to support the growing population. Unlike the robust offerings in areas like Interquest, local businesses are undersized with insufficient parking, forcing residents to travel elsewhere for basic needs, which further clogs roads. This imbalance undermines the community's livability and adds to daily frustrations.

****Environmental Concerns**:** The Miller Downs site is part of a shrinking habitat for deer, foxes, coyotes, and other wildlife. Further development threatens these species, and a thorough environmental impact study is needed to assess and mitigate potential harm, such as through wildlife corridors.

****Declining Quality of Life**:** Over the past three years, the rapid influx of high-density housing has created significant challenges, including persistent congestion, frequent accidents, and limited access to services, reducing the area's appeal. The American Dream of a peaceful, well-planned community is slipping away as residents face daily stress from unpredictable commutes and inadequate amenities/necessities. Further development without infrastructure improvements will worsen these conditions.

****Recommendations**:**

1. ****Confirm Density**:** Clarify whether the project is set at 5.2 du/ac (~111 units) and ensure no density increases without transparent public engagement.
2. ****Justify Demand**:** Provide data demonstrating the need for additional high-density units, given that many existing complexes are unfinished or unoccupied.
3. ****Conduct a Traffic Study**:** Evaluate the capacity of Dublin Boulevard, Marksheffel Road, and Woodmen Road, accounting for frequent accidents and current congestion.

4. ****Fund Infrastructure****: Require developer contributions to schools, parks, and larger retail/dining options with adequate parking. The Wyoming Lane area could make a great park, similar to Cottonwood Creek Park, with volleyball and pickleball courts.

5. ****Protect Wildlife****: Commission an environmental impact study to protect local wildlife.

6. ****Engage the Community****: Hold additional public forums to incorporate resident feedback into the planning process.

I urge the Commission to prioritize sustainable growth that supports existing residents and preserves the livability and character of our community. Thank you for considering these concerns and for your commitment to responsible planning.

Sincerely,

Darci Simpson

6758 Silver Star Lane

Colorado Springs, CO 80923

On Mon, Aug 4, 2025 at 10:50 PM Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

Ms. Simpson,

Thank you for your email and interest in this project.

Your comments will be part of the public record and provided to the applicant and Planning Commission.

Planning Commission will consider this project at a public hearing on August 13th.

You can find the agenda here: <https://coloradosprings.gov/planning-and-development/page/planning-commission>

It is encouraged that members of the public attend this meeting in person to provide comments on this project.

Please let me know if you have any additional questions.



Tamara Baxter

Planning Supervisor – North Planning Area Team

Planning Department

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: tamara.baxter@coloradosprings.gov

Links:

[Planning and Neighborhood Services](#)

[Look at Applications Online \(LDRS\)](#) [before August 8, 2022]

[Look at Applications Online](#) [after August 8, 2022] | [ACA Guide](#)

[Pre-Application Meeting Request](#)

[Application & Checklists](#)

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From: Darci Simpson <dannsimp@gmail.com>

Sent: Monday, August 4, 2025 8:43 PM

To: Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>

Subject: Miller Downs at Wyoming Lane Public Comment

Baxter, Tamara

From: Carrie Reeck <cpreeck@hotmail.com>
Sent: Thursday, July 31, 2025 9:47 PM
To: Baxter, Tamara
Subject: Support for the Miller Downs development

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Hello,

I would like to show my support for the Miller Downs project at 7020 Wyoming Lane, Colorado, 80923. As an employee of Britton Nursery, I see the dilapidated property across the road. The dead trees, overgrown weeds, and old house are an eyesore in an area that is quickly being surrounded by nice neighborhoods. I have heard of the intentional planning that is going into the Miller Downs development. The city of Colorado Springs is rapidly being built up and, so often, it appears that little effort has been taken to integrate new buildings into the natural beauty of the city area. So many of the open and wooded natural areas of town have been developed already. As we cannot stop progress, please give consideration to projects such as the Miller Downs at Wyoming Lane, which are planning purposeful incorporation.

Thank you,
Carrie Reeck

Baxter, Tamara

From: Cynthia Becker <cfmbis@yahoo.com>
Sent: Wednesday, July 30, 2025 6:03 PM
To: Baxter, Tamara
Subject: Miller Downs at Wyoming Lane

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Project Address: 7020 Wyoming Lane, Colorado Springs, CO 80923

Project Name: Miller Downs at Wyoming Lane

Dear Tamara,

Good evening. I hope this email finds you well. I am writing to express my support for the development at 7020 Wyoming Lane. I work at Britton Nursery and am invested in what goes on in the area around the nursery. I believe the developers have considered the surrounding areas as they have made their plans and the development would be beneficial.

Thank you for your time.

Sincerely,

Cynthia Curtis
7522 Los Banos Ct.
Co Spgs, CO 80920

Baxter, Tamara

From: Matt Cunningham <mgcunningham08@gmail.com>
Sent: Wednesday, July 30, 2025 12:09 PM
To: Baxter, Tamara
Subject: Public Comment for Upcoming Development in North East Colorado Springs

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Project Address: 7020 Wyoming Lane, Colorado Springs, CO 80923

Project Name: Miller Downs at Wyoming Lane

I would like to contribute my comment to the development at 7020 Wyoming Lane, the Miller Downs parcel at Wyoming Lane.

I work at a business in the county adjacent to the parcel under consideration for development and highly value the quiet, county life afforded to us for work and play given the space between our property and nearby housing developments. Having seen the careful consideration of the developer for this parcel of land and their consideration of those both in the county and those in the existing city limits, I believe this development to be good and beneficial to our city and community. It will meet the needs of the increased demand for housing, while considering the land that it is being developed upon with opportunities for enjoying the view of Pikes Peak that we all love and will provide spaces for enjoying the natural beauty of the parcel on which it is to be built upon. This development proposal also includes consideration of existing residents in the county space allowing them sufficient margin between the new housing development and existing county parcels to continue to enjoy the way of life they have enjoyed for generations before developments have approached their current parcels of land. Such consideration is uncommon and very valuable to those who have enjoyed a parcel of land for many years.

Please consider my comment as a hearty acceptance and support of this development proposal with hopes to see it come to fruition for the good of the city and surrounding communities.

Kindly,

Matthew Cunningham

Baxter, Tamara

From: Chris Sanchez <ChSaNcH11@comcast.net>
Sent: Monday, August 4, 2025 8:54 AM
To: Baxter, Tamara
Subject: Miller Downs at Wyoming Ln Project

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Hi Tamara.

My name is Chris Sanchez and my address is 7388 Cat Tail Creek Dr, Colorado Springs CO 80923. I am emailing you regarding the Miller Downs at Wyoming Ln Addition No. 1 annexation project for housing.

My home sits next to the empty lot on Cat Tail Creek Dr and Spruce Hill.

I believe the proposal would be to construct a road in the empty lot next to my home for in and out traffic for Miller Downs neighborhood for roughly 120 single family homes.

Looking at the sidewalks from Spruce Hill I believe due to city codes I would lose roughly 6ft of my yard due to this road into Miller Downs for sidewalk city code enforcement.

I am emailing you looking for information regarding the 6ft loss of my yard.

Also for the August 13th hearing notice what will be addressed in this call? I'd like to attend but with work may not be able to.

Thank you,
Chris Sanchez
719-502-1597

Baxter, Tamara

From: phil ciborowski <car52fish@gmail.com>
Sent: Monday, July 28, 2025 9:45 PM
To: Baxter, Tamara
Subject: Project Address: 7020 Wyoming Lane, Colorado Springs, CO 80923 Project Name: Miller Downs at Wyoming Lane

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My name is Phil Ciborowski and I wanted to give my opinions on the Miller Downs development that will be just south of our property. We know that this empty parcel of land will be developed sooner or later and we feel that the M&A LLC seems to have the best interests in mind for the good of the whole community in their development plans. We would therefore like to add our support to the project. Thank you for your time.

Petition against Millers Downs at Wyoming Lane development

Dear developers of the proposed Millers Downs at Wyoming lane, case planner Tamara Baxter and honorable city councilman Roland Rainey Jr.

We the residents of the Quail Brush Creek development oppose the development of the proposed Millers Downs at Wyoming Lane (MDWL) project (record number Annex-24-0016, Zone 25-0006, DEPN-25-0072, LUPL-25-0006) on the grounds that the present proposal will pose significant safety, noise, road maintenance, unfair tax burdens and issues of potentially not being able to get insurance on our homes or not afford the insurance for our homes due to the increased fire danger rating QBC might receive under the present proposal of putting both the point of entry and exit to MDWL through QBC.

To elaborate:

The proposed name of the development is Millers Downs at Wyoming Lane, thus if the development is to happen, we request that the city first annex and pave Wyoming Lane. Subsequent to annexing and paving Wyoming Lane, then any construction traffic can enter and exit MDWL via Wyoming Lane. A second point of exit or entry could potentially come through QBC , after numerous issues

below are addressed, allowing all of us to reside here in safety and still afford our insurance.

Points we would like addressed:

1) Home owners insurance. According to Homes.com QBC's fire factor rating is a 5/10, putting us into a high insurance category (my insurance company confirmed this - as I am presently shopping to see if I can get a better rate, which appears unlikely. According to my insurer I am lucky to have insurance here and if the QBC fire rating increases my insurer might pull out of here or up premiums so far that I'll try to find a new insurer, who will jump ship after a while or ask me for a sum I can't afford- forcing me to choose between insurance coverage or putting myself in peril by not having insurance).

Putting both points of in and egress within QBC will most likely increase our fire rating, putting many of us in this predicament of selling our homes to move to a lower fire rating area, doing without insurance, or begging any insurer to take us on at a king's ransom when the company's reputation is not necessarily good.

We believe that not annexing Wyoming Lane and putting both points of entry within QBC will not only increase our fire rating for insurance purposes, but significantly increase the chances of not being able to evacuate all 235 homes in QBC plus now another 146 homes in MDWL.

We would like to see

(a) data for how our fire rating will not increase by the present circumventing of laws requiring two separate points

of entry and exit. At present this proposal may narrowly meet these requirements, but our argument is that these points of entry and egress are not separate and independent of one another and will endanger all residents' welfare, lives, and finances.

(b) we would like to see a comprehensive mass evacuation plan by our fire department, police department and any other safety agencies for how we can get all these households safely evacuated. Our contention is that even at present evacuation all 235 households in QBC is not or barely possible- as we are restricted by the development that forces us to exit over Flowering Almond drive and now at least for a while we can not go east on Dublin, to go to Peterson Road and possibly Marksheffel - which is and had been under construction for years now. Our other point of exit is QBC drive to adventure way to hopefully Woodmen. QBC drive via Adventure way is at best a lottery type situation , especially during bad weather, and complicated by the almost 40 homes squeezed into the tight area right at the top of QBC drive , further impeding our chances of getting to Woodmen road. About two years ago there was a fire in a mobile home/camper at one of the landscapers off QBC drive and while our Fire department responded valiantly this small fire closed QBC drive for about 3 hours . About 4 years ago we were on pre evacuation orders for fire due to someone off Dublin Blvd dumping hot coals over their wooden fence into the dry brush (I believe two homes were damaged severely). We here at QBC would not have been

able to exit. My mentor - a fire chief for CSFD- told me he didn't think we could get out and to stay put. No one could get in here either and some of my neighbors got panicked calls from other neighbors asking us to grab their pets as they could not get in to rescue them.

2) There seems to be significant confusion about who owns and should be maintaining the roads within QBC, resulting in lack or awareness of how dangerous particularly QBC drive into Thornbrush is. Additionally no one is aware of the number of accidents on that stretch of road especially in bad weather. We need an investigation into who owns the roads here, followed by a road traffic study and then catching up on long neglected maintenance and signage needs. We also need additional policing through our neighborhood as 45 plus MPH speeds are commonplace here.

It would be dangerous and fool hearty to add additional residents to use these roads until we can be sure they are properly repaired, maintained, signed and patrolled.

(A) we ask for a clarification of who owns these roads.

(B) we ask that these roads be brought up to maintenance standards. We ask for a proposal and timing of what repairs will occur when and what signage, speed bumps, and enforcement will happen.

(C) we ask for a safety study of these roads especially in cold icy weather and want a proposal on how to mitigate that curve at QBC drive to Thornbrush.

(D) should these roads be traveled and impeded on by heavy construction traffic, we ask for a proposal of when these roads will be repaired, by whom this financial burden be carried, what will be done in case of a mass evacuation event (we can not accommodate those large vehicles blocking our roads) and most importantly what will be done during the construction phase to assure our safety and ability to come and go.

(E) we want a comprehensive traffic pattern study and evacuation plan for our development should you choose to add MDWL but only after you annex Wyoming Lane.

(F) if the MDWL development happens the annexation and development of Wyoming Lane is necessary and would give QBC a potential point of egress in a mass evacuation event- we would like to see a plan to confirm that this would actually be a benefit.

3) QBC is part of a metro district, which with it carries a significant tax burden to each and every homeowner within QBC. These additional taxes were in part to pay for the roads here, and the issue of fair compensation to the residents of QBC needs to be addressed with the metro district. I understand this issue has been brought up by the metro district. We want to hear how much of our bonds will be paid off early if the MDWL development does come through QBC as proposed. It is one thing for these roads to be used by the occasional passer through, but residents of any proposed development who would use our roads

regularly and benefit while at the same time degrading our roads faster need to participate in the expense incurred. Please settle the issue of a buy out fee to the metro district and how that fee will be applied to pay off our bond. Alternatively if MDWL does opt into the metro district once again there needs to be financial compensation to QBC residents , for right now we will still carry a significant tax burden for 20 more years for these roads.

(4) There are other issues at play here, such as QBC's calm score of 86/100 according to Homes.com, will surely decrease. We would like to see proposals for how to mitigate those factors and compensate QBC residents for loss of quality of life.

This by no means is a comprehensive list of issues, but those that come to mind to the author of this petition and we ask that future issues not be excluded from further discussion.

Sincerely Andrea Holzer
(QBC resident since 2017)

A handwritten signature in black ink, appearing to be 'Andrea Holzer', written over a horizontal line.

Signature sheet petition against Millers Downs at Wyoming Lane through Quail Brush Creek cont. July 27, 2025
for July 31, 2025 community meeting.

Name. Signature. Address

Signature sheet for petition against Millers downs at Wyoming Lane development, through Quail Brush
Creek development . July 26, 2025, for July 31, 2025 community meeting.

	Name.	Signature.	Address
1.	Andee Holzer		6810 Spruce Hill Ct 80923
2.	Kent Mathews		7427 Cat Tail Creek Dr, 80923
3.	Gretchen Nicolaysen		6838 Spruce Hill ct. 80923
4.	Jenna Wright		7598 Cat Tail Creek Dr. 80923
5.	Sandra Wil Sandouff		7257 Cat Tail Creek DR 80923
6.	Mickelle Spindlow		7380 Thorn Brush Way 80923
7.	Ra Nasser	Ed NABER	7034 Dancing Wind Dr 80123
8.	Linda Wright		6880 Spruce Hill Ct. 80923
9.	Brian Kopp		6754 Spruce Hill Ct 80923
10.	Cathia Bell	signed by permission by Andee Holzer	7324 Thorn Brush Way 80923
11.	Art Brunner	ART BRUNNER	6811 CHICKASAW way
12.	Mike McGinnis		6787 Gold Drop Dr
13.	Tamara Spadafore		7548 Cat Tail Creek Dr.
14.	Conely Buncie	signed by permission by Andee Holzer	7428 Cat Tail Creek Dr
15.	Scott Dwyer		7114 Thorn brush way
16.	LAUREL Dwyer		7114 Thorn Brush way
17.	Camilla Beck	Camilla J Beck	7024 Dancing Wind Dr 80123
18.	Janielle O'Brien	signed by permission by Andee Holzer Dane O'Brien	7498 Cat Tail Creek 80923

#329 ✓

Signature sheet petition against Millers Downs at Wyoming Lane through Quail Brush Creek cont. July 27,2025
for July 31, 2025 community meeting.

Name.	Signature.	Address
19. John Tompkins	John Tompkins	6716 Silver Star Ln
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36.		

Baxter, Tamara

From: Roger Haywood <roger@accentlandscapesinc.com>
Sent: Sunday, August 3, 2025 3:56 PM
To: M&A LLC
Cc: Baxter, Tamara
Subject: FW: Follow through
Attachments: Haywood 6950 Wyoming Lane with view corridor.pdf

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Dear Alex & Monica,

Thank you for your time Thursday morning. As discussed, I would like to support your project but have several unresolved conflicts.

- 1) I paid you \$7,500 to correct existing property lines so that all of my improvements (fence and structures) were clearly on my lot. You (Monica) stated during our meeting that the land that was conveyed to me placed my 6' tall cedar fence on the property line. You said this with great certainty. When I told you that was a problem, you said you were not sure where the property line is. The existing pins may show my fence on the property line. It is too close for me to tell. It should not even be close, as the overhang from my outbuilding is definitely over the fence by 1-2'. The development plan shows that my fence is now on the property line. This is in direct contradiction to what we agreed to. (See highlighted text below.) This provides horrible consequences for me. First, my fence and possibly one outbuilding are not shown on my property as we agreed. The value of the fence is \$35-40 per lineal foot, or \$14-16,000 for 400'. This move seizes my property and improvements without compensation and makes me have to interact with eight adjacent neighbors, all of whom will claim possession of half of my fence. As discussed, there was a small wire fence in place when I bought the property in 2004. I talked to and received approval from Dorothy Miller to remove the existing wire fence and place a cedar fence on my lot. We placed the existing 6' cedar fence 12-24" on the east side of the old wire fence. I have the original crew that installed the cedar fence to attest to this. Moving the property line 12-24" to the east of the location of the old wire fence as is shown on plan seizes land from me. Again, I paid you \$7,500 to cover your costs and you assured me that this was taken care of. I would like to make sure it is. If the property line is on my fence line, I want it moved back to the west 12-24" as agreed to. Let's discuss a solution. I believe a survey that places pins on the property line will show if there is a problem. I asked you to stake the conveyed land before I paid for it but you refused to do so. I trusted you to act in good faith. If my improvements are located in your proposed development, we can work out a solution.
- 2) The drainage plan shows a raised area directly adjacent to my fence line. As discussed, and agreed to, this will cause significant damage to my lot. You have assured me verbally that the land will be lowered, not raised, for the first 5' or so to the west until it rises another five feet or so. I understand that we agree verbally, but I would like to see a correct detailed section that shows this, not the incorrect boilerplate NTS detail that was submitted for City approval.
- 3) Finally, you have assured me numerous times that the homes built adjacent to my property will be placed 35-40' away from my fence line. Yet when we meet you also say that you are unable to guarantee that construction will not be 10' away from my fence. I understand and agree that it is more expensive to provide the additional concrete and utilities from the front of your proposed new homes, and it would not make sense to build 10' off of the property line. But there is nothing stopping that from happening. I believe that high density City construction should make an allowance for low density RR-5 properties. I have seen a number of new

developments that define the building envelope as a part of the process. If you can designate a building envelope that is 30' or more away from the fence on lots 30, 31, 32, and 33, then all is well.

In closing, Alex pointed out how beautiful and peaceful the Miller property is and he understands how hard it is for me to adapt to change because of all the beautiful flowers and wildlife. That is something I have heard developers say before and it simply is not true for me. I have lived in and invested in about twenty different properties, and only two of them are in a rural setting. The Miller property is an eyesore and a blight. It is run-down with unattractive, abandoned structures and overgrown, neglected grounds. Truckloads of tumbleweeds blow in from their property every fall and winter. I much prefer well planned neighborhoods. But with the above concerns, I do not see this as good planning. I believe it is very poor planning and not neighborly to seize property and improvements, cause water damage, and unnecessarily devalue property.

I realize that there is a great amount of work and details that go in to new development approval. I believe the above items are things that have been executed in error or possibly not yet addressed. If these three items are corrected and/or addressed, I will stand in support of your development. If not, I will definitely oppose.

Thank you for your time and consideration in these matters.

Roger Haywood, President



Cell 719.499.2226

Office 719.548.8000

roger@accentlandscapesinc.com

From: Roger Haywood

Sent: Friday, November 15, 2024 1:30 PM

To: mallccolorado@gmail.com

Subject: Follow through

Monica,

Thank you for your time today. It was great to meet you and Alex.

I would like to recap while it is still fresh and add one request:

- I heard through the contractor rumor mill that the prior development was nixed because of property acquisition/access issues. I see the two points of entry from the west are owned by two different entities.
- In the same manner, I heard that utility recovery fees would make the project costly. Both of these are rumors. (Contractors are the worst gossips.)
- We are agreed that we will work out the final dimensions and a purchase price for the rectangular area north of my existing fence in order to bring the 25' building setback in compliance with engineer's recommendations and current county zoning rules.
- We are agreed that you will convey deed to the area that I currently have improvements placed upon to include all fences at no cost to me. I will convey deed to Robert Chapman for the land he occupies to the south of my property at no cost to him. All parties will pay their respective legal costs.
- You will work with Mountain View Electric <https://www.mvea.coop/> to abandon the overhead electric on your property.
- You will determine the property boundaries to include a portion of Wyoming Lane if applicable.
- Here is a link to my place if you are interested https://www.airbnb.com/rooms/540506127692732552?adults=4&search_mode=regular_search&check_in=2025-02-13&check_out=2025-02-20&source_impression_id=p3_1731701722_P3FzrDKN3LuGFqbt&previous_page_section_name=1000&federated_search_id=84bc22de-4160-41bb-81a8-d2500a0dbdce I can work out special pricing during the colder months.
- Here is a link to Accent if you would like to see what we do <https://accentlandscapesinc.com/>
- I do have concern about fire access and added emergency egress because of the shape of the privately owned roads from your new development to Adventure Way.
- I understand that you will have a 30' building setback from my fence to future construction. That is acceptable to me.
- You will let me know if I can help to maintain or improve my property in order to help the presentation from your new development. I am glad to work with you on this.

I think that's it. If I am missing anything or if you would like clarification please let me know.

I do have one request. I have attached a copy of the survey I had performed. Barron has a copy as well. I drew in a view corridor from my home. If there is a way to help keep that open with home spacing, road alignment, or ranch homes in that stretch I would appreciate it. If not, I understand.

Again, thank you. Please let me know if you have any questions or if I can help in any way.

Sincerely,

Roger Haywood, President



Accent Landscapes
"We Bring Outdoor Living
to Life"



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

2024
**AWARDS OF
EXCELLENCE
RECIPIENT**

Cell 719.499.2226

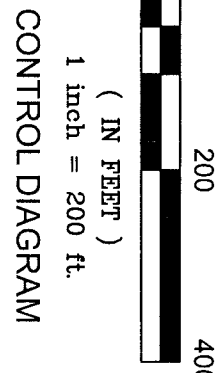
Office 719.548.8000

roger@accentlandscapesinc.com

PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER.

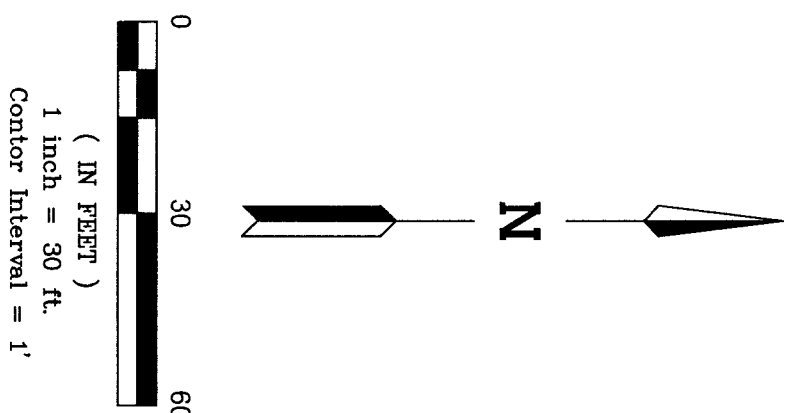
222900286

09/23/2022



- SET 8" X 16" REBAR WITH ORANGE PLASTIC CAP "PLS 3010R"
- SET 8" X 16" REBAR WITH 1/2" ALUMINUM CAP "PLS 3010R"
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP ALLEGIBLE
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP ALLEGIBLE
- FOUND 1/2" REBAR WITH ORANGE PLASTIC CAP ALLEGIBLE
- SITE BENCHMARK 36" REBAR
- ALIQUOT CORNER AS NOTED
- UTILITY MANHOLE
- SEPTIC ACCESS
- CLEAN OUT
- COMMUNICATION PEDestal
- GUY WIRE
- POWER POLE
- PP

* NOT A PART OF THIS SURVEY
R.O.W. - RIGHT OF WAY
(AM) - AS MEASURED
(R) - RECORD INFORMATION
SQ. FT. - SQUARE FEET

[illegible]

1. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF THE SECTION 36, T4S, R9E, AND AT THE NORTH END OF THE SECTION 36, T4S, R9E, AND AT THE NORTH END BY A POLYON 58' REBAR WITH 1-1/2" ALUMINUM CAP PLS 30118 ASSUMED TO BEARON 02 35 57.9 E

2. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET

3. THIS LAND SURVEY PLOT DOES NOT CONSTITUTE A TITLE SEARCH BY VARET LAND SURVEYING AND DETERMINE OWNERSHIP OF EASEMENTS INFORMATION SHOWN WAS TAKEN FROM PUBLIC RECORDS. THE SURVEY OR SUPPLIED BY THE SURVEYOR. NO FURTHER RESEARCH WAS REQUESTED

CLIENT. NO FURTHER RESEARCH WAS REQUESTED.

5. ELEVATIONS ARE BASED ON NGS OPUS SOLUTION: 06652290.220 OP1662145316599
AND ARE AVOID ON DATUM (COORDINATED UTM OF 1981)

AND ARE NAVD 88 DATUM (COMPUTED USING GEOID 12B).

CERTIFICATION:

SURVEYOR'S CERTIFICATION:

THOMAS S. MARR, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY STATE AND DECLARE THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND PARCEL DELINEATION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, AS AMENDED HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE.

A REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS

ORDINANCES, AS AMENDED HAVE BEEN MEET TO THE BEST OF MY

THOMAS S. MARR
COLORADO P.L.S. NO. 30106

MONUMENTED LAND SURVEY PLAT DEPOSITING CERTIFICATE

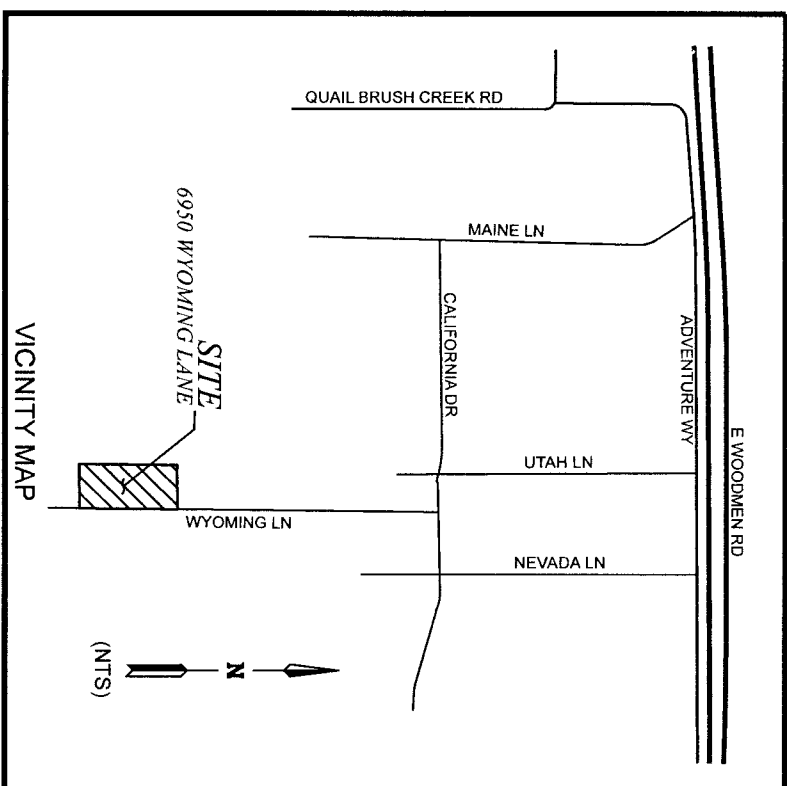
DEPOSITED THIS 23rd DAY OF September, 2021, A.D. AT 2:28 O'CLOCK P M AND IS RECORDED AT RECEPTION NO. 2229002816 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

B-20K NPST

CHUCK BROERMAN, COUNTY CLERK & RECORDER

BY: Karyn Williams FEE: 20.00
 DEBIT 0 CASH ON HAND 0

FEE: 20.00
ARGE: 0



A PARCEL LOCATED IN SECTION 8,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



Baxter, Tamara

From: Kim Ellis <ckellis2@hotmail.com>
Sent: Tuesday, July 29, 2025 11:47 AM
To: Baxter, Tamara
Subject: New development near Britton Nursery

You don't often get email from ckellis2@hotmail.com. [Learn why this is important](#)

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Hi Tamara,

I'm a Britton Nursery employee and have heard about the neighborhood being developed across the street. It has come to my attention that the developers have planned a community that uses the land well and I want to voice my support. My hope is that we build communities within the Springs rather than expanding forever outward in a sprawling fashion. I'm interested in seeing bike paths connect and people-centered development that enriches our relationships with one another rather than car-centric thinking and planning. Thank you!

Project Address: 7020 Wyoming Lane, Colorado Springs, CO 80923

Project Name: Miller Downs at Wyoming Lane

Sincerely,

Kim Ellis
913-547-2909

Baxter, Tamara

From: Jeff Weisburg <jeff.weisburg@gmail.com>
Sent: Thursday, July 31, 2025 3:44 PM
To: Baxter, Tamara
Subject: Re: Support for the Miller Downs at Wyoming Lane

You don't often get email from jeff.weisburg@gmail.com. [Learn why this is important](#)

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Correction, the mailing address for Greener Pasteurs LLC is 4450 Mark Dabling Blvd., Colorado Springs, CO 80907

On Thu, Jul 31, 2025 at 5:42 PM Jeff Weisburg <jeff.weisburg@gmail.com> wrote:

Hello Tamara-

I understand that you are the assigned planner for the Miller Downs in Wyoming Lane project located at 7020 Wyoming Ln., Colorado Springs, CO 80923. I am property owner of 7280 Nevada Ln., Colorado Springs, CO 80923 (Greener Pasteurs LLC).

After reviewing the project, the traffic study and the site development plan, I believe the project is a good overall fit for the parcel and I have no objections whatsoever. The developer has my full support for the project as designed.

If you need to reach me by phone for any reason, my cell phone number is (719) 291-0291. The mailing address for Greener Pasteurs LLC is 4450 Mark Dabling Blvd., Colorado Springs, CO 80923.

Respectfully,

Jeffrey Weisburg

Baxter, Tamara

From: Andrea Holzer <ahwoughter@gmail.com>
Sent: Tuesday, August 12, 2025 12:51 AM
To: Baxter, Tamara
Subject: Millers downs development opposition.

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Dear Ms Baxter, and honorable city council members, especially councilman Rainey.

I write once again urging the city council to reject annexation and development of land required for the proposed Millers Downs at Wyoming Lane Development , record number Anex-24-0016 , LUPL-25-0006, Zone 25-0015.

I have previously submitted a petition against the development signed by about 8 % of the residents here, and want you to know I got those signatures with little organization or time- thus I am sure if a more concerted effort is needed a significantly higher number signatures could be gotten. However I hope reason can prevail, and sufficient changes or a cancellation can be made to the project and annexation plans .

I object on a number of reasons:

1) having the only points of entry and access through the Quail Brush Creek (QBC) development is downright dangerous , has the real potential to make evacuation of our residents near impossible, and will likely increase our fire rating . At present our fire rating is classified as borderline high at 5/10 according to homes.com). Any increase in our fire rating puts all the residents of QBC in danger of not being able to afford the increased insurance premiums, and some insurers will likely stop offering coverage I. QBC, and our property values will decrease due to the increased danger and loss of quality of life.

I can't stress enough the need to annex Wyoming lane or other land to put in at least one point of entry or exit outside of QBC. Another point of entry/exit could potentially keep our fire rating in check and also give QBC residents another point of exit in case of a mass evacuation event (though please consider the bottlenecks already present at both Dublin and Woodmen roads- it would be better to not allow the development at all, but I know people need housing . However just jamming houses upon houses in unsafe densities without adequate points of entry and exit is a disaster waiting to happen.

2) our quietness rating is 86/100 according to homes.com and significantly adding to the traffic and population density will surely drop that rating. As previously mentioned this will impact the QBC residents severely from increased noise and traffic, increased pollution , decreased recreational activities all of which will lead to loss of property values.

3) we have significant wildlife in the area, particularly coyotes who den and breed on the land that is proposed for development. The developer has stated that they plan to "relocate the coyotes". According to the CPW website <https://cpw.state.co.us/nuisance-wildlife>, this practice is not allowed and relocation has proved to be ineffective in the past, as relocated coyotes return to their original habitat, can increase the spread of disease , and can present a threat to humans during the relocation process. The only option seems to be to trap and kill the coyotes- something I vehemently oppose along with CPW and I am sure most of my neighbors.

4) the builder mentioned that they can not make the project happen without a metro district. This brings up several issues:

4a) our metro district will charge a “buy in fee” according to the metro district representative Ms Rebekka Harris . Since we paid a significant bond - actually 3 - to build these roads and provide the present infrastructure , this “buy in fee” should be applied to our bond debt to pay our bonds off faster. Who will assure this happens if the developer chooses to go with our metro district? If the developer chooses to go with another metro district , if that is even possible, once again how will Quail Brush Creek (QBC) residents be compensated for the usage of and damage to our roads which we have payed for dearly?

4b) with metro districts all over Colorado and Colorado Springs being sued, being found to be illegal, and folding for any number of reasons , does city council think it wise to allow another development with a necessary metro district as the developer claims to not have enough money? I understand the city has an 11.5 million dollar shortfall in tax revenue this year. Does City council honestly propose to allow more bond measures to another metro district development, where that tax burden would fall back on the city when the metro districts fold?

5) the development as presently proposed is not suitable to be behind QBC. Our development is single family housing only and while the developers has cut out about 30 homes from the original plan, the proposal of including attached single family homes along with detached family homes is just not fitting within the character and community feeling of QBC. If the developer would eliminate the attached family homes, I feel there might be enough land and we could maintain our sense of community and the character of our neighborhood.

6) there has been significant ignoring of the roads and dangers presented by the inadequate design, maintenance and signage of the roads in QBC by the city until now. Apparently the city was under the impression that the roads were in part still owned by the developer. While this matter may be now cleared up, several things need to happen before more traffic is allowed into the area.

6a) a new traffic study must be initiated particularly in in climate weather conditions . Particularly QBC Drive both in bound and outbound is a dangerous and ill designed road with curves and pitches of curves and road that lead to numerous accidents. Please see the huge chunk of curb missing and the big dent in the guard rail at the top of QBC Drive and Adventure way. The developer estimates an increase of 40 % in traffic on those roads while 60 % is estimated to utilize Gold Drop Drive to Flowering Almond/Fieler Drive to Dublin. The whole of QBC has turned into a race track and short cut from Dublin to Woodmen and vice versa , where speeds of 50 plus MPH are commonplace and practices such as passing school busses, and the local ice cream truck is commonplace. The sidewalks here are in severe need of repair with many gaps and steps in the concrete that have caused several elderly and mobility impaired residents great difficulty and injury in some cases. Until these roads and sidewalks can be repaired , properly signed and patrolled I urge extreme caution in allowing more traffic onto these roads- we simply need at least one road outside of QBC and safety measures as stated to even make Millers Downs a possibility.

6b) should the land be annexed and Millers downs be permitted in a reduced single family format, with annexation of another point of entry, who will be financially responsible for the repair of the roads damaged by heavy construction equipment and what will the timeline be? Who will mitigate traffic problems during co structuring. We are a closed loop within a bigger limited access loop and Millers downs would block our only points of access and exit during construction. Millers Downs will be another closed loop within the closed loop that is QBC. How many bottlenecks is the city going to allow ? While we are at it how many more “ Swiss Cheese” annexations is the city going to allow?

Sincerely

Andrea Holzer

QBC resident since 2017

Sent from my iPhone