

Douglass Ranch Homeowners Association

Ad Hoc Meeting Concerning the No Dog Regulation

Meeting Date: 1 December 2010

An ad hoc group of Douglass Ranch Board members and Norm Dunn got together at the home of Norm Dunn to discuss the no dog regulation affecting lots 20 through 29 in the Douglass Ranch development.

Attendees:

Brendt Ballard	President	303-816-5620	brentpb Ballard@hotmail.com
Tom Washburn	Secretary	303-838-2225	tom.n.washburn@lmco.com
John Alme	Roads and Grounds	303-838-4011	norskejohn@aol.com
Norm Dunn	DR home owner	303-838-4449	ndunn@cisco.com

Meeting started about 5:30 pm.

Norm had visited JeffCo Planning and Zoning to gather relevant documents. Beverly Evans, Jeffco Planning & Zoning (303-271-8717) helped to collect documents. Norm related that there was a stack of DR documents at the county about 12 to 18" tall.

Norm had also called the Colorado Division of Wildlife and talked with Howard Horton, officer (303-291-7166 desk, 303-291-7227 main phone). Howard reportedly agreed that conditions have changed since 1987 when the DOW first provided input to wildlife corridor affecting DR subdivision. He would be willing to write a response to our letter.

We should send a letter to Howard's supervisor, on DR letterhead, asking for a lifting of the no dog restriction in the wildlife zone. Howard's supervisor is in agreement with this change of DOW opinion.

We reviewed 2 items that Tom brought (from the Evergreen lawyer who was cleaning house of old documents)

- DR Development Plans (3 pages).

- Letter from Evergreen Wells Law Firm, Aug 23, 2001, to Bryan Collier, DRPOA, summarizing the task of changing the wildlife corridor/no dog restriction.

We reviewed some items that Norm had gathered from JeffCo

- Letter from Jeffco, Feb 5, 1987, to Rusty Footlick, of Denton, Harper, Marshall, Inc regarding conceptual plan for Douglass Ranch subdivision. Winter ranging of deer & elk and dog control is mentioned. This letter from Jeffco seems to set the tone for the development of DR.

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-1 page from an early DR site plan that show 2 extra lots (behind Koths) that never came into being. This, in conjunction with above Feb 5, 1987 letter suggests the give & take negotiations that went on to squeeze 42 lots into the DR acreage.

-Jeffco Planning Commission Resolution, case Z87-47, Oct 14, 1987, recommending approval of the DR Planned Development. 2 pages. Includes Commission comment that only 31 of 42 sites are approved. Remaining sites, in an elk winter habitat and feeding area, can be developed if "a wildlife study justifies additional sites available in the feeding area".

-Jeffco Planning Dept comments, Oct 14, 1987, regarding DR Planned Development. 3 pages. Mentions a DOW survey of Oct 9, 1987 finding evidence of critical winter range on south facing slopes. Jeffco Commission "still feels the Conifer Plan's recommendation for lower density in these fields is valid".

-Jeffco Planning Department Comments, Oct 27, 1987 regarding DR Planned Development. 6 pages. Applicant proposes rezoning from A-2 to PD. Mentions dog restrictions on homes in the winter range area. Mentions DOW concerns about home development in the winter range. Exhibit "A" and "B" are attached.

-Attachment to above from Glen Elk Association. 1 page. 14 Oct 1987. Concerns seem to be that the DR subdivision might restrict wildlife ability to roam.

-Attachment to above: Jeffco Planning Commission Resolution, case Z87-47, Oct 14, 1987, regarding DR Planned Development. Recommends approval of DR Planned Development. 2 pages. Seems to be a duplicate of above document.

-Exhibit "A". Applicable Plan Policies. Z87-47. 4 pages. Contains a series of "should" statements. Perhaps extracted from the Conifer Community Plan.

-Exhibit "B". Density Based on Plan's Slope Recommendations. Z87-47. Discusses housing density with respect to factors such as: slope, wildlife, wildfire.

-Certificate and Authorization to Amend Zoning Map, Z87-47. Reception No. 87136443. 6 pages. Discusses an inability to change restrictions related to Wildlife Habitat Protection.

-Division of Wildlife letter to Kevin Nichols, Jeffco Planning Dept, Sept 3, 1987. From Susan Werner, District Wildlife Manager. Recommends dog control in wildlife areas in the form of "prohibition of dogs by deed restriction, deed restriction requiring kenneling or leashing of dogs at all times, or the establishment of a fund by the developer to support additional patrol by Jeffco Animal Control in perpetuity".

Douglass Ranch Homeowners Association

Ad Hoc Meeting Concerning the No Dog Regulation

-Jeffco Guide: Pre-Application Review Process (brochure from Jeffco)
(http://www.co.jefferson.co.us/jeffco/planning_uploads/guides/pre_app_w.pdf)

-Jeffco Guide: Rezoning Process (brochure from Jeffco)
(http://www.co.jefferson.co.us/jeffco/planning_uploads/guides/rezoning_pd_w.pdf)

Both of these brochures are available on-line at <http://planning.jeffco.us>.

After discussion an initial plan of action was agreed upon:

1. Draft and send letter to DOW. Include 1987 DOW letter and include pgs 2 & 3 of the DR Development Plan. Request a release of the wildlife corridor designation in the DR subdivision. Specifically, request elimination of the no-dog rule.
2. With satisfactory response from the DOW, send explanatory letter to DR homeowners explaining the approach that we will take.
3. Investigate sending a letter to mortgage holders to ask for elimination of possible no-dog rule
 - Need to first check warranty deeds of 10 home currently under the no-dog restriction
 - Perhaps simply publishing the DR intent to eliminate the no-dog rule 3 time in local newspapers would suffice
4. Investigate surrounding communities to see whether they would object to a change in DR zoning
5. Complete Jeffco's Pre-App. There is an option to pursue rezoning alone or with Jeffco support. The latter option seems to make more sense - details need further investigation.
6. Begin Jeffco rezoning process.

Expected costs are with Jeffco fees for the PreApp and for the ReZoning process. A rough estimate is a few hundred for the pre-app and less than a couple thousand for the rezoning process.

Meeting Ended about 7:30 pm

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Respectfully Submitted,

/s/ Thomas N. Washburn,

Secretary DRPOA