

July 29, 2025

To: Douglas County Board of County Commissioners via "DJ Beckwith"
<dbeckwith@douglas.co.us>
Subject: Subject: Bannockburn HOA updated and amended input to Douglas
County regarding proposed new Sundown Oaks Metropolitan District

On behalf of the Directors of the Bannockburn HOA, we appreciate this opportunity to provide our **updated and amended comments** and concerns regarding the proposed Sundown Oaks Metropolitan District, Project no. SV2025-005, which will be near our HOA. Our concerns include the following:

1. After further review, it is our understanding that because of the application of the bonus density regulation that was requested and approved, Douglas County has already provided approval for lot sizes less than the minimum size of five acres on a portion of the development. We are disappointed since a minimum five-acre lot size for all lots would be more consistent with current resident preferences to support and maintain the lifestyle already in place for current residents. Another concern is that their consultant, Canyon Creek Engineering, indicated that the larger lot will be "roughly 4.5 to 5 acres". Under Franktown's rural residential zoning, 5 acres is the minimum.
2. The Sundown Oaks Metropolitan District asserts that water to households will be provided by private wells and that there is sufficient ground water for each lot to have an individual well for both home and outdoor use. This alone should negate the need for a Metropolitan District. However, there is a significant concern among Franktown residents, including those in the Bannockburn HOA, that the ground source of water, the Upper Dawson aquifer, is already potentially oversubscribed/over-tapped to assure long term availability to current residents. Specifically, if new residents access this water source based on a higher density calculation, current homeowners could be required to pay costs associated with drilling deeper wells in the short term and potential future public water service connection and provision fees by a neighboring city. We find this to be an untenable financial burden to place on current homeowners in Franktown and surrounding cities and counties. We recommend that a different water source other than the Upper Dawson aquifer be identified and applied to the Project. Further, it is our understanding that a water source for augmentation of the Upper Dawson is the Larimer Fox Hills Aquifer, which we understand to be highly toxic. The potential use of that aquifer, in combination with the Upper Dawson aquifer or another water source, could literally poison and contaminate the water sourced from the Upper Dawson aquifer or to another water source, and should be avoided entirely. Lastly, since a wastewater treatment facility is not

allowed or feasible in Franktown, this is another reason there is no need for a Metropolitan District regardless of the water source.

3. Access and roads will be impacted when considering the planned Sundown Oaks Metropolitan District and other planned subdivisions in the immediate area. Costs for any road enhancements and improvements are likely required to accommodate increased traffic on Tanglewood and Highway 86 that the developers should be responsible to pay in advance of development activities. This does not necessitate the need for a Metropolitan District as those costs could be incorporated into lot and development costs paid by future homeowners as a one-time cost. For example, the nearby Arrowpoint development did not require a Metropolitan District, and it too required enhancements to roads to the subdivision.
4. We are concerned that this Metropolitan District will introduce, amplify and perpetuate known issues and concerns about said "districts" since they are well documented widely across Colorado as imposing long-term and, in some cases, indefinite negative financial impacts to new residents and the broader community.

In summary, your consideration of our concerns is appreciated. Please feel free to contact me with any questions you may have.

Best regards,

Dave Delgado

Dave Delgado
Bannockburn HOA - President