

## Master Plan, Task Force Meeting

### Rigo, Gail, Billy

Discussion of IT issues on documents sent to task force members

Individual and collective review of the corrections within the master plan

Gail mentioned something about future zoning of her property, wants RC zoning defined better. Concerns over traffic, types of business, noise and inconvenience.

Rigo talked about Bella Vista zoning. Use on property. Sidewalk portion was changed to add "and install sidewalks on select Streets"

Gail wants an eclectic mix of sidewalks.

Rigo discussed a desire of the group to have "varied" sidewalks... some don't want sidewalks.

Gail said that upscale neighborhoods don't have sidewalks.

Get a copy of the RC zoning to the group (as defined in the code)

**Sidewalks:** Which streets will require sidewalks? And which will not. General support of sidewalks on 39<sup>th</sup>, around Park. Matrix said sidewalks everywhere, but no distinct areas. Sidewalk intention is not clear. (Chad showed them a map) Not seeing a lot of support from this group regarding sidewalks in all areas... East side doesn't want sidewalks. Division within task force about sidewalks. Westsiders on task force want sidewalks, those in east Evans do not. Language by Matrix addressed staging plans... materials will be reviewed and discussed, residents should be able to pick sidewalk materials.

The plan is a compromise of the task force with Matrix; however, the idea is still contentious among task force. Phasing of sidewalks for library, park, little "downtown center"

Individual material design for sidewalks...

**Zoning:** Need further definition of RC zoning, pass zoning definition from code to task force group.

**Ampitheater:** In City Park... Rigo doesn't like the noise issues from the park. No venue in park, because you attract more people. Send music venue to Riverside Park. Opposed to traffic and noise and parking, and trash in City park... maybe regulate volume of music (since you can regulate the type of music) Billy: further definition meets needs and placates Rigo's concerns. This is satisfactory to the group.

**Attainable Housing:** Language was changed, no more permanent manufactured homes, no more workforce housing, Further definitions of types of housing on page 34... attainable is defined and stock meeting local demands and markets. The new definition defeats the purpose. Want to remove any line regarding attainable and affordable housing from this all together. The neighborhood is already attainable to most... any reference thereof will bring the price and value of housing stock down. Or add to housing: "Housing that is consistent with the stock, market and established nature of the neighborhood."

Discourage MFD on vacant lots... large lots would be good to have vegetables grown on them.

**From:** [Boren, Amy L](#)  
**To:** [Sheryl Trent](#); [Patricia Zietz](#)  
**Cc:** [Jason Boren](#)  
**Subject:** RE: Recommendation to the Council for the Master Plan  
**Date:** Tuesday, June 30, 2015 2:59:17 PM

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Sorry for my delayed response. I'm still 260 emails behind after my vacation. I understand it is too late, but I wanted to express my disappointment in the members of the task force. I really wish I could have been at the meeting. First and foremost I would hate to think of the community of Evans not including all people especially those of low socioeconomic status. For the record I'm sure many of the members have been able to better themselves financially because at one time or another they were able to live in affordable housing. It is what attracted me to Evans in the first place.

And second: I WANT SIDEWALKS! I hate walking through the neighborhood and weaving around poorly maintained properties and parked cars. I'm desperate for a safe place to walk my dog.

*Amy Boren*

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**From:** Rigo [mailto:hghplnsdrftr@hotmail.com]  
**Sent:** Thursday, June 25, 2015 10:42 PM  
**To:** Michael Brydgc; Sheryl Trent  
**Cc:** Boren, Amy L; Billy Castillo; Bob Arellano; Elena Rosenfeld; Gail Ford ladymahria@aol.com; Jason Boren; Laura Speer riversidestables\_evans@yahoo.com; Leslie Morris; Maria Castillo; Mark Nemger; Martin Landers; melissa@happylifegardens.com; Steve Bernardo; Sue Schmidt; Zach Ratkai  
**Subject:** RE: Recommendation to the Council for the Master Plan

While I agree with Mr. Brydgc that the loss and damage of all types of homes and the displacement of residents during the flood was a tragedy, that is where my agreement ends. He has solid ideas of what "attainable" and "affordable" housing is in successful application. His background and business' mission clearly show this. The Master Plan, however, did not. No definition those terms in any fashion was included until the most recent revision. Their ambiguous nature made those of us who were at the meeting and involved in the latest discussions uncomfortable with what it could be interpreted as. Specifically the negative type experiences Mr. Brydgc acknowledges can occur. The only things removed were these undefined words. Specifically in the matrix the following was what remained:

"Leverage financial resources, including Weld County Housing Authority, Division of Housing and Evans URA relocation payment funds to build new single family, two-family and multi-family housing."

"Encourage the rezoning of the former Bella Vista mobile home park site from RMH Residential Mobile Home to PUD Planned Unit Development to accommodate a variety of permanent, mixed residential housing types."

In the Master Plan Draft reviewed last night, Paragraph 7, Page 34 stated the following and attempted to define attainable:

**“In addition to enhanced recreation opportunities,** the Preferred Plan Concept offers a range of attainable housing for the Evans Riverside neighborhood. Attainable is defined by housing stock that meets the local demand for product type with the cost being attainable to owners and renters considered as affordable by a specified percentage of income level based on Countywide data. The former Bella Vista mobile home park would be rezoned from RMH Residential Mobile Home to PUD Planned Unit Development to accommodate a variety of mixed residential housing types, including permanent manufactured homes. Potentially, mobile home park residents displaced by the flood would also have the opportunity to lease or purchase new manufactured homes constructed on a portion of the large undeveloped land parcels northwest of the floodplain. Other market-based workforce housing options for these parcels include single family or two-family home developments consistent with existing zoning and other mixes of residential uses by rezoning to Planned Unit Development.”

We were still not satisfied with the explanation and wanted the word “attainable”, and its related explanation removed. The word “workforce” was also found to be undesirable and asked to be removed. **Please note when the contested word and the explanation are removed the goals read the same.**

Second to that, it was acknowledged during these sessions that Evans as a whole and the neighborhood on the eastern side, now known as Evans Riverside, is most likely one of the most affordable and attainable cities/neighborhoods in Northern Colorado. So, what does that mean in a plan if the city and neighborhood are already affordable and attainable by local and regional standards?

The only thing I cringe at is the idea that the neighborhood, my neighborhood, must embark on social engineering using ambiguous terms with no clear ideas of what the goal and impacts would be because a few people say so. I was not born with a silver spoon, or any spoon for that matter, in my mouth. I am very clear on the difficulties in attaining housing. I have made choices about where I lived due to my income and ability. They were not always ideal to say the least, but they were what I could manage. I am also clear that other people must also make choices and live where they can afford. If that wasn't true then everyone would have a mountain ranch, a beach house in California or the like. That is the country and the world we live in. Most people must work to obtain what they want and what they need, though those two things are often confused by many and are far apart from each other.

I am not sure of the claims regarding an inclusive neighborhood or the accusations of “segregation” until now. I know I talk to some neighbors and not to others, for a variety of reasons or no reason at all. If you talk to me, I will talk to you, mostly. If you need help, I will help if I can. Most of my neighbors are the same from my experience, though I never found myself going for a stroll in the mobile home park. But then again I don't go for walks in the neighborhood south of 42<sup>nd</sup> either. I'm not sure how much more inclusive I can be personally. Apparently, Belle Vista was its own neighborhood and the other mobile home park was its own as well. That may just be the way it turned out. Maybe Belle Vista residents wanted nothing to do with the “rest of the east side of Evans” as Mr. Brydger puts it. Seems there are quite a few people who feel that way. The notion of segregative neighborhoods is ridiculous if you actually live and spend time on the east side of the tracks. Perhaps if you are referring to East of Highway 85 from the rest of Evans.... now that I might agree with.

What's most surprising and tiring to me is the impression I get from some task force

members, most of whom do not live East of 85. Some of their commentary and opinions cause me to feel I have to defend living in Evans Riverside and wanting to continue to improve the quality and character of the neighborhood while maintaining some of its own charm and personality. I guess if I had lived in a mobile home park my opinion would carry more weight. Unfortunately, I guess, I only had to roll up my pants, live in a trailer in my yard and dry out/throw out my belongings. But me and my house are still here. Sorry.

Rigo Neira

Good fences, even **chain link** ones, make good neighbors

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Date: Thu, 25 Jun 2015 11:25:23 -0600

Subject: Re: Recommendation to the Council for the Master Plan

From: [mkbrydge@gmail.com](mailto:mkbrydge@gmail.com)

To: [strent@evanscolorado.gov](mailto:strent@evanscolorado.gov)

CC: [amy.boren@bannerhealth.com](mailto:amy.boren@bannerhealth.com); [blcnurse@gmail.com](mailto:blcnurse@gmail.com); [barellano@highplains.us](mailto:barellano@highplains.us); [erosenfeld@highplains.us](mailto:erosenfeld@highplains.us); [ladyamahria@aol.com](mailto:ladyamahria@aol.com); [jason.boren@icloud.com](mailto:jason.boren@icloud.com); [riversidestables\\_evans@yahoo.com](mailto:riversidestables_evans@yahoo.com); [LeslieAMorris2000@yahoo.com](mailto:LeslieAMorris2000@yahoo.com); [mariacastillo5@gmail.com](mailto:mariacastillo5@gmail.com); [Mark\\_Nemger@matrixdesigngroup.com](mailto:Mark_Nemger@matrixdesigngroup.com); [mlanders@plan-tools.com](mailto:mlanders@plan-tools.com); [melissa@happylifegardens.com](mailto:melissa@happylifegardens.com); [hghplnsdrftr@hotmail.com](mailto:hghplnsdrftr@hotmail.com); [sjbernardo@comcast.net](mailto:sjbernardo@comcast.net); [sschmidt@highplains.us](mailto:sschmidt@highplains.us); [zratkai@evanscolorado.gov](mailto:zratkai@evanscolorado.gov)

Removing attainable or affordable housing is socially irresponsible, given the nature of the housing lost during the flood. There are amazing options for affordable/attainable options that would trump the negative ideas that come to some peoples minds when the hear the term affordable or attainable.

It is my experience that people cringe at these terms because they have had negative experiences and assume that there are no affordable attainable options that will integrate (not segregate like with a chain length fence) the community and will create community involvement, opportunities for positive interactions, minimize crime, and generate sustainable growth. (Sustainable as in considering society, environment, and economics; not solely economics). But of course, these things (seeking to understand people, culture, working together to make things a new of what was washed away) need to be a priority to the City's allocation of funding and resources and to people from east side of Evans.

Integrating various forms of housing seeks to create a more inclusive atmosphere where a community can function as a community, not a set of divisive neighborhoods. The east side of Evans has not functioned as an inclusive community, though some folks on the Task Force may claim otherwise. Thus Belle Vista was Belle Vista, the other mobile home park was its own community, and then there was the rest of the east side of Evans. With affordable housing, this segregative type of zoning and land use does not have to create those types of enclaves.

I in no way support taking affordable or attainable out of the document. The loss of low income homes to many families was the greatest tragedy from the flood, and it has been shown that in some areas, homes can be placed back with proper excavating. It was the greatest tragedy, but I haven't noticed much concern from individuals about that situation.

Thanks,  
Michael

On Thu, Jun 25, 2015 at 11:05 AM, Sheryl Trent <[strent@evanscolorado.gov](mailto:strent@evanscolorado.gov)> wrote:

Good morning!

For those of you who were at the meeting last night, I read the notes but didn't see any type of separate recommendation language to the City Council that I can include in my staff report. So, here is my best effort - I'm in no way trying to put words into the mouths of the Task Force...

The Task Force supports the adoption of the Master Plan for the Riverside Area. Several areas of concern that should be able to be resolved during the next stages of the implementation would include: sidewalks (locations and materials), the exact definition of Residential/Commercial zoning, and the definition of the types of new housing in the neighborhood. Specific to housing the Task Force would recommend removing any reference to attainable or affordable housing from the Master Plan.

I will need your responses to this inclusion in the staff report by Friday at noon. I hope I captured through the notes what your intent was. Thanks for your time!

Sheryl

**From:** [Sheryl Trent](#)  
**To:** [Patricia Zietz](#)  
**Subject:** FW: Recommendation to the Council for the Master Plan  
**Date:** Wednesday, July 01, 2015 10:28:51 AM

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For attachment as well.

**From:** Michael Brydger [mailto:mkbrydger@gmail.com]  
**Sent:** Wednesday, July 1, 2015 10:11 AM  
**To:** Laura Speer  
**Cc:** Sheryl Trent; Amy Boren (amy.boren@bannerhealth.com); Billy Castillo; Bob Arellano; Elena Rosenfeld; Gail Ford (ladymahria@aol.com); Jason Boren; Leslie Morris; Maria Castillo; Mark Nemger; Martin Landers; melissa@happylifegardens.com; Rigo Neira <hghplnsdrftr@hotmail.com>; Steve Bernardo; Sue Schmidt; Zach Ratkai  
**Subject:** Re: Recommendation to the Council for the Master Plan

This is too dense of a conversation for me to carry from 400 miles a way, and it is clear that options are not being considered or discussed. The ideas I started to discuss at the beginning of this chain had nothing to do with hand-outs, charity, or anything of the sort. They obviously do not work. Social responsibility, yes, which Laura clearly stated she does "not feel socially responsible for anyone but [herself]". This is a core reason why many Task Force meetings have eluded too "I, I, I, and "me, me, me" discussions. 'Social', like 'community' implies thinking about and acting upon much more than oneself. These sentiments that Larua mentioned, yet many others around the world ascribe to create issues in community building and are certainly not biblical, but I know, there is a separation of church and state issue her too, I guess. I only bring this up because many Task Force members ascribe to scripture to guide decision-making.

I will likely bow out of this discussion. I enjoy providing input, and I feel certain that without everyone's input, the direction during the last 1.5 years would have been very different. Nevertheless, the Task Force and City staff know the areas in which I could provide insights, ideas, and models that have worked during the process of moving forward. So, I will still be available by email or phone 540 448 1826.

Michael

On Fri, Jun 26, 2015 at 10:02 AM, Laura Speer <[riversidestables\\_evans@yahoo.com](mailto:riversidestables_evans@yahoo.com)> wrote:

Hello all,

I started a letter of recommendation to the City Council as discussed two meetings ago but, unless anyone objects, feel Sheryl's short version stated **exactly as written** in her email would suffice.

As far as the removal of attainable/affordable verbiage: this topic was discussed at the Task Force meeting in length--most unfortunate for Michael that he wasn't able

to attend--but the majority of the group desired it changed or eliminated. Rigo detailed quite accurately the sentiments of the majority of the group of current residents in the area immediately impacted by this master plan. I do not feel guilty for improving the safety and appearance of my community or defining what that might mean. I also do not feel socially responsible for anybody but myself (again, not guilty). There are churches and charities who support the "less fortunate" and those like-minded individuals who are compelled to help. I would encourage anybody feeling socially responsible for the welfare of others to donate their time and money to the cause of their choice.

Furthermore, it has been nearly two years since the flood. Displaced residents are not camping in the old mobile home parks waiting for housing, they have moved on. I know for a fact (yes, talked to them directly) that many have moved into the growing Cave Creek manufactured home park and other housing. Cave Creek is a well maintained and affordable community. It is in Evans at the corner of Prairie View and 35th Avenue. Please drive by it sometime and see how much it is growing (phase 3 now--homes moving in daily). If the owners of Bella Vista choose to rebuild, they will be held to the current city codes. In the end, it will be a much nicer community, too.

Thank you, Sheryl, for presenting this as the group has discussed. I would encourage everyone to attend the City Council presentatn.

See you there!  
Laura Speer

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**From:** Sheryl Trent <[strent@evanscolorado.gov](mailto:strent@evanscolorado.gov)>  
**To:** "Amy Boren ([amy.boren@bannerhealth.com](mailto:amy.boren@bannerhealth.com))" <[amy.boren@bannerhealth.com](mailto:amy.boren@bannerhealth.com)>; Billy Castillo <[blcnurse@gmail.com](mailto:blcnurse@gmail.com)>; Bob Arellano <[barellano@highplains.us](mailto:barellano@highplains.us)>; Elena Rosenfeld <[erosenfeld@highplains.us](mailto:erosenfeld@highplains.us)>; "Gail Ford ([ladyamahria@aol.com](mailto:ladyamahria@aol.com))" <[ladyamahria@aol.com](mailto:ladyamahria@aol.com)>; Jason Boren <[jason.boren@icloud.com](mailto:jason.boren@icloud.com)>; "Laura Speer ([riversidestables\\_evans@yahoo.com](mailto:riversidestables_evans@yahoo.com))" <[riversidestables\\_evans@yahoo.com](mailto:riversidestables_evans@yahoo.com)>; Leslie Morris <[LeslieAMorris2000@yahoo.com](mailto:LeslieAMorris2000@yahoo.com)>; Maria Castillo <[mariacastillo5@gmail.com](mailto:mariacastillo5@gmail.com)>; Mark Nemger <[Mark\\_Nemger@matrixdesigngroup.com](mailto:Mark_Nemger@matrixdesigngroup.com)>; Martin Landers <[mlanders@plan-tools.com](mailto:mlanders@plan-tools.com)>; "[melissa@happylifegardens.com](mailto:melissa@happylifegardens.com)" <[melissa@happylifegardens.com](mailto:melissa@happylifegardens.com)>; Michael Brydge <[mkbrydge@gmail.com](mailto:mkbrydge@gmail.com)>; "Rigo Neira <[hghplnsdrfrtr@hotmail.com](mailto:hghplnsdrfrtr@hotmail.com)>" <[hghplnsdrfrtr@hotmail.com](mailto:hghplnsdrfrtr@hotmail.com)>; Steve Bernardo <[sjbernardo@comcast.net](mailto:sjbernardo@comcast.net)>; Sue Schmidt <[sschmidt@highplains.us](mailto:sschmidt@highplains.us)>  
**Cc:** Zach Ratkai <[zratkai@evanscolorado.gov](mailto:zratkai@evanscolorado.gov)>  
**Sent:** Thursday, June 25, 2015 11:05 AM

**Subject:** Recommendation to the Council for the Master Plan

Good morning!

For those of you who were at the meeting last night, I read the notes but didn't see any type of separate recommendation language to the City Council that I can include in my staff report. So, here is my best effort - I'm in no way trying to put words into the mouths of the Task Force...

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I will need your responses to this inclusion in the staff report by Friday at noon. I hope I captured through the notes what your intent was. Thanks for your time!

Sheryl

**From:** [Billy Castillo](#)  
**To:** [Sheryl Trent](#)  
**Cc:** [ladymahria@aol.com](#); [Patricia Zietz](#); [amy.boren@bannerhealth.com](#); [barellano@highplains.us](#); [erosenfeld@highplains.us](#); [jason.boren@icloud.com](#); [riversidestables\\_evans@yahoo.com](#); [LeslieAMorris2000@yahoo.com](#); [mariacastillo5@gmail.com](#); [Mark\\_Nemger@matrixdesigngroup.com](#); [mlanders@plan-tools.com](#); [melissa@happylifegardens.com](#); [mkbrydge@gmail.com](#); [hghplnsdrfrtr@hotmail.com](#); [sjbernardo@comcast.net](#); [sschmidt@highplains.us](#); [Zach Ratkai](#)  
**Subject:** Re: Master Plan Revisions  
**Date:** Friday, June 26, 2015 9:37:22 AM

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Sheryl,

After reviewing the already changed master plan from the previous meetings, I was disappointed to say the least. With review of the following four topics:

1. The performance center for the park: They addressed the concerns of the task force and I was satisfied with the correction.
2. The zoning: Do not agree with the wording or even the current zoning plan. I feel that this is something that should be reviewed and presented to the community, for this zoning does not, as I feel, meet the needs of the east side of Evans
3. The sidewalks: Need more clarification with the type and dimensions of the sidewalk. Again, I do not agree with the "requirement" of having a sidewalk, but if it is necessary and the city is "requiring" that a sidewalk be placed, I again would like the details of the "sidewalk" to be noted.
4. The housing: I can't agree more with Rigo!!

Overall, I feel that these areas are in need of review prior to presentation to the City Council. This Task Force member is not in agreement.

Thank you for your time.

Billy C.

On 6/26/15, Sheryl Trent <[strent@evanscolorado.gov](mailto:strent@evanscolorado.gov)> wrote:

> Happy Friday everyone!

>

>

> Since it seems the Task Force has many individual ideas, what I will do with the staff report is this:

>

>

> Copy all of your emails intact and attach them to the staff report.

>

>

> If for some reason (knowing that your emails will be printed and attached)

> you want to send a new or different email, please do so!

>

>

> How about a Monday noon deadline?

>

>  
> Thanks!  
>  
>  
> Sheryl Trent  
>  
> City of Evans  
>  
> Economic Development Director  
>  
> strent@evanscolorado.gov<<mailto:strent@evanscolorado.gov>>  
>  
> (970) 475-1112  
>  
>  
> <http://www.evanscolorado.gov>  
>  
>  
>  
>  
> \_\_\_\_\_  
> From: ladymahria@aol.com <ladymahria@aol.com>  
> Sent: Friday, June 26, 2015 9:09 AM  
> To: Patricia Zietz; amy.boren@bannerhealth.com; blcnurse@gmail.com;  
> barellano@highplains.us; erosenfeld@highplains.us; jason.boren@icloud.com;  
> riversidestables\_evans@yahoo.com; LeslieAMorris2000@yahoo.com;  
> mariacastillo5@gmail.com; Mark\_Nemger@matrixdesigngroup.com;  
> mlanders@plan-tools.com; melissa@happylifegardens.com; mkbrydge@gmail.com;  
> hghplnsdrftr@hotmail.com; Sheryl Trent; sjbernardo@comcast.net;  
> sschmidt@highplains.us  
> Subject: Re: Master Plan Revisions  
>  
> Good morning everyone,  
>  
> I found the Wednesday night meeting very informative and enlightening, sorry  
> most of you did not make it.  
>  
> We discussed the four points that were brought forth in the previous meeting  
> and other points as well. We were happy to be listened to and to be given  
> facts.  
>  
> The main fact I found interesting is that the RC zoning that is being  
> considered for a large area in Evans Riverside already existed and was in  
> place in the city code. I was lead to believe that it was going to be  
> special to our area and that it would be contain codes that would improve  
> and preserve this area. I was surprised and shocked to find out the R2  
> zoning that had been place in this area in about 1997 would only be replace  
> by a zoning that would allow those types of dwellings and more. Multifamily  
> dwellings, group homes, and retail intensive, also just about anything else  
> could be Special Use permitted.  
> If I would have been told the RC zoning existed I would have looked into it  
> when it first was mentioned. By the way it takes a long search and many  
> dead ends to find this zoning on your own.  
>  
> I have a problem with this since the original rezoning had caused so many  
> issues. I know people who had nice homes in the area, who had fixed them up  
> and were happy to be part of the community but when the more intensive  
> zoning went in and multifamily housing went next door, they left. I have

> many times seen the police at these structures and many although not all  
> (B&B takes care of theirs) the properties are in disrepair. We have enough  
> of this type of housing in this area and we need no more.  
>  
> I am not opposed to two-family homes, condominiums, and townhouses but the  
> multifamily dwellings that are not permitted in R2 zoning but that have  
> obviously been granted permission in the past would suddenly become the  
> norm.  
>  
> Two bedroom units I would have no problem with but 4 bedrooms no. A large  
> share of the homes here have only 2 bedrooms. We have a big problem with  
> people renting to families here that then move in 12 or more people.  
>  
> My parents home on Hwy 85 now has an RC-85 zoning. We are told what color  
> to paint, what kind of fence, how to landscape and for the most part that we  
> can not make improvements. We live here because of the freedom we have had  
> and I do not want it to end.  
>  
> I am sad because I supported the RC zoning even championed it to other  
> people, as I was lead to believe it would be. I wanted the creative nature  
> of the neighborhood to continue and for home businesses to exist and thrive  
> but the total facts of this zoning were misrepresented.  
> There needs to be a solution if this area needs to improve an RC zoning is  
> not it  
>  
> One more of the points, we and our neighbors do not want sidewalks. We have  
> stated this over and over. Areas of Greeley that are more prominent such as  
> Glenmere, Belair, and the Highland Hills neighborhoods do not have  
> sidewalks. Curb and gutter yes but not sidewalks. These are major walking  
> areas within Greeley and the people there are very happy to be without  
> sidewalks. We have very limited auto traffic on our street so safety is not  
> an big issue.  
>  
> Since drainage is such a problem here in the areas that already have curb  
> and gutter and in some cases sidewalks, a major study and implementation of  
> a storm sewer that works would have to happen before any development could  
> happen. We pay for storm water removal every month in our water bill and  
> have for years so the money should be there.  
>  
> We did talk about individuals to be allowed to choose their own type of  
> sidewalk and agreed that if it had to happen this would be the way we would  
> want it.  
>  
> So considering all the time that has gone into the Master Plan, I am still  
> amazed that it still has so many surprises in store.  
>  
> I back this plan just like I did with Riverside Park, only part way and with  
> deep trepidation. Please do not tell council I support it 100% as it is  
> because I do not its more like 50%.  
>  
> My only reassuring hope is that the City in no way can afford any of this  
> and that in the future things will be allowed to be right.  
>  
> Gail  
> -----Original Message-----  
> From: Patricia Zietz <PZietz@evanscolorado.gov>  
> To: Amy Boren (amy.boren@bannerhealth.com) <amy.boren@bannerhealth.com>;

> Billy Castillo <bncurse@gmail.com>; Bob Arellano <barellano@highplains.us>;  
> Elena Rosenfeld <erosenfeld@highplains.us>; Gail Ford (ladymahria@aol.com)  
> <ladymahria@aol.com>; Jason Boren <jason.boren@icloud.com>; Laura Speer  
> (riversidestables\_evans@yahoo.com) <riversidestables\_evans@yahoo.com>;  
> Leslie Morris <LeslieAMorris2000@yahoo.com>; Maria Castillo  
> <mariacastillo5@gmail.com>; Mark Nemger <Mark\_Nemger@matrixdesigngroup.com>;  
> Martin Landers <mlanders@plan-tools.com>; melissa  
> <melissa@happylifegardens.com>; Michael Brydge <mkbrydge@gmail.com>; Rigo  
> Neira <hghplnsdrfrtr@hotmail.com> <hghplnsdrfrtr@hotmail.com>; Sheryl Trent  
> <strent@evanscolorado.gov>; Steve Bernardo <sjbernarado@comcast.net>; Sue  
> Schmidt <sschmidt@highplains.us>  
> Sent: Mon, Jun 22, 2015 4:53 pm  
> Subject: Master Plan Revisions  
>  
>  
> Good afternoon, everyone.  
>  
> Attached are the revisions from our last meeting.  
> Please have your comments in to Sheryl by end of day on Thursday so she has  
> time  
> to prepare the staff report for the council agenda by noon on Friday.  
>  
> Many  
> thanks, have a great evening!  
>  
> Patricia Zietz  
> Administrative  
> Specialist  
>  
>  
> 1100 37th Street  
> Evans, Colorado 80620-2036  
> (970)  
> 475-1108  
>  
> pzietz@evanscolorado.gov<<mailto:pzietz@evanscolorado.gov>>  
> www.cityofevans.org<<http://www.cityofevans.org>>  
>  
>

**From:** [ladymahria@aol.com](mailto:ladymahria@aol.com)  
**To:** [Patricia Zietz](mailto:Patricia.Zietz); [amy.boren@bannerhealth.com](mailto:amy.boren@bannerhealth.com); [blcnurse@gmail.com](mailto:blcnurse@gmail.com); [barellano@highplains.us](mailto:barellano@highplains.us); [rosenfeld@highplains.us](mailto:rosenfeld@highplains.us); [jason.boren@icloud.com](mailto:jason.boren@icloud.com); [riversidestables\\_evans@yahoo.com](mailto:riversidestables_evans@yahoo.com); [LeslieAMorris2000@yahoo.com](mailto:LeslieAMorris2000@yahoo.com); [mariacastillo5@gmail.com](mailto:mariacastillo5@gmail.com); [Mark\\_Nemger@matrixdesigngroup.com](mailto:Mark_Nemger@matrixdesigngroup.com); [mlanders@plan-tools.com](mailto:mlanders@plan-tools.com); [melissa@happylifegardens.com](mailto:melissa@happylifegardens.com); [mkbrydge@gmail.com](mailto:mkbrydge@gmail.com); [hghplnsdrfrtr@hotmail.com](mailto:hghplnsdrfrtr@hotmail.com); [Sheryl Trent](mailto:Sheryl_Trent); [sjbernardo@comcast.net](mailto:sjbernardo@comcast.net); [sschmidt@highplains.us](mailto:sschmidt@highplains.us)  
**Subject:** Re: Master Plan Revisions  
**Date:** Friday, June 26, 2015 9:09:41 AM

---

Good morning everyone,

I found the Wednesday night meeting very informative and enlightening, sorry most of you did not make it.

We discussed the four points that were brought forth in the previous meeting and other points as well. We were happy to be listened to and to be given facts.

The main fact I found interesting is that the RC zoning that is being considered for a large area in Evans Riverside already existed and was in place in the city code. I was lead to believe that it was going to be special to our area and that it would be contain codes that would improve and preserve this area. I was surprised and shocked to find out the R2 zoning that had been place in this area in about 1997 would only be replace by a zoning that would allow those types of dwellings and more. Multifamily dwellings, group homes, and retail intensive, also just about anything else could be Special Use permitted. If I would have been told the RC zoning existed I would have looked into it when it first was mentioned. By the way it takes a long search and many dead ends to find this zoning on your own.

I have a problem with this since the original rezoning had caused so many issues. I know people who had nice homes in the area, who had fixed them up and were happy to be part of the community but when the more intensive zoning went in and multifamily housing went next door, they left. I have many times seen the police at these structures and many although not all (B&B takes care of theirs) the properties are in disrepair. We have enough of this type of housing in this area and we need no more.

I am not opposed to two-family homes, condominiums, and townhouses but the multifamily dwellings that are not permitted in R2 zoning but that have obviously been granted permission in the past would suddenly become the norm.

Two bedroom units I would have no problem with but 4 bedrooms no. A large share of the homes here have only 2 bedrooms. We have a big problem with people renting to families here that then move in 12 or more people.

My parents home on Hwy 85 now has an RC-85 zoning. We are told what color to paint, what kind of fence, how to landscape and for the most part that we can not make improvements. We live here because of the freedom we have had and I do not want it to end.

I am sad because I supported the RC zoning even championed it to other people, as I was lead to believe it would be. I wanted the creative nature of the neighborhood to continue and for home businesses to exist and thrive but the total facts of this zoning were misrepresented. There needs to be a solution if this area needs to improve an RC zoning is not it

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Since drainage is such a problem here in the areas that already have curb and gutter and in some cases sidewalks, a major study and implementation of a storm sewer that works would have to happen before

any development could happen. We pay for storm water removal every month in our water bill and have for years so the money should be there.

We did talk about individuals to be allowed to choose their own type of sidewalk and agreed that if it had to happen this would be the way we would want it.

So considering all the time that has gone into the Master Plan, I am still amazed that it still has so many surprises in store.

I back this plan just like I did with Riverside Park, only part way and with deep trepidation. Please do not tell council I support it 100% as it is because I do not its more like 50%.

My only reassuring hope is that the City in no way can afford any of this and that in the future things will be allowed to be right.

Gail

-----Original Message-----

From: Patricia Zietz <PZietz@evanscolorado.gov>

To: Amy Boren (amy.boren@bannerhealth.com) <amy.boren@bannerhealth.com>; Billy Castillo <bclnurse@gmail.com>; Bob Arellano <barellano@highplains.us>; Elena Rosenfeld <erosenfeld@highplains.us>; Gail Ford (ladymahria@aol.com) <ladymahria@aol.com>; Jason Boren <jason.boren@icloud.com>; Laura Speer (riversidestables\_evans@yahoo.com) <riversidestables\_evans@yahoo.com>; Leslie Morris <LeslieAMorris2000@yahoo.com>; Maria Castillo <mariacastillo5@gmail.com>; Mark Nemger <Mark\_Nemger@matrixdesigngroup.com>; Martin Landers <mlanders@plan-tools.com>; melissa <melissa@happylifegardens.com>; Michael Brydge <mkbrydge@gmail.com>; Rigo Neira <hghplnsdrfrtr@hotmail.com> <hghplnsdrfrtr@hotmail.com>; Sheryl Trent <strent@evanscolorado.gov>; Steve Bernardo <sjbernardo@comcast.net>; Sue Schmidt <sschmidt@highplains.us>

Sent: Mon, Jun 22, 2015 4:53 pm

Subject: Master Plan Revisions

Good afternoon, everyone.

Attached are the revisions from our last meeting. Please have your comments in to Sheryl by end of day on Thursday so she has time to prepare the staff report for the council agenda by noon on Friday.

Many thanks, have a great evening!

Patricia Zietz  
Administrative  
Specialist

1100 37th Street  
Evans, Colorado 80620-2036  
(970)  
475-1108

[pzietz@evanscolorado.gov](mailto:pzietz@evanscolorado.gov)  
[www.cityofevans.org](http://www.cityofevans.org)

**From:** [Rigo](#)  
**To:** [Laura Speer](#); [Sheryl Trent](#); [ladymahria@aol.com](#); [Patricia Zietz](#); [amy.boren@bannerhealth.com](#); [blcnurse@gmail.com](#); [barellano@highplains.us](#); [erosenfeld@highplains.us](#); [jason.boren@icloud.com](#); [LeslieAMorris2000@yahoo.com](#); [mariacastillo5@gmail.com](#); [Mark\\_Nemger@matrixdesigngroup.com](#); [mlanders@plan-tools.com](#); [melissa@happylifegardens.com](#); [mkbrydge@gmail.com](#); [sjbernardo@comcast.net](#); [sschmidt@highplains.us](#)  
**Cc:** [Zach Ratkai](#)  
**Subject:** RE: Master Plan Revisions  
**Date:** Friday, June 26, 2015 8:34:09 PM

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Laura,

I am good with that. We have discussed the issues at length and you are aware of the ones that are of concern or contentious.

I will be out of town for the weekend and most likely will not be back or able to read emails before late Monday afternoon.

My concerns have been either addressed in the revisions or in the voiced concerns of others that will be added. I strongly oppose any declaration of "affordable" or "attainable" housing, along with the idea of multi-family residences.

Case in point, the "low income" housing lost in the flood were technically single family dwellings. I hope no one forgets that.

Thanks.

Rigo

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Date: Fri, 26 Jun 2015 16:09:35 +0000  
From: [riversidestables\\_evans@yahoo.com](mailto:riversidestables_evans@yahoo.com)  
To: [strent@evanscolorado.gov](mailto:strent@evanscolorado.gov); [ladymahria@aol.com](mailto:ladymahria@aol.com); [PZietz@evanscolorado.gov](mailto:PZietz@evanscolorado.gov); [amy.boren@bannerhealth.com](mailto:amy.boren@bannerhealth.com); [blcnurse@gmail.com](mailto:blcnurse@gmail.com); [barellano@highplains.us](mailto:barellano@highplains.us); [erosenfeld@highplains.us](mailto:erosenfeld@highplains.us); [jason.boren@icloud.com](mailto:jason.boren@icloud.com); [LeslieAMorris2000@yahoo.com](mailto:LeslieAMorris2000@yahoo.com); [mariacastillo5@gmail.com](mailto:mariacastillo5@gmail.com); [Mark\\_Nemger@matrixdesigngroup.com](mailto:Mark_Nemger@matrixdesigngroup.com); [mlanders@plan-tools.com](mailto:mlanders@plan-tools.com); [melissa@happylifegardens.com](mailto:melissa@happylifegardens.com); [mkbrydge@gmail.com](mailto:mkbrydge@gmail.com); [hghplnsdrftr@hotmail.com](mailto:hghplnsdrftr@hotmail.com); [sjbernardo@comcast.net](mailto:sjbernardo@comcast.net); [sschmidt@highplains.us](mailto:sschmidt@highplains.us)  
CC: [zratkai@evanscolorado.gov](mailto:zratkai@evanscolorado.gov)  
Subject: Re: Master Plan Revisions

Hello again,

It seems while I was fussing over my first response, several emails have gone out. I will finish my initial letter and send it to all by Monday.

I think copying the letters and giving them to the Council Members is best.

Enjoy the weekend everybody!

Laura

---

**From:** Sheryl Trent <strent@evanscolorado.gov>  
**To:** "ladymahria@aol.com" <ladymahria@aol.com>; Patricia Zietz <PZietz@evanscolorado.gov>; "amy.boren@bannerhealth.com" <amy.boren@bannerhealth.com>; "blcnurse@gmail.com" <blcnurse@gmail.com>; "barellano@highplains.us" <barellano@highplains.us>; "erosenfeld@highplains.us" <erosenfeld@highplains.us>; "jason.boren@icloud.com" <jason.boren@icloud.com>; "riversidestables\_evans@yahoo.com" <riversidestables\_evans@yahoo.com>; "LeslieAMorris2000@yahoo.com" <LeslieAMorris2000@yahoo.com>; "mariacastillo5@gmail.com" <mariacastillo5@gmail.com>; "Mark\_Nemger@matrixdesigngroup.com" <Mark\_Nemger@matrixdesigngroup.com>; "mlanders@plan-tools.com" <mlanders@plan-tools.com>; "melissa@happylifegardens.com" <melissa@happylifegardens.com>; "mkbrydge@gmail.com" <mkbrydge@gmail.com>; "hghplnsdrftr@hotmail.com" <hghplnsdrftr@hotmail.com>; "sjbernardo@comcast.net" <sjbernardo@comcast.net>; "sschmidt@highplains.us" <sschmidt@highplains.us>  
**Cc:** Zach Ratkai <zratkai@evanscolorado.gov>; Mark Nemger <Mark\_Nemger@matrixdesigngroup.com>  
**Sent:** Friday, June 26, 2015 9:20 AM  
**Subject:** Re: Master Plan Revisions

Happy Friday everyone!

Since it seems the Task Force has many individual ideas, what I will do with the staff report is this:

Copy all of your emails intact and attach them to the staff report.

If for some reason (knowing that your emails will be printed and attached) you want to send a new or different email, please do so!

How about a Monday noon deadline?

Thanks!

Sheryl Trent  
City of Evans  
Economic Development Director  
[strent@evanscolorado.gov](mailto:strent@evanscolorado.gov)  
(970) 475-1112

<http://www.evanscolorado.gov>

---

**From:** ladymahria@aol.com <ladymahria@aol.com>

**Sent:** Friday, June 26, 2015 9:09 AM

**To:** Patricia Zietz; amy.boren@bannerhealth.com; blcnurse@gmail.com; barellano@highplains.us; erosenfeld@highplains.us; jason.boren@icloud.com; riversidestables\_evans@yahoo.com; LeslieAMorris2000@yahoo.com; mariacastillo5@gmail.com; Mark\_Nemger@matrixdesigngroup.com; mlanders@plan-tools.com; melissa@happylifegardens.com; mkbrydge@gmail.com; hghplnsdrftr@hotmail.com; Sheryl Trent; sjbernardo@comcast.net; sschmidt@highplains.us

**Subject:** Re: Master Plan Revisions

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I back this plan just like I did with Riverside Park, only part way and with deep trepidation. Please do not tell council I support it 100% as it is because I do not its more like 50%.

My only reassuring hope is that the City in no way can afford any of this and that in the future things will be allowed to be right.

Gail

-----Original Message-----

From: Patricia Zietz <PZietz@evanscolorado.gov>

To: Amy Boren (amy.boren@bannerhealth.com) <amy.boren@bannerhealth.com>; Billy Castillo <bncurse@gmail.com>; Bob Arellano <barellano@highplains.us>; Elena Rosenfeld <erosenfeld@highplains.us>; Gail Ford (ladymahria@aol.com) <ladymahria@aol.com>; Jason Boren <jason.boren@icloud.com>; Laura Speer (riversidestables\_evans@yahoo.com) <riversidestables\_evans@yahoo.com>; Leslie Morris <LeslieAMorris2000@yahoo.com>; Maria Castillo

<mariaacastillo5@gmail.com>; Mark Nemger <Mark\_Nemger@matrixdesigngroup.com>; Martin Landers <mlanders@plan-tools.com>; melissa <melissa@happylifegardens.com>; Michael Brydge <mkbrydge@gmail.com>; Rigo Neira <hghplnsdrfrtr@hotmail.com> <hghplnsdrfrtr@hotmail.com>; Sheryl Trent <strent@evanscolorado.gov>; Steve Bernardo <sjbernardo@comcast.net>; Sue Schmidt <sschmidt@highplains.us>

Sent: Mon, Jun 22, 2015 4:53 pm

Subject: Master Plan Revisions

Good afternoon, everyone.

Attached are the revisions from our last meeting. Please have your comments in to Sheryl by end of day on Thursday so she has time to prepare the staff report for the council agenda by noon on Friday.

Many thanks, have a great evening!

Patricia Zietz  
Administrative  
Specialist

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(970)  
475-1108

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[www.cityofevans.org](http://www.cityofevans.org)

**From:** [Sheryl Trent](#)  
**To:** [Patricia Zietz](#)  
**Subject:** Fw: Recommendation to the Council for the Master Plan  
**Date:** Tuesday, June 30, 2015 7:14:41 AM

---

Don't think you have this one.

Sheryl Trent  
City of Evans  
Economic Development Director  
[strent@evanscolorado.gov](mailto:strent@evanscolorado.gov)  
(970) 475-1112

<http://www.evanscolorado.gov>

---

**From:** Laura Speer <riversidestables\_evans@yahoo.com>  
**Sent:** Friday, June 26, 2015 10:02 AM  
**To:** Sheryl Trent; Amy Boren (amy.boren@bannerhealth.com); Billy Castillo; Bob Arellano; Elena Rosenfeld; Gail Ford (ladymahria@aol.com); Jason Boren; Leslie Morris; Maria Castillo; Mark Nemger; Martin Landers; melissa@happylifegardens.com; Michael Brydige; Rigo Neira <hghplnsdrftr@hotmail.com>; Steve Bernardo; Sue Schmidt  
**Cc:** Zach Ratkai  
**Subject:** Re: Recommendation to the Council for the Master Plan

Hello all,

I started a letter of recommendation to the City Council as discussed two meetings ago but, unless anyone objects, feel Sheryl's short version stated **exactly as written** in her email would suffice.

As far as the removal of attainable/affordable verbiage: this topic was discussed at the Task Force meeting in length--most unfortunate for Michael that he wasn't able to attend--but the majority of the group desired it changed or eliminated. Rigo detailed quite accurately the sentiments of the majority of the group of current residents in the area immediately impacted by this master plan. I do not feel guilty for improving the safety and appearance of my community or defining what that might mean. I also do not feel socially responsible for anybody but myself (again, not guilty). There are churches and charities who support the "less fortunate" and those like-minded individuals who are compelled to help. I would encourage anybody feeling socially responsible for the welfare of others to donate their time and money to the cause of their choice.

Furthermore, it has been nearly two years since the flood. Displaced residents are

not camping in the old mobile home parks waiting for housing, they have moved on. I know for a fact (yes, talked to them directly) that many have moved into the growing Cave Creek manufactured home park and other housing. Cave Creek is a well maintained and affordable community. It is in Evans at the corner of Prairie View and 35th Avenue. Please drive by it sometime and see how much it is growing (phase 3 now--homes moving in daily). If the owners of Bella Vista choose to rebuild, they will be held to the current city codes. In the end, it will be a much nicer community, too.

Thank you, Sheryl, for presenting this as the group has discussed. I would encourage everyone to attend the City Council presentatn.

See you there!  
Laura Speer

---

**From:** Sheryl Trent <strent@evanscolorado.gov>  
**To:** "Amy Boren (amy.boren@bannerhealth.com)" <amy.boren@bannerhealth.com>; Billy Castillo <bncurse@gmail.com>; Bob Arellano <barellano@highplains.us>; Elena Rosenfeld <erosenfeld@highplains.us>; "Gail Ford (ladymahria@aol.com)" <ladymahria@aol.com>; Jason Boren <jason.boren@icloud.com>; "Laura Speer (riversidestables\_evans@yahoo.com)" <riversidestables\_evans@yahoo.com>; Leslie Morris <LeslieAMorris2000@yahoo.com>; Maria Castillo <mariacastillo5@gmail.com>; Mark Nemger <Mark\_Nemger@matrixdesigngroup.com>; Martin Landers <mlanders@plan-tools.com>; "melissa@happylifegardens.com" <melissa@happylifegardens.com>; Michael Brydger <mkbrydger@gmail.com>; "Rigo Neira <hghplnsdrfrtr@hotmail.com>" <hghplnsdrfrtr@hotmail.com>; Steve Bernardo <sjbernardo@comcast.net>; Sue Schmidt <sschmidt@highplains.us>  
**Cc:** Zach Ratkai <zratkai@evanscolorado.gov>  
**Sent:** Thursday, June 25, 2015 11:05 AM  
**Subject:** Recommendation to the Council for the Master Plan

Good morning!

For those of you who were at the meeting last night, I read the notes but didn't see any type of separate recommendation language to the City Council that I can include in my staff report. So, here is my best effort - I'm in no way trying to put words into the mouths of the Task Force...

The Task Force supports the adoption of the Master Plan for the Riverside Area. Several areas of concern that should be able to be resolved during the next stages of the implementation would include: sidewalks (locations and materials), the exact definition of Residential/Commercial zoning, and the definition of the types of new

housing in the neighborhood. Specific to housing the Task Force would recommend removing any reference to attainable or affordable housing from the Master Plan.

I will need your responses to this inclusion in the staff report by Friday at noon. I hope I captured through the notes what your intent was. Thanks for your time!

Sheryl

**From:** [Laura Speer](#)  
**To:** [Sheryl Trent](#); [ladymahria@aol.com](#); [Patricia Zietz](#); [amy.boren@bannerhealth.com](#); [blcnurse@gmail.com](#); [barellano@highplains.us](#); [erosenfeld@highplains.us](#); [jason.boren@icloud.com](#); [LeslieAMorris2000@yahoo.com](#); [mariacastillo5@gmail.com](#); [Mark\\_Nemger@matrixdesigngroup.com](#); [mlanders@plan-tools.com](#); [melissa@happylifegardens.com](#); [mkbrydge@gmail.com](#); [hghplnsdrftr@hotmail.com](#); [sjbernardo@comcast.net](#); [sschmidt@highplains.us](#)  
**Cc:** [Zach Ratkai](#)  
**Subject:** Re: Master Plan Revisions  
**Date:** Friday, June 26, 2015 10:12:37 AM

---

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Laura

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**To:** "ladymahria@aol.com" <ladymahria@aol.com>; Patricia Zietz <PZietz@evanscolorado.gov>; "amy.boren@bannerhealth.com" <amy.boren@bannerhealth.com>; "blcnurse@gmail.com" <blcnurse@gmail.com>; "barellano@highplains.us" <barellano@highplains.us>; "erosenfeld@highplains.us" <erosenfeld@highplains.us>; "jason.boren@icloud.com" <jason.boren@icloud.com>; "riversidestables\_evans@yahoo.com" <riversidestables\_evans@yahoo.com>; "LeslieAMorris2000@yahoo.com" <LeslieAMorris2000@yahoo.com>; "mariacastillo5@gmail.com" <mariacastillo5@gmail.com>; "Mark\_Nemger@matrixdesigngroup.com" <Mark\_Nemger@matrixdesigngroup.com>; "mlanders@plan-tools.com" <mlanders@plan-tools.com>; "melissa@happylifegardens.com" <melissa@happylifegardens.com>; "mkbrydge@gmail.com" <mkbrydge@gmail.com>; "hghplnsdrftr@hotmail.com" <hghplnsdrftr@hotmail.com>; "sjbernardo@comcast.net" <sjbernardo@comcast.net>; "sschmidt@highplains.us" <sschmidt@highplains.us>  
**Cc:** Zach Ratkai <zratkai@evanscolorado.gov>; Mark Nemger <Mark\_Nemger@matrixdesigngroup.com>  
**Sent:** Friday, June 26, 2015 9:20 AM  
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**Sent:** Friday, June 26, 2015 9:09 AM

**To:** Patricia Zietz; amy.boren@bannerhealth.com; blcnurse@gmail.com; barellano@highplains.us; erosenfeld@highplains.us; jason.boren@icloud.com; riversidestables\_evans@yahoo.com; LeslieAMorris2000@yahoo.com; mariacastillo5@gmail.com; Mark\_Nemger@matrixdesigngroup.com; mlanders@plan-tools.com; melissa@happylifegardens.com; mkbrydge@gmail.com; hghplnsdrftr@hotmail.com; Sheryl Trent; sjbernardo@comcast.net; sschmidt@highplains.us

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If I would have been told the RC zoning existed I would have looked into it when it first was

mentioned. By the way it takes a long search and many dead ends to find this zoning on your own.

I have a problem with this since the original rezoning had caused so many issues. I know people who had nice homes in the area, who had fixed them up and were happy to be part of the community but when the more intensive zoning went in and multifamily housing went next door, they left. I have many times seen the police at these structures and many although not all (B&B takes care of theirs) the properties are in disrepair. We have enough of this type of housing in this area and we need no more.

I am not opposed to two-family homes, condominiums, and townhouses but the multifamily dwellings that are not permitted in R2 zoning but that have obviously been granted permission in the past would suddenly become the norm.

Two bedroom units I would have no problem with but 4 bedrooms no. A large share of the homes here have only 2 bedrooms. We have a big problem with people renting to families here that then move in 12 or more people.

My parents home on Hwy 85 now has an RC-85 zoning. We are told what color to paint, what kind of fence, how to landscape and for the most part that we can not make improvements. We live here because of the freedom we have had and I do not want it to end.

I am sad because I supported the RC zoning even championed it to other people, as I was lead to believe it would be. I wanted the creative nature of the neighborhood to continue and for home businesses to exist and thrive but the total facts of this zoning were misrepresented. There needs to be a solution if this area needs to improve an RC zoning is not it

One more of the points, we and our neighbors do not want sidewalks. We have stated this over and over. Areas of Greeley that are more prominent such as Glenmere, Belair, and the Highland Hills neighborhoods do not have sidewalks. Curb and gutter yes but not sidewalks. These are major walking areas within Greeley and the people there are very happy to be without sidewalks. We have very limited auto traffic on our street so safety is not an big issue.

Since drainage is such a problem here in the areas that already have curb and gutter and in some cases sidewalks, a major study and implementation of a storm sewer that works would have to happen before any development could happen. We pay for storm water removal every month in our water bill and have for years so the money should be there.

We did talk about individuals to be allowed to choose their own type of sidewalk and agreed that if it had to happen this would be the way we would want it.

So considering all the time that has gone into the Master Plan, I am still amazed that it still has so many surprises in store.

I back this plan just like I did with Riverside Park, only part way and with deep trepidation. Please do not tell council I support it 100% as it is because I do not its more like 50%.

My only reassuring hope is that the City in no way can afford any of this and that in the future things will be allowed to be right.

Gail

-----Original Message-----

From: Patricia Zietz <PZietz@evanscolorado.gov>

To: Amy Boren (amy.boren@bannerhealth.com) <amy.boren@bannerhealth.com>; Billy Castillo <blcnurse@gmail.com>; Bob Arellano <barellano@highplains.us>; Elena Rosenfeld <erosenfeld@highplains.us>; Gail Ford (ladymahria@aol.com) <ladymahria@aol.com>; Jason Boren <jason.boren@icloud.com>; Laura Speer (riversidestables\_evans@yahoo.com) <riversidestables\_evans@yahoo.com>; Leslie Morris <LeslieAMorris2000@yahoo.com>; Maria Castillo <mariacastillo5@gmail.com>; Mark Nemger <Mark\_Nemger@matrixdesigngroup.com>; Martin Landers <mlanders@plan-tools.com>; melissa <melissa@happylifegardens.com>; Michael Brydge <mkbrydge@gmail.com>; Rigo Neira <hghplnsdrfrtr@hotmail.com> <hghplnsdrfrtr@hotmail.com>; Sheryl Trent <strent@evanscolorado.gov>; Steve Bernardo <sjbernardo@comcast.net>; Sue Schmidt <sschmidt@highplains.us>

Sent: Mon, Jun 22, 2015 4:53 pm

Subject: Master Plan Revisions

Good afternoon, everyone.

Attached are the revisions from our last meeting. Please have your comments in to Sheryl by end of day on Thursday so she has time to prepare the staff report for the council agenda by noon on Friday.

Many thanks, have a great evening!

Patricia Zietz  
Administrative  
Specialist

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## Raegan Robb

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**From:** Sheryl Trent  
**Sent:** Wednesday, July 01, 2015 12:25 PM  
**To:** Raegan Robb  
**Subject:** Fwd: Task Force

Pat is gone. Would you mind adding this to the packet of emails for the Master Plan? Thanks

Sheryl Trent  
This was sent from my phone so please forgive my mistakes.

Begin forwarded message:

**From:** "Boren, Amy L" <[Amy.Boren@bannerhealth.com](mailto:Amy.Boren@bannerhealth.com)>  
**Date:** July 1, 2015 at 11:46:48 AM MDT  
**To:** "Sheryl Trent ([STrent@evanscolorado.gov](mailto:STrent@evanscolorado.gov))" <[STrent@evanscolorado.gov](mailto:STrent@evanscolorado.gov)>  
**Subject:** Task Force

Hi Sheryl,

I wanted to take a moment to briefly comment on the Master Plan. I'm sorry I was unable to attend the last meeting.

It seems many of the task force have expressed concerns with the plan. I am pleased with the majority of the plan and feel that any personal preferences I have can be addressed at the time portions of start to be implemented. There were two issues the group seemed to comment on frequently and I'd like to make my opinion also known.

1. I feel concerned that many do not want affordable housing option. I believe they are operating under a stereotype of what that can mean. Affordable housing is how I learned of Evans and why I chose to buy a home here. Living in an affordable home has allowed my husband and myself to work a little less and pursue higher education. Since living in Evans I have become a registered nurse and obtained my Masters degree. My husband has obtained his Bachelors degree and is working on his Master's degree. The street I live on has welcomed many people of low socioeconomic status and I have seen them flourish and grow. I would hope the city of Evans would continue to offer affordable housing options to allow more citizens to get ahead and bring richness to our community.
2. I am most excited about the idea of having sidewalks. With the loss of the park, I am desperate for a place to walk with my husband and dog. Currently when we walk in our neighborhood we must maneuver around parked cars and poorly maintained properties. We no longer walk with our dog because there is too much mud and too many thorns. It one major reasons we go to Greeley, and might consider moving.

My opinion may not be the same at the majority, but I wanted to share my thoughts.

Thank you for your time,

**Amy Boren, MS, RN, CPEN**  
**Riverside Parkway Homeowner**