

**Arlen & Yvonne Wittrock  
4200 Angelica Place  
Johnstown, CO 80534**

**February 7, 2022**

**Planning & Zoning Commission  
Planning & Development Department  
Justin Currie, Planner  
City of Johnstown  
450 S. Parish Ave.  
Johnstown, CO 80534**

**RE: Thompson Ridge Estates Outline Development Plan**

**To: Planning & Zoning Commission and Planning & Development Department**

**We are writing this letter to express comments and concerns regarding the proposed Thompson Ridge Estates development as it has currently been outlined.**

**While we could raise questions regarding the general impact to the environment and to the wildlife and aviary corridor near and along the adjacent Big Thompson River, we will specifically focus on a significant aspect of the proposal that is in violation of U.S., state, and local environmental standards, rules, and regulations regarding wetlands that exist on the proposed development property.**

**The Federal government (U.S. Environmental Protection Agency), Colorado (Department of Public Health and Environment), and Larimer County (Department of Health and Environment) all have legally binding regulations affecting developments located near wetlands. The proposed Thompson Ridge Estates as described in the Outline Development Plan (ODP) is in violation of wetland regulations and requirements as legally defined and described by these various agencies.**

**We will reference one specific set of regulations -- those of Larimer County. Under the Larimer County Land Use Code Wetland Regulations:**

**“The following minimum buffer areas are required from the boundary of a wetland:**

- a. Wetlands of one acre or less: 50 feet.**
- b. Wetlands of more than one acre: 100 feet.”**

**The wetland in question is partially on proposed Lot 5 and between proposed Lots 4 and 5. It begins at Tarragon Drive and extends to the Big Thompson River. Besides being a wetland, it also functions as a stream and inlet to the Big Thompson River.**

**During the neighborhood meeting held via Zoom on October 14, 2021 regarding the proposed Thompson Ridge Estates development, the representative for the development stated that the plan calls for a significant portion of the wetland to be filled in order to create an access road / driveway.**

**Filling in the wetland with dirt, rocks, or other aggregate is contrary to maintaining a legally binding 100-foot buffer area. Therefore, the proposed Lot 5, west of the wetland, cannot legally be developed since there would be no access to it. It should remain as agricultural land as do Outlot B and Outlot C on the development property.**

**We would note that there is an existing access road going through the wetland located near the Big Thompson River. This access road was built a number of decades ago when laws and regulations regarding wetlands were almost non-existent. It would not be allowed to be constructed under today’s environmental laws.**

**Thank you for your service to our wonderful community and for your consideration of our comments.**

**Sincerely,**

**Arlen & Yvonne Wittrock**