

new development Alpine Distribution Center. Many in attendance said the warehouses constitute “heavy industrial” in their neighborhoods.

Russ Dykstra of Spencer Fane LLP said “the district is a financing tool” that will also support reworking Old Denver Road to meet the needs of the new development’s expected traffic.

Water for the development would be supplied by Triview Metropolitan District. Triview board members submitted a letter of support for the development.

A round of cheers went up from the crowd when Trustee Ron Stephens asked how the development could support semi-trucks when Old Denver Highway is posted for no trucks over 6,000 pounds. The bubble

of enthusiasm was quickly flattened when he was told the road is considered a main thoroughfare and would be improved to allow for such traffic.

Public comments went on for hours. Most if not all speakers opposed the service plan. Most expressed concerns about the amount of traffic generated by the new development and the potential impact it would have on their neighborhoods.

Some noted the service district hasn’t proved its economic value to the town. Still others wondered about the environmental impact of increased runoff into Teachout Creek, the waterway that intersects the property.

Jeremy Bernanta received applause when he said the traffic study associated with the plan falls short of town requirements. He explained the turning radius for tractor trailers

exceeds the width of Old Denver Highway. Similarly, others asked the board to consider that trucking is a 24-hour operation.

Sarah Doulton asked how to determine the past performance of the developer in following through on infrastruc-

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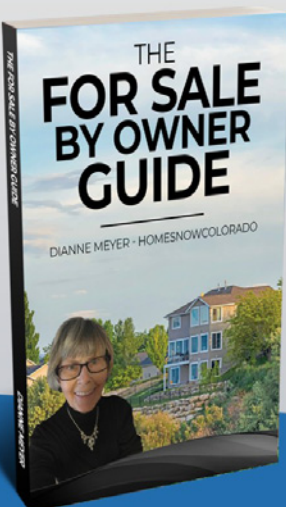
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