

Courier
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Joan Spalding

Teepees Area Up for Grabs -Again

Many moons ago the Elders of the Teepees area who lived in the Swede Gulch area directly behind the Teepees Development gathered much wampum to defeat the intruders from the east. Using their hard earned wampum they hired a medicine man, a waterman who by divining the faults and water pathways found that industrial development would greatly affect the quality of the water for the homes downstream.

The Elders took their concerns for their homes to the Powerful Ones who held council in the Hogan That Had No Limits. One of the Powerful Ones brushed off their concerns decreeing: "These are good people who will build wisely, Let them build and bring much wampum into our domain." The Elders drew back and worried for their livelihood and their homes. Some of them in frustration took to leaving physical manifestations of their despair.

Now, years after the rezoning took place, the residents of Swede Gulch are fighting the development again, this time to prevent a change in the rezoning in Lot 2 Block 2 from RC1 which acts as a buffer between the commercial development and the residential area. Rezoning to PUD would allow light industrial use on this 7.82 acre plot. The Ebershoff Group who owns the plot proposes to rezone half of the acreage and leave the other half RC-1.

The people who live in the Swede Gulch area believe there is no reason to rezone as within 1/4 mile of the tract there is a large area of land , the Grimes Ackerman tract, that is currently industrial and is the process of being developed.

They cite the Evergreen Community Plan which indicates there is enough light industrial zoning within the El Rancho Activity area to accommodate the projected market demand for light industrial and service commercial uses. According to the homeowners, they believe the plan specifically states that no additional zoning for these uses should be necessary.

The residents believe the Ebershoff proposal for flex use buildings which would accommodate light industrial, fabricating and assembly operations is incompatible with the surrounding neighborhood's residential and rural character.

Also they believe the Evergreen Plan should take precedence over a specific developer's needs. Elizabeth Campbell a new resident in the area has been working with long time resident Nancy Eisenbud to keep the people of the area informed about the county hearings. She says if the Evergreen plan is changed for the Teepees development, the effect will be felt outside the El Rancho area because it means that the community plan is

subject to a developer's plans. She and Nancy Eisenbud are encouraging people to attend the planning and zoning meeting at the County building which has been changed from July 13 to next week, Tuesday, July 20th at 9 A.M. You may also call Nancy at 526-1062 or Elizabeth at 526-3001.

Joan Spalding is an educational consultant and certified arborist. For questions call 303 526-0335. This column is written as a service of the Evergreen Rotary Club

