

Phil Roberts and Sheree Mason

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

1st June 2026

In regard to:

Appeal Board Hearing against the approval of Development Permit # 26D 011 scheduled for June 11, 2026 at 2:00 p.m.

To the Members of the Board,

We are writing to express serious concerns regarding the proposed winery and associated retail operation on Gladys Ridge. While I am not opposed to the business itself, I strongly believe that the proposal requires significantly more investigation before any approvals are granted, particularly with respect to water consumption, water sourcing, and the suitability of the location.

The most pressing concern for residents is water availability. Gladys Ridge does not have a direct municipal water supply. Most homes in the area rely on private wells, many of which already produce limited quantities of water. Some residents must regularly haul water to meet their household needs. Water is not simply a convenience in our community; it is a critical resource that determines whether our properties remain livable and retain their value.

If the existing groundwater supply is depleted or negatively impacted by commercial operations, homeowners could face severe consequences. A home without a reliable water source becomes extremely difficult to occupy, finance, insure, or sell. In practical terms, the loss of water can render a property nearly worthless.

The proposed winery raises legitimate concerns because wine production is a water-intensive industry. Studies indicate that wineries commonly use between three and ten gallons of water for every gallon of wine produced, with six gallons of water per gallon of wine often used as a planning benchmark by regulatory authorities. Water is required not only for processing grapes, but also for cleaning equipment, sanitizing tanks, barrel washing, bottling operations, wastewater management, and facility maintenance. Even relatively small wineries can consume substantial quantities of water over the course of a year.

At this stage, residents have not been provided with sufficient information regarding:

- The total volume of water the winery is expected to consume annually
- Whether the water will be drawn from local groundwater sources
- The potential impact on neighboring wells and aquifers
- Contingency plans should water shortages occur
- Long-term monitoring and mitigation measures

Before any approvals are considered, a comprehensive hydrogeological assessment should be completed and made available to residents. The burden should not fall on existing homeowners to discover after the fact that a new commercial operation has negatively affected their water supply.

In addition to water concerns, many residents chose to live on Gladys Ridge because of its rural character, quiet environment, and low traffic volumes. People moved here seeking a particular lifestyle—one based on open space, agriculture, and peaceful country living. They did not choose this area to have a retail destination operating down the road from their homes.

A winery with a retail component has the potential to generate significant additional traffic, including customers, delivery vehicles, suppliers, tour operators, event attendees, and service contractors. Increased traffic affects road safety, noise levels and the overall rural character of the community. These impacts should be carefully evaluated and not dismissed as secondary concerns.

There may be more appropriate alternatives that would allow the business to succeed while minimizing impacts on local residents. For example:

- Water required for wine production could be trucked into the facility rather than sourced from local groundwater
- The retail component could be located in an existing commercial or business district designed to accommodate customer traffic
- Production activities could be subject to strict monitoring and reporting requirements regarding water use

In our view, if the intention is to establish a winery on Gladys Ridge, the current location is the wrong choice because of the area's limited and already stressed water supply. This is not an objection to the winery industry or to local business development. Rather, it is a request for responsible planning that recognizes the unique limitations of this rural area and protects the residents who already live here.

We respectfully ask the Board to require further investigation into the project's water demands, water sourcing, traffic impacts, and long-term effects on neighboring properties before proceeding with any approvals.

Thank you for your consideration.

Sincerely,

Phil Roberts & Sheree Mason

From: [Dixie Toliver](#)
To: [Appeals](#)
Subject: RE: Development Permit Application 26D 011
Date: June 4, 2026 3:23:31 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Mervin & Dixie Toliver
[REDACTED]
[REDACTED]

June 4, 2026

Foothills County Subdivision and Development Appeal Board

Re: Opposition to Development Permit Application 26D 011
Home-Based Business, Type II
Legal Description: NW 22-20-28 W4M; Plan 402LK, Block 2

Dear Members of the Subdivision and Development Appeal Board,

I am writing to formally oppose Development Permit Application 26D 011 for a Home-Based Business, Type II located at NW 22-20-28 W4M; Plan 402LK, Block 2.

While I support appropriately scaled home-based businesses, I have concerns that this proposal may have negative impacts on neighboring properties and the rural character of the area.

My concerns include:

Traffic and Road Safety

A Type II Home-Based Business may generate increased traffic from customers, suppliers, contractors, employees, and delivery vehicles. This increased activity may create safety concerns and place additional pressure on local roads designed primarily for residential and agricultural use.

Noise and Disturbance

Business operations may result in increased noise from vehicles, equipment, deliveries, and customer visits, affecting the quiet enjoyment of neighboring properties.

Water Usage and Water Supply

I am concerned about the potential increase in water consumption associated with the proposed business activities. Many rural properties in the area rely on private wells or limited water resources. Increased water demand could place additional strain on local groundwater supplies, particularly during periods of drought or reduced recharge. Before approval is granted, I believe there should be a clear assessment of the business's anticipated water requirements and confirmation that its operations will not negatively affect neighboring wells, water availability, or the long-term sustainability of local water resources.

Wastewater and Environmental Impacts

Increased water use may also result in increased wastewater generation. It is important that the applicant demonstrate that existing wastewater systems have sufficient capacity and that there

will be no risk to groundwater quality, nearby watercourses, or surrounding properties.

Preservation of Rural Character

The surrounding area is valued for its rural and residential nature. Commercial activity associated with a Type II Home-Based Business may alter the character of the community and affect the enjoyment of neighboring properties.

Visual and Property Impacts

Additional vehicles, equipment, outdoor storage, lighting, or signage may create visual impacts that are inconsistent with the surrounding area.

Precedent for Future Development

Approval of this application may encourage similar commercial uses in the area, gradually changing the intended character of the community.

For these reasons, I respectfully request that the Board deny Development Permit Application 26D 011. Alternatively, if the application is approved, I request that strict conditions be imposed regarding water usage, wastewater management, traffic, noise, hours of operation, outdoor storage, lighting, and any other potential impacts on neighboring properties.

Thank you for your consideration. I respectfully request that this letter be included in the official record for Development Permit Application 26D 011.

Sincerely,

Mervin & Dixie Toliver

[EXTERNAL EMAIL] This email has originated from outside of the Foothills County organization. Do not click on any links or open any attachments unless you recognize the senders Name and Email address.