

Kari Parsons

From: robert tillman <tripletranches@gmail.com>
Sent: Sunday, July 14, 2019 10:37 PM
To: Kari Parsons
Subject: The Ranch by Classic Homes - Opposed to the current plan

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Dear Ms. Parsons,

My husband and I have been a residents of Black Forest for many years and have seen so much development. I am quite concerned about the current plan for The Ranch being offered by Classic Homes.

I am writing to express my opposition to the plan that is being considered at this time.

Approval of this plan would violate PUD principles which require changing densities in much smaller increments. The plan as presented increases the density by 10 times or more.

Additionally, this plan is in violation of the Black Forest Preservation Plan and the Falcon/Peyton Plan. These plans were designed to provide for reasonable and wise development of the rural areas and should be adhered to.

Thank you for your consideration,

Rebecca Tillman
6980 Tobin Road
Black Forest, CO 80908

Kari Parsons

From: r e tillman <retillman@msn.com>
Sent: Sunday, July 14, 2019 10:21 PM
To: Kari Parsons
Subject: Opposition to Classic Homes' plan for The Ranch,

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Dear Ms. Parsons,

I have been a resident of Black Forest since 1990 and I am writing to express my opposition to the development plan offered by Classic Homes for The Ranch.

This plan is a violation of zoning regulations in that it increases the density 10-fold and this certainly ignores the rights and expectations of the surrounding neighbors. Approval of this plan would violate PUD principles which dictate changing densities in much smaller increments.

Additionally, this plan is in violation of the Black Forest Preservation Plan and the Falcon/Peyton Plan. These plans were designed to provide for reasonable and wise development of the rural areas and should be adhered to.

Thank you for your time and consideration.

Respectfully,

Robert Tillman
719-332-5599

Kari Parsons

From: Tom DeClue <tdeclue@hotmail.com>
Sent: Sunday, July 14, 2019 9:58 PM
To: Kari Parsons
Subject: Concerning the Ranch Subdivision

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hello Kari,

My name is Tom DeClue and my wife and I have lived on the East side of Black Forest since 1986.

I understand that a new proposed subdivision called the Ranch is being submitted to the County Planning Commission for approval. This subdivision is about 3 miles from our home as the crow flies.

I also understand that this proposed subdivision is not in conformance with key guidelines and zoning regulations.

Primarily the developer of this proposal wants to put up to 5 homes per acre rather than the current zoning which is 1 home per 2.5 acres. This kind of urban density in the countryside is obviously unacceptable for several reasons.

1. It would seriously detract and diminish the immediate neighborhoods of 2.5 to 5 acre homesites. These home/land owners fully expect that the land within their midst will be developed at the existing density, not a density that's an order of magnitude higher.
2. It is completely inconsistent with the Black Forest preservation plan and out of character for this part of the county.
3. The water resources below ground to supply this density can not possibly meet the county's 300 year rule. Even taking water from nearby deep wells will greatly reduce water reserves for existing larger acreage homesites and jeopardize the county's ability to provide future large acreage homesites with water.
4. The ground can not possibly absorb the sewage that will be created by these densities and will likely contaminate the dawson aquifer below the subdivision.
5. The streets such as Vollmer, Burgess, and Goodson roads are not designed for the traffic volumes that will result
6. The existing Falcon Fire department will be strained to support this unplanned high density subdivision.
7. The Falcon School District is already under great pressure and is constantly struggling to meet the existing growth rates. Adding this new, unexpected high density subdivision will add even more stress to the school district and likely require further tax increases to be borne by the existing landowners.

For these reasons at a minimum, I strongly urge the El Paso County Planning commission to disapprove this subdivision as currently planned.

Sincerely,

Thomas DeClue
11570 Milford Rd
Elbert, CO 80106

Kari Parsons

From: David Beers <dbeers@gmail.com>
Sent: Sunday, July 14, 2019 9:54 PM
To: Kari Parsons
Subject: for EPC Planning Commission: Opposition to sketch plan for The Ranch

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

To the El Paso County Planning Commission:

As a residents of the Black Forest we are outraged by the sketch plan for The Ranch planned unit development that Classic Homes is presenting to the Planning Commission. In the middle of an area with rural five acre lots the applicant proposes a planned unit development with urban levels of density: lots of 1/5th of an acre. This is a preposterous violation of the most basic principle of zoning, which is for gradual transitions in density. There is absolutely no justification in the Black Forest Preservation plan, the Falcon/Peyton plan or zoning law in general for affording the applicant with such an extreme variance, else what would be the reason to have such land use codes and plans?

Packing 2100 homes into the proposed site would alter the area so profoundly as to deprive residents of reasonable enjoyment of the rural environment for which we moved to Falcon and Black Forest. It took my wife and I three years to find a home where we could have a peaceful lifestyle and ride our horses in parks such as Section 16, Black Forest Regional Park and Homestead Park. We trusted that the Black Forest Preservation Plan and existing zoning ordinances would prevent exactly this kind of over-development. These parks will be overcrowded and unsafe for the equestrian use that is such an important part of the Black Forest lifestyle.

Moreover, the applicant proposes to simultaneously draw massive amounts of water from the Denver Basin aquifer structure and to cover large sections of the land with hardtop that reduces the natural recharge of the aquifer. This kind of intense urban development is unsustainable and imperils thousands of private wells that make life possible in this area. When a resident is forced to dig a new well because of depletion of the aquifer, this can cost the resident as much as \$40,000. Urban development patterns must be highly restricted in areas such as this or they essentially vandalize the property of existing residents.

If approval is given that flaunts established land use patterns, it also establishes the precedent that restrictions don't matter. With no teeth left, urban density becomes the new norm.

Please do the right thing and insist that the applicant present a plan that conforms with the 2.5 acres per dwelling currently required by the zoning.

Sincerely,

David Beers - dbeers@gmail.com
Teresa Blair - tblair@pikesoft.com

5445 Jason Rd
Colorado Springs, CO 80908

Kari Parsons

From: Terry Stokka <tastokka@gmail.com>
Sent: Sunday, July 14, 2019 9:31 PM
To: Kari Parsons
Subject: Opposition to The Ranch Sketch Plan

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Kari,

Please pass our opposition to The Ranch sketch plan on to the Planning Commission. We feel very strongly that this proposal is wrong for the following reasons.

Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase

Inconsistency with surrounding development - urban density surrounded by rural density

Ignores rights and expectations of surrounding neighbors who expected lower densities

Places financial burden on Falcon Fire Protection District for additional required capabilities

Terry Stokka and Artha Stokka

Kari Parsons

From: Tim Kealy 494-1234 <tkealy@farmersagent.com>
Sent: Sunday, July 14, 2019 9:12 PM
To: Kari Parsons
Subject: RE: The Ranch Development

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hi Kari,

I wanted my voice to be heard that I am in opposition to the huge development south of Stapleton and Raygor Road. 2,100 homes makes for much smaller lots than what the neighboring areas envisioned. Water is a big issue. Just south of this area, in Banning Lewis Ranch, there is already water planned for smaller lots.

I have lived in Black Forest since 2001, and my Farmers Insurance agency is on Black Forest Road, at the new Research Blvd intersection. More houses would allow me to insure more homes and people, but this is not correct to change the zoning for this area.

Thank you,

Tim

Tim Kealy
Tim Kealy Insurance Agency, Inc.
6825 Silver Ponds Hts, #108
Black Forest, CO 80908
(719) 494-1234
tkealy@farmersagent.com

Representing Farmers Insurance Group with friendly service and integrity since 2004

Kari Parsons

From: Vickie Laughlin <hikingvkl@gmail.com>
Sent: Sunday, July 14, 2019 9:11 PM
To: Kari Parsons
Subject: Opposition to The Ranch

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hello,

I am a Black Forest resident who is opposed to the "The Ranch" for the following reasons:

1. It is a Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is a 10-fold density increase
2. It is a Violation of the Black Forest Preservation Plan and Falcon/Peyton Plan
3. It is Inconsistent with surrounding development as it would be urban density surrounded by rural density
4. It Ignores the rights and expectations of surrounding neighbors who expected lower densities
5. It produces a significant strain on traffic, roads and congestion
6. It violates PUD principles - PUD is not meant to increase density by multiple amounts.
7. It Places a financial burden on the Falcon Fire Protection District

Please do not support this project.

Thank you,

Vickie Laughlin
8640 Shoup Road
Black Forest 80908

Kari Parsons

From: jgardner1949 <jgardner1949@gmail.com>
Sent: Sunday, July 14, 2019 8:46 PM
To: Kari Parsons
Subject: Fwd: Opposition to The Ranch

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Sent from my Sprint Samsung Galaxy S7 edge.

----- Original message -----

From: Irene Gardner <jgardner5206@gmail.com>
Date: 7/14/19 8:43 PM (GMT-07:00)
To: jgardner1949@gmail.com
Subject: Opposition to The Ranch

Classic Homes has submitted a sketch plan for a 2100 home development south of Stapleton and Raygor Road. As a home owner in Black Forest, I am opposed to a high density plan like this. Like many others living in Black Forest, the expectation was that this area would be protected from such urban developments.

Specifically, I oppose the Classic Homes proposal for the following reasons:

1. The plan violates the zoning regulations. The planned 1/5 acre lots is a ten-fold increase from the current 2.5 acre lots and individual wells and septic systems. The area is zoned RR-2.5.
2. While a PUD can give flexibility to a developer in the size of the lots within the existing zoning, approval of this particular plan makes a mockery of zoning. **The Black Forest Preservation Plan, page 77, Proposed Actions, 1. b, says, "Zone changes or variances resulting in densities which are inconsistent with the adopted Plan should be disapproved."** The sketch plan violates the Black Forest Preservation Plan and the Falcon/Peyton Plan.
3. This proposal ignores the rights and expectations of existing residents in the surrounding area. As a resident, I believed that our elected officials would follow zoning regulations to protect the rural, open character of the land. Approval of this sketch plan indicates that zoning means nothing in land use planning.
4. This plan will produce significant strain on traffic, roads and infrastructure.
5. The plan would add 2100 homes to the Falcon Fire Protection District. Several years ago, the El Paso Board of County Commissioners refused to permit impact fees on new residential lots to fund new fire stations, equipment, and staffing. That means that the existing residents will pay for the additional fire capabilities instead of the new residents of The Ranch. Maintaining the existing RR-2.5 zoning would only permit approximately 200 homes and would have a much smaller impact on the fire district.

Please vote to disapprove the Classic Homes proposal,

Kari Parsons

From: qthinker@juno.com
Sent: Sunday, July 14, 2019 8:44 PM
To: Kari Parsons
Subject: The Ranch

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Dear Ms. Parsons,

I am writing in opposition to the development plan for the Ranch for a number of reasons:

The plan violates zoning regulations which are for 2.5 acres and not 1/5 acre lots
It ignores the Black Forest Preservation Plan, as well as the Falcon/Peyton Plan
It puts urban density in a rural setting which ignores the expectations of the people who bought in the area for lower population densities
It will increase even more the traffic on the roads.
It puts a strain on already limited water resources.

Please present my objections to the planning board.

Thank you,
Fran Rutherford

Do This (Before Bed) to Burn Belly Flab All Night Long

worldhealthlabs.com

<http://thirdpartyoffers.juno.com/TGL3132/5d2be837101a68365ac3st01vuc>



Kari Parsons

From: Mark <mdurham81@juno.com>
Sent: Sunday, July 14, 2019 8:05 PM
To: Kari Parsons
Subject: The Ranch....

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Ms. Parsons,

I'm writing to disagree with the proposed development, The Ranch. Here are the points that I think you need to consider, if you lived in the area that The Ranch is to be placed, these points would make you as upset as we are.

Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase

Violation of Black Forest Preservation Plan and Falcon/Peyton Plan

Inconsistency with surrounding development - urban density surrounded by rural density

Ignores rights and expectations of surrounding neighbors who expected lower densities

Produces significant strain on traffic, roads and congestion

Violates PUD principles - PUD not meant to increase density by multiple amounts.

Places financial burden on Falcon Fire Protection District for additional required capabilities

Thank you careful consideration!

Mark Durham
14475 Vessey Circle
80908

Do This (Before Bed) to Burn Belly Flab All Night Long

worldhealthlabs.com

<http://thirdpartyoffers.juno.com/TGL3132/5d2bdf23baaa05f2377d4st04duc>



Kari Parsons

From: Irene Gardner <jigardner5206@gmail.com>
Sent: Sunday, July 14, 2019 8:38 PM
To: Kari Parsons
Subject: Opposition to The Ranch (Classic Homes Urban Development)

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Classic Homes has submitted a sketch plan for a 2100 home development south of Stapleton and Raygor Road. As a home owner in Black Forest, I am opposed to a high density plan like this. Like many others living in Black Forest, the expectation was that this area would be protected from such urban developments.

Specifically, I oppose the Classic Homes proposal for the following reasons:

1. The plan violates the zoning regulations. The planned 1/5 acre lots is a ten-fold increase from the current 2.5 acre lots and individual wells and septic systems. The area is zoned RR-2.5.
2. While a PUD can give flexibility to a developer in the size of the lots within the existing zoning, approval of this particular plan makes a mockery of zoning. **The Black Forest Preservation Plan, page 77, Proposed Actions, 1. b, says, "Zone changes or variances resulting in densities which are inconsistent with the adopted Plan should be disapproved."** The sketch plan violates the Black Forest Preservation Plan and the Falcon/Peyton Plan.
3. This proposal ignores the rights and expectations of existing residents in the surrounding area. As a resident, I believed that our elected officials would follow zoning regulations to protect the rural, open character of the land. Approval of this sketch plan indicates that zoning means nothing in land use planning.
4. This plan will produce significant strain on traffic, roads and infrastructure.
5. The plan would add 2100 homes to the Falcon Fire Protection District. Several years ago, the El Paso Board of County Commissioners refused to permit impact fees on new residential lots to fund new fire stations, equipment, and staffing. That means that the existing residents will pay for the additional fire capabilities instead of the new residents of The Ranch. Maintaining the existing RR-2.5 zoning would only permit approximately 200 homes and would have a much smaller impact on the fire district.

Please vote to disapprove the Classic Homes proposal.

Irene Gardner

Produces significant strain on traffic, roads and congestion

Violates PUD principles - PUD not meant to increase density by multiple amounts.

Places financial burden on Falcon Fire Protection District for additional required capabilities

Kari Parsons

From: Robert Keeley <rhkeeley@earthlink.net>
Sent: Sunday, July 14, 2019 8:04 PM
To: Kari Parsons
Subject: The Ranch

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Dear Ms. Parsons-

I'm writing with several concerns about the ways in which The Ranch, as proposed, deviates from carefully prepared long-term development plans for El Paso County, for Black Forest and for Falcon.

1. The Ranch will be essentially surrounded by existing low density development, and such low density is consistent with the carefully considered plans of the County, the Forest and Falcon.
2. The reasons for jumping from the current 2.5 acre zoning to something MUCH HIGHER are completely unclear, leading me to suspect that the developer/landowner is simply asking the county to confer a large windfall profit-- something any developer would like to have, but in no way deserves.
3. Although a PUD can have benefits for all, using the PUD as a guise for a huge density increase is a transparent effort to achieve a totally undeserved up-zoning.

Although there are some blemishes on the County's development history, for the most part it has proceeded in a sensible, well planned way. That record of sensible development is one reason for the area's reputation as one of the best places to live in the entire USA. That reputation, and all the benefits it confers to all of us, can easily be exploded by a few bad development decisions.

I hope the Planning Commission will recommend that the County abide by its carefully developed long-term plans, and strongly recommend against the current density increase at The Ranch.

Sincerely,
Robert Keeley
17245 Elbert Road, Peyton

Kari Parsons

From: Carolyn <heartofgold1161@yahoo.com>
Sent: Sunday, July 14, 2019 8:04 PM
To: Kari Parsons
Subject: The Ranch

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Dear Ms. Parsons,

I am writing because I oppose the Ranch development as it has the following violations:

Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase

Violation of Black Forest Preservation Plan and Falcon/Peyton Plan

Inconsistency with surrounding development - urban density surrounded by rural density

Ignores rights and expectations of surrounding neighbors who expected lower densities

Produces significant strain on traffic, roads and congestion

Violates PUD principles - PUD not meant to increase density by multiple amounts.

Places financial burden on Falcon Fire Protection District for additional required capabilities

Thank you for your consideration.

Carolyn Durham
14475 Vessey Cir
Colorado Springs, CO. 80908

Kari Parsons

From: Linda Langlais <llang0821@hotmail.com>
Sent: Sunday, July 14, 2019 7:28 PM
To: Kari Parsons

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Dear Ms Parsons

I am writing to protest the propose new subdivision , the Ranch.

The Black Forest is a unique and beautiful area which which we are trying to preserve Many years ago the Black Forest preservation plan was Written to preserve the beauty of the area. The ranch is in direct violation of the black forest preservation planAnd a falcon/patent preservation plan. It is in violation of the zoning regulations. The request to change 2.5 acre to 1/5acre lot is a ten fold density increase. This is Inconsistency with surrounding development of urban density surrounded buy Rual ddvelopment. The development Ignores rights and expectations of surrounding neighbors who expected lower densities when they moved here. The traffic increase will Produce significant strain on traffic, roads and congestion
In addition the Ranch Violates PUD principles.”, as Pud is not meant to increase density by multiple amounts.

This development places significant financial burden on Falcon Fire Protection District for additional required capabilities

For the above reasons please do not approve the Ranch development plans.

Thank you linda langlais

719 495 4783

Sent from my iPhone

Kari Parsons

From: christieylacroix@aol.com
Sent: Sunday, July 14, 2019 7:18 PM
To: Kari Parsons
Subject: upholding the black forest preservation plan

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

This is an email stating that I am a voter who opposes the application from Classic Homes, for a sketch plan on The Ranch, a 2100-home urban development south of Stapleton and Raygor Road. Below are the following reasons I oppose this plan.

1. The Ranch is surrounded by parcels 5 acres or larger except for a small area of half-acre lots on the northeast corner. This area is zoned RR-2.5 for 2.5-acre lots and individual wells and septic. Placing an urban town of 2100 homes and 5000 people in the middle of these larger lots is totally inconsistent with the character of surrounding land uses. The zoning was set for a reason - to keep the character of the forest and surrounding areas consistent. Rather than caving in to developers you need to listen to your community.
2. To change from RR-2.5 zoning to a PUD with lots averaging 9000 sq ft is a 10-fold increase in density. Approval of this sketch plan makes a mockery of zoning. The purpose of a PUD is to give flexibility to a developer in the size of lots WITHIN THE EXISTING ZONING. The Black Forest Preservation Plan, page 77, Proposed Actions, 1. b, says, "Zone changes or variances resulting in densities which are inconsistent with the adopted Plan should be disapproved." The Falcon/Peyton Plan calls for a balanced mix of rural and urban uses for this section of their plan - this proposal does not achieve that. If you do not understand basic zoning laws and the reasons for them- maybe it is time to resign.
3. This proposal ignores the rights and expectations of surrounding residents who almost all have lots of 5 acres or larger. These residents believed that their elected officials would follow zoning regulations to protect the rural, open character of the land. Approval of this sketch plan tells them that zoning means nothing in land use planning. If you do not protect the right of the people who bought homes believing their values were based on certain zoning laws and you as the county planner ignore the pre-existing laws than the individuals of these communities should have the right to sue the county for loss of property value.
4. The water required for this development is largely water that has been granted by the state but very little proven capability has been shown in wells drilled and pipelines installed. The water provider (Sterling Ranch Metro District) has water rights (paper water) in several places in the Black Forest, but no proven water quantity (real water) or infrastructure to transport over half of that water. Paper water is useless. Water in this area is becoming endangered and thus development should be very limited and at a very high cost for the developer. If the developer endangers community water supplies the developer should be by law forced to dig new wells for members of the community who resided there before the new development.
5. Continuing to use non-renewable aquifer water for urban development is placing a huge strain on an already stressed Denver basin aquifer structure. This single development would use half as much water as the entire remainder of the Black Forest. Water providers all over northern El Paso County and beyond were told they had plenty of water yet all are searching for new sources. This practice must NOT continue. See above- why do the planners continually cave to the large developers? Are their kick backs we are not aware of- seeing these facts how can any human still agree with this development???

6. Urban development in the greater Colorado Springs area should focus on the Banning-Lewis area where renewable water is available through CSU and the SDS. The area of the Ranch should remain rural according to the Black Forest Preservation Plan and the Falcon/Peyton Plan.

7. The development of the Ranch would add 2100 homes to the Falcon Fire Protection District, yet the El Paso Board of County Commissioners refused several years ago to permit impact fees on new residential lots to fund new fire stations, equipment and staffing. That means that existing residents around the Ranch and in the greater Falcon Fire Protection District will pay for increased fire capabilities and possibly a new station and not the new residents of the Ranch. This dense, urban development is unfair to existing residents of the fire district. Maintaining the RR-2.5 zoning would permit only 150-200 homes, far less than the proposed 2100 and would have a much smaller impact on the fire district. Last year I voted for the levy to increase funds for fire dept- however I did not agree to pay even more so that a developer could get rich. If a developer wants to bring in homes and create a profit a percentage of that profit should be returned directly to the community to offset the costs to the local infrastructure- including roads, schools, and fire depts. By not doing so you are voting for the community to pay more so the developer can walk away with his profit having no responsibility for the community he developed. This is plain wrong.

I have consistently asked why the same county commissioners and city planners are still sitting in their office after elections. I do not care what party affiliation is behind your name on the ballot. I will only vote for those who hear the voices of the community and vote respectively.

Kari Parsons

From: F. Jackson Yonce <fjyonce@aol.com>
Sent: Sunday, July 14, 2019 7:14 PM
To: Kari Parsons
Subject: The Ranch Development

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hello Ms. Parsons,
I am a 20 year resident of Black Forest, and wish to express my great opposition to the approval of plans (as they have been submitted by Classic Homes) for The Ranch at Stapleton and Taygor Roads.

This development, with its urban, high density housing is not appropriate for this area. This development is in clear violation of the Black Forest Preservation Plan, which was adopted by the county. While it might serve the families that may eventually move into that development, it is inconsistent with the long established use of land in this area and a violation of the expectations of all those who live in this area.

Additionally, the strain this development would put on the area resources, including fire services and water, are untenable.

I trust the Planning Commission will heed to the existing zoning and preservation plans and not approve this. There are many other places in the greater Colorado Springs area that new families can live. There is a rapidly decreasing area for those that desire (and already live in) a rural setting. We must protect that.

Thank you.

Jack Yonce

Kari Parsons

From: John Matheson <jupiters.smile@gmail.com>
Sent: Sunday, July 14, 2019 7:09 PM
To: Kari Parsons
Subject: The Ranch Hearing

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Good morning Ms. Parsons,

I can not attend the hearing on Tuesday, but wish you and the Planning Commission to know that I am opposed to the plan proposed for The Ranch Development as it stands.

The density proposed for this area is so outrageously inconsistent with the Black Forest Preservation Plan that it is an insult to citizens living in the area right now. To ignore the will of existing community and to change the character of this corner of El Paso County is an over-reach of authority in favor of monied interests over those of the citizens who pay your salary and depend on you to represent them.

Do not allow this plan to move forward unless it is substantially modified. Follow PUD principles. Preserve the rural nature of the region and help us retain our quality of life.

Thank you for passing my sentiments on to the Commission,

John A. Matheson
11570 Greentree Road
Colorado Springs, CO 80908-4126
719-495-4383 Leave a voice message
719-510-6395 cell
jupiters.smile@gmail.com

~~~~~ ) ~~~~~ ( ~~~~~ ( ~~~~~

## Kari Parsons

---

**From:** Jean Forbes <jdtorrent@earthlink.net>  
**Sent:** Sunday, July 14, 2019 6:46 PM  
**To:** Kari Parsons  
**Subject:** Opposition to The Ranch Development

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

To: Kari Parsons

As a 22-year resident of Black Forest, I Strongly oppose the Ranch Development proposal. This proposal ignores the rights and expectations of surrounding residents who almost all have lots of 5 acres or larger. These residents believed that their elected officials would follow zoning regulations to protect the rural, open character of the land. Approval of this sketch plan tells them that zoning means nothing in land use planning. To change from RR-2.5 zoning to a PUD with lots averaging 9000 sq ft is a 10-fold increase in density. Approval of this sketch plan makes a mockery of zoning.

The development of the Ranch would add 2100 homes to the Falcon Fire Protection District, yet the El Paso Board of County Commissioners refused several years ago to permit impact fees on new residential lots to fund new fire stations, equipment and staffing. That means that existing residents around the Ranch and in the greater Falcon Fire Protection District will pay for increased fire capabilities and possibly a new station and not the new residents of the Ranch. This dense, urban development is unfair to existing residents of the fire district. Maintaining the RR-2.5 zoning would permit only 150-200 homes, far less than the proposed 2100 and would have a much smaller impact on the fire district.

In addition, the roads in Black forest are not equipped to handle the increase in traffic. Already, uncontrolled development is taking place along Volmer Road which is a 2-lane rural road. No road improvements have been made and the traffic congestion is increasing daily. The roads in Black Forest were not developed for high density housing, yet more and more housing developments are being forced into the Forest. Why are the developers not required, at a minimum, to widen roads to handle the increase in traffic BEFORE these developments are underway!

Please, will the El Paso County Planning Commission re-think the constant development of a beautiful, quiet area and respect the long-term plans for 5-acre and larger lots that the Black Forest plan put in place. Those of us who chose to live here had expectations that our way of life would be preserved and respected with the zoning laws that were put in place years ago.

Thank you,

Jean Forbes

## Kari Parsons

---

**From:** Leigh C <leighcanco@gmail.com>  
**Sent:** Sunday, July 14, 2019 6:28 PM  
**To:** Kari Parsons  
**Subject:** Classic Homes application

**CAUTION:** This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

---

Dear Ms. Parsons,

I am writing to express my strong opposition to the proposed development from Classic Homes called "The Ranch" for the following reasons:

My husband and I used to live in Springs Ranch in town off of Powers and Constitution. We bought our 5-acre lot in Black Forest in 1998 because Powers was expanding quickly and along with that, came increased traffic/criminal activity/city living. We had just moved from Los Angeles to move away from these same issues. In 2003, we broke ground on our lot and have lived in Black Forest with our two daughters since. We have observed as Black Forest and the surrounding areas have expanded quickly and that disappoints us because the same issues are cropping up. We realize that development is inevitable but Black Forest has such a unique quality about it and part of that is being rural. Please preserve what we bought into for us and for our future generations. We are active members of the community but are seriously considering a move out of Black Forest and Colorado because of the loss of that rural feeling. We don't agree with "The Ranch" development for the following reasons:

- Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots would create city living versus rural country living
  
- Ignores the rights and expectations of surrounding neighbors who expected lower densities
  
- Places additional strain on non-renewable groundwater from Denver Basin; we are worried that we will either run out of water or have to drill another well which would not be in our budget
  
- Places financial burden on Falcon Fire Protection District for additional required capabilities. The Black Forest Fire in 2013 strained the Falcon Fire Dept already. Increased growth would create even more of a burden

- We are already seeing increased traffic, along with, aggressive driving in the Black Forest area from all the development around us. Denser housing will make this problem worse.

Please vote "No" on "The Ranch" development and preserve the Black Forest as a rural area where we can enjoy nature and family living.

Sincerely,

Leigh, Art, Kiani, Kyra & Max Candelas  
12803 Fulford Court, Black Forest 80908

## Kari Parsons

---

**From:** Bill Manning <mntman123@comcast.net>  
**Sent:** Sunday, July 14, 2019 6:21 PM  
**To:** Kari Parsons  
**Subject:** Opposition to The Ranch

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Hello Ms. Parsons,

I am writing you today to voice my strong opposition to the development known as "The Ranch". I would like you to forward my concerns on to the Planning Commission members prior to their meeting next Tuesday. My specific objections include:

- The Ranch violates zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots (this is a 10-fold density increase!);
- The Ranch violates the Black Forest Preservation Plan and Falcon/Peyton Plan;
- Inconsistency with surrounding development – specifically an urban density surrounded by rural density;
- The Ranch ignores rights and expectations of surrounding neighbors who expected lower densities;
- The Ranch produces significant strain on traffic, roads and congestion;
- The Ranch violates PUD principles (PUD is not meant to increase density by multiple amounts);
- The Ranch places financial burden on Falcon Fire Protection District for additional required capabilities.

I appreciate your service to the community day in and day out. Please support me in passing this on to the Planning Commission members.

Bill Manning  
19530 Soaring Wing Drive  
Colorado Springs, CO 80908  
719.481.9143 – Hm  
719.505.4629 -Cell  
[mntman123@comcast.net](mailto:mntman123@comcast.net)



## Kari Parsons

---

**From:** Ray Chamberland <ray@chamberlandlaw.com>  
**Sent:** Sunday, July 14, 2019 6:11 PM  
**To:** Kari Parsons  
**Cc:** chamberland mary  
**Subject:** Opposition to "The Ranch"

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Ms Parsons,

I understand you are compiling responses regarding the Ranch and their plans for the benefit of the Commissioners' Tuesday meeting. If you would be so kind as to ensure the Commissioners receives my response it would be greatly appreciated. I am strongly against the proposal by The Ranch. Our property is on the West side of Tomahawk trail, and we will be directly affected by this development as our property abuts the proposed development. When we purchased our property in 2005, we were assured that the 1500 acres between our home and Volmer Rd was zoned for 5 and 10 acre properties. As my neighborhood is 5 acre parcels, this was reasonable.

I understand the Commission later authorized the Ranch to develop 2.5 acre parcels. While this was upsetting, we decided this would not unreasonably impose on our quiet enjoyment of our property. I understand The Ranch is now requesting permission to dense pack the area. This is totally unacceptable and if allowed to proceed will destroy the character of this area. We moved out here to be away from city life and overcrowded neighborhoods, not to have the city come to us.

I ask the Commissioners to please stand unanimously in opposition to this proposal. The developers are not the only people the Commission should take into consideration. The hundreds of people who will be adversely impacted should also be considered. The Black Forest preservation plan should also be considered. The adverse impact on the wildlife in this area should also be considered.

I understand we must all recognize that owners of property are entitled to consideration, but it appears the only owners whose voices are heard are those of the developers. Please consider those of us who still have to travel into the heart of the city. When we first moved here, that drive took about 35-37 minutes whether I took Marksheffel Rd, Powers Blvd., Union Blvd., or I-25. This drive time is now about 55 minutes during heavy traffic periods in the mornings and evenings. If the Commission continues to allow dense packing in our area, this will soon exceed an hour.

There is certainly enough space in other projects for whatever additional housing is needed, such that you do not need to allow developers to destroy this beautiful area that leads to the Black Forest.

As horse owners, we are also concerned about the Commissioners allowing dense packing right up to our land. My wife and her friends have enjoyed the quiet of this area during trail rides. We are fearful, if dense packing is allowed that this pleasure will be taken from us. We've done nothing to deserve this treatment.

Please put this area ahead of the burning need to develop every inch of the property along Vollmer Rd., and give a resounding "NO" to the proposal by The Ranch to dense pack this beautiful, quiet area.

Thank You

Ray

Ray Chamberland  
Attorney at Law  
525 E. Fountain Blvd, Suite 120  
Colorado Springs, CO 80903  
719-527-3999  
FAX 719-527-3371  
[ray@chamberlandlaw.com](mailto:ray@chamberlandlaw.com)

CONFIDENTIALITY NOTICE: This e-mail and any attached files contain information belonging to the sender and recipient listed above that may be confidential and/or legally privileged by the attorney-client privilege or the work product doctrine. This information is intended only for the use of the person to whom the e-mail was sent as listed above. If you are not the intended recipient, any disclosure, copying, distribution, or action taken in reliance on the contents of the information contained in this e-mail is strictly prohibited. If you have received this e-mail in error, please reply to [ray@chamberlandlaw.com](mailto:ray@chamberlandlaw.com) to give notice of the error, and delete this message from your computer and network system. Thank you.

CIRCULAR 230 DISCLOSURE: This written advice is not intended or written to be used, and it cannot be used by any taxpayer, for the purpose of avoiding penalties that may be imposed under the Internal Revenue Code or promoting, marketing or recommending to another party any transaction or matter addressed herein.

## Kari Parsons

---

**From:** Christopher Whitney <chris.whitney7090@gmail.com>  
**Sent:** Sunday, July 14, 2019 6:09 PM  
**To:** Kari Parsons  
**Subject:** Fwd: The Ranch Proposed Development

**CAUTION:** This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

---

Begin forwarded message:

**From:** Christopher Whitney <[chris.whitney7090@gmail.com](mailto:chris.whitney7090@gmail.com)>  
**Subject:** **The Ranch Proposed Development**  
**Date:** July 14, 2019 6:05:30 PM MDT  
**To:** [Kariparsons@elpasoco.com](mailto:Kariparsons@elpasoco.com)

Dear Ms. Parsons,

I am writing to express my opposition to The Ranch development as reflected in the sketch plan to be considered by the Planning Commission on Tuesday, July 16, 2019. I am a resident of the Black Forest, and while I have great respect for Classic Homes, which is building a 200+ lot development across the road from my property which I did not oppose, I am unalterably opposed to The Ranch.

When all is said and done, zoning regulations and norms must count for something or there is no point having them. People rely on them, and they are encouraged to do so - and purportedly required to do so - by the County. If developed as proposed, The Ranch would render zoning meaningless and a sham. There are enough shams around; zoning should not be one of them.

My principal objections to The Ranch as proposed are:

- o It contemplates a ten-fold increase in density over the existing zoning.
- o It distorts and misuses the principles that govern PUD designation. PUD is not intended to blow up zoning; it is intended to give developers some flexibility to size lots consistent with existing zoning. The Ranch would use it to fundamentally change existing zoning. That is not what the law intends, and it is not what responsible county planners should countenance. Why have laws and plans if they can so easily be ignored?
- o It is inconsistent with surrounding development. The Ranch would drop a high density development into the middle of an area consisting of rural density. Why? What is the justification?

- o It ignores the reasonable rights and expectations of surrounding neighbors.
- o It would place a significant strain on infrastructure - roads, traffic, etc.
- o It would place an intolerable burden on the Falcon Fire Protection District.
- o It directly violates the Black Forest Preservation Plan and Falcon/Peyton Plan.

I would appreciate it if you would provide the Planning Commission with this email.

Thank you,  
Christopher Whitney

Christopher Whitney  
16485 Black Forest Road  
Colorado Springs, CO 80908  
(719) 641-0610  
[chris.whitney7090@gmail.com](mailto:chris.whitney7090@gmail.com)

## Kari Parsons

---

**From:** Philip Hosmer <timber755@msn.com>  
**Sent:** Sunday, July 14, 2019 6:07 PM  
**To:** Kari Parsons  
**Subject:** Sketch Plan for "The Ranch" Development

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

To El Paso County Planning Commission Members

As a rural El Paso County resident living in the Black Forest, I find the proposal by "The Ranch" developers to be very offensive and not supportable for a County Planning Commission to approve in good faith based upon the following reasons:

There is no valid reason for the proposed densities of 1/5 acre lots to be injected into a 2.5 acre zoning area and neighborhood. It is a 10-fold density increase.

The proposal is an incursion of urban density into an established rural density

The proposal is a blow to the rural atmosphere expected by existing neighbors.

The urban density will put a significant strain on the current rural traffic experience and, on road maintenance and will create urban style congestion.

The high urban density will place a financial burden on the Falcon Fire Protection District and impose unusual stresses on the volunteer forces.

I urge you to disapprove the developer's Sketch Plan proposal.

Philip Hosmer  
11755 Timberlane Court  
Black Forest, CO 80908

## Kari Parsons

---

**From:** Christopher Whitney <chris.whitney7090@gmail.com>  
**Sent:** Sunday, July 14, 2019 6:09 PM  
**To:** Kari Parsons  
**Subject:** Fwd: The Ranch Proposed Development

**CAUTION:** This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

---

Begin forwarded message:

**From:** Christopher Whitney <[chris.whitney7090@gmail.com](mailto:chris.whitney7090@gmail.com)>  
**Subject:** The Ranch Proposed Development  
**Date:** July 14, 2019 6:05:30 PM MDT  
**To:** [Kariparsons@elpasoco.com](mailto:Kariparsons@elpasoco.com)

Dear Ms. Parsons,

I am writing to express my opposition to The Ranch development as reflected in the sketch plan to be considered by the Planning Commission on Tuesday, July 16, 2019. I am a resident of the Black Forest, and while I have great respect for Classic Homes, which is building a 200+ lot development across the road from my property which I did not oppose, I am unalterably opposed to The Ranch.

When all is said and done, zoning regulations and norms must count for something or there is no point having them. People rely on them, and they are encouraged to do so - and purportedly required to do so - by the County. If developed as proposed, The Ranch would render zoning meaningless and a sham. There are enough shams around; zoning should not be one of them.

My principal objections to The Ranch as proposed are:

- o It contemplates a ten-fold increase in density over the existing zoning.
- o It distorts and misuses the principles that govern PUD designation. PUD is not intended to blow up zoning; it is intended to give developers some flexibility to size lots consistent with existing zoning. The Ranch would use it to fundamentally change existing zoning. That is not what the law intends, and it is not what responsible county planners should countenance. Why have laws and plans if they can so easily be ignored?
- o It is inconsistent with surrounding development. The Ranch would drop a high density development into the middle of an area consisting of rural density. Why? What is the justification?

- o It ignores the reasonable rights and expectations of surrounding neighbors.
- o It would place a significant strain on infrastructure - roads, traffic, etc.
- o It would place an intolerable burden on the Falcon Fire Protection District.
- o It directly violates the Black Forest Preservation Plan and Falcon/Peyton Plan.

I would appreciate it if you would provide the Planning Commission with this email.

Thank you,  
Christopher Whitney

Christopher Whitney  
16485 Black Forest Road  
Colorado Springs, CO 80908  
(719) 641-0610  
[chris.whitney7090@gmail.com](mailto:chris.whitney7090@gmail.com)

## Kari Parsons

---

**From:** Serio, Kathrine <kathrine.serio@dxc.com>  
**Sent:** Sunday, July 14, 2019 5:50 PM  
**To:** Kari Parsons  
**Subject:** The Ranch Development violates zoning regulations

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Hi Kari,

I wanted to send you an email regarding the latest development in my area – The Ranch. To be honest, I'm quit discouraged with all the developments along Vollmer in last 4 years. But, I'll still send this email and attend the meeting on Tuesday. I'm hoping you can make a difference.

I live off of Raygor. I have lived here for 23 years and recently underwent a renovation/addition to our home. I was going to be our forever home, but the recent zoning changes have been unexpected and very aggravating. I'm sure my concerns are the same as most, but I want you to know I'm one more.

I would be happy if the space was never developed, but I know that isn't realistic. We expected the zoning to be 2.5 acre lots. Any increase over that causes concerns with the water and the traffic and the noise and the crime and the attitude. It also lowers the value of my home.

Why does the zoning have to be changed? What is the benefit for it to change – other than the money for the developer?

Why doesn't the developer have to pay for the strain on the traffic, roads, and police/sheriff coverage? A perfect example of this is the recent widening of Vollmer just in front of the development itself. It makes me so mad that the developer only has to widen that 300 ft area, what about the rest of Vollmer? What about Woodmen? Have you drove on Woodmen in the mornings or evenings? The developers are getting off scot free.

Does the county have a plan for the type of environment 1/5 acre lots will bring to the area? At the very least they should be 1 acres to allow for some space and for the new house to enjoy the country, not some tiny lot with plastic fences. It seems like the west side of Black Forest Road is getting some nice developments with large lots and lots of open space while the East side of Vollmer is getting the trash. Why is there a difference?

It seems to me The Ranch development plan is in violation of currently zoning.

Thank you,  
Kathrine Serio

I haven't written you an email before and I hope this helps. I have sent other emails to the

DXC Technology Company - Headquarters: 1775 Tysons Boulevard, Tysons, Virginia 22102, USA.



DXC Technology Company -- This message is transmitted to you by or on behalf of DXC Technology Company or one of its affiliates. It is intended exclusively for the addressee. The substance of this message, along with any attachments, may contain proprietary, confidential or privileged information or information that is otherwise legally exempt from disclosure. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient of this message, you are not authorized to read, print, retain, copy or disseminate any part of this message. If you have received this message in error, please destroy and delete all copies and notify the sender by return e-mail. Regardless of content, this e-mail shall not operate to bind DXC Technology Company or any of its affiliates to any order or other contract unless pursuant to explicit written agreement or government initiative expressly permitting the use of e-mail for such purpose. --.

## Kari Parsons

---

**From:** Casey Bradley Gent personal <snowshoecbg@aol.com>  
**Sent:** Sunday, July 14, 2019 5:32 PM  
**To:** Kari Parsons  
**Subject:** OPPOSITION th The Ranch

**CAUTION:** This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

---

Casey Bradley Gent  
2725 Stagecoach rd.  
Colorado Springs, CO 80921

July 11, 2019

Dear Ms. Parsons,

Thank you for taking time to read my letter of opposition to The Ranch.

I am a black forest native. There is, in place, both a Black Forest Preservation plan and a Peyton/Falcon Preservation plan.

As a land owner on Stage Coach Road, I believe the preservation plans exist to protect the quality of life for existing residents in the forest.

The Ranch is asking for zoning changes, that go AGAINST existing regulations and plans, in order to create smaller lots. Please vote against this proposal.

The Ranch is also seeking Urban density within existing Rural density, which is a contradiction for the existing residents of the forest.

Please protect the rights of those of us who choose to live in a less populated area by voting against The Ranch and its attempt to ignore existing zoning and population measures.

Truly,  
CASEY B. GENT

Sent from my Verizon ASUS Smartphone

## Kari Parsons

---

**From:** Bev Giltner <realsales.bev@gmail.com>  
**Sent:** Sunday, July 14, 2019 4:06 PM  
**To:** Kari Parsons  
**Subject:** The Ranch

**CAUTION:** This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

---

An increase in density of 10 times existing zoning is a sham and leaves no room for respect of current zoning codes. Why should anyone care what current zoning is when we know with enough clout and money it can be changed in a heartbeat. You will have your meeting and I am sure after all is said and done, Classic will get their way because they have the BIG BUCKS and that is all that counts anymore. We are ruining Colorado and the Colorado lifestyle with all this ridiculous high-density zoning in areas where it has always been planned as rural communities.



**B e v G i l t n e r , S R E S**  
**B r o k e r A s s o c i a t e**  
**719 360 8873 Cell**  
**719 634-8761 Office**  
**realsales.bev@gmail.com**

## Kari Parsons

---

**From:** Barbara Collins <bwcollins75@msn.com>  
**Sent:** Sunday, July 14, 2019 3:49 PM  
**To:** Kari Parsons  
**Subject:** Planning Commission hearing on Tuesday

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Ms. Parsons,

I am very much opposed to the "The Ranch" development for the reasons listed below:

Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase

Violation of Black Forest Preservation Plan and Falcon/Peyton Plan

Inconsistency with surrounding development - urban density surrounded by rural density

Ignores rights and expectations of surrounding neighbors who expected lower densities

Produces significant strain on traffic, roads and congestion

Violates PUD principles - PUD not meant to increase density by multiple amounts.

Places financial burden on Falcon Fire Protection District for additional required capabilities

**WATER!!** If all this development density continues, NONE of us will have water. It just can't keep going on without hitting the bottom of the well.

I am in great expectation that the Planning Commission will use common sense, not disregard zoning and plan violations and not put the current residents in any vulnerable circumstance by drying up any aquifers—and will make the right decision to put undue strain on all the above areas and points made.

Thank you very much,

Barbara Collins  
3155 Stagecoach Rd, 80921

## Kari Parsons

---

**From:** Pat Francomano <francosr@yahoo.com>  
**Sent:** Sunday, July 14, 2019 2:42 PM  
**To:** Kari Parsons  
**Subject:** The Ranch development

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Dear Kari Parsons,

I have lived in Black Forest for forty years. Over this time, and particularly in more recent years, I have seen the Black Forest Preservation Plan effectively ignored. This has been especially egregious with regard to densities. In the case of The Ranch development, the proposed change from RR-2.25 to a PUD of 2100 units is a huge, unconscionable ten-fold increase in density. And if this isn't bad enough, there is the added burden on fire protection, the cost of which going to existing residents.

Not only does The Ranch proposal destroy the historical character of the Black Forest, it appears to me to be downright inconsiderate of current Black Forest residents and is irresponsible. I oppose The Ranch development going forward.

Respectfully,

Pat Francomano  
17460 Walden Way  
Black Forest, CO 80908  
719-488 3679

## Kari Parsons

---

**From:** Barbara Matheson <barb0518@gmail.com>  
**Sent:** Sunday, July 14, 2019 2:05 PM  
**To:** Kari Parsons  
**Subject:** Opposition to The Ranch Development

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Dear Ms. Parsons,

It's my understanding that on Tuesday the El Paso County Planning Commission will be reviewing a sketch plan by Classic Homes for a 2100-home urban development south of Stapleton and Raygor Roads. As a long-time resident of the Black Forest (39 years), I am appalled at the ongoing development of property surrounding the Black Forest and the impact this development has on my quality of life and those of my neighbors.

The increased traffic and general congestion alone make this type of development extremely undesirable, let alone ignoring the expectations of surrounding residents who almost all have lots of 5 acres or larger. These residents believed that their elected officials would follow zoning regulations to protect the rural, open character of the land. Approval of this sketch plan tells them that zoning means nothing in land use planning.

In this day and age of government ignoring the rights of individual citizens in favor of the desire of big business, it would be refreshing to see the Planning Commission take a stance in favor the citizens over developers who, let's face it, have only a profit motive driving their request.

Sincerely,  
Barbara Matheson  
Black Forest Resident

To whom it may concern,

We are in opposition to the rezoning of "The Ranch".

However, we are in complete agreement with allowing emergency access only on FMB. According to the Federal Highway Administration an average household average 9.5 car trip per day. When we bought our home, the property was zoned for RR35. If the entire property was developed as it was zoned it would have been 17 homes, rezoned at RR2.5 it exponentially increased the number of homes to 244 which means 2318 car trips per day. If it is rezoned to allow 2100+ homes the amount of traffic just on Falcon Meadows from just this subdivision will be close to 19950 car trips per day. This does not account for all of the high density neighborhoods to the north that will also use this road. We bought with the knowledge that an additional 17 homes would probably be using the small, rural, neighborhood road- Falcon Meadows. Opening up Falcon Meadows will decimate our property values and ruin our quality of life. Nobody wants to live in a rural neighborhood fronting a highway. We bought with the expectation that zoning would be respected and adhered to. Since it hasn't been and high density housing has been allowed it has changed the character of the area. The change to go with this should be keeping Falcon Meadows from connecting and becoming a highway. The construction traffic should be confined to Stapleton road and not be allowed to use the small chip and seal rural residential road Falcon Meadows.

We are also very concerned about the aquifers that will be supplying the high density housing. Those of us on private wells have no options when the aquifers are depleted.

To approve the rezoning to HUD will increase light pollution, trash, noise and crime that comes with city like density. Also we are very worried about flooding from the area to the north from runoff and changing the natural drainage of the area. To this end please consider requiring quality site lighting design to reduce excessive light levels, light trespass and glare. Lighting should reflect a balance for lighting needs with the surrounding nighttime characteristics of our community.

We also think that appropriate buffers between the rural acreage homes and the high density homes should be implemented to help with the transition between rural and urban density.

Sincerely,

John and Jeannie Seetch

8265 Falcon Meadow Blvd

To whom it may concern,

We are in opposition to the rezoning of "The Ranch".

However, we are in complete agreement with allowing emergency access only on FMB. According to the Federal Highway Administration an average household average 9.5 car trip per day. When we bought our home, the property was zoned for RR35. If the entire property was developed as it was zoned it would have been 17 homes, rezoned at RR2.5 it exponentially increased the number of homes to 244 which means 2318 car trips per day. If it is rezoned to allow 2100+ homes the amount of traffic just on Falcon Meadows from just this subdivision will be close to 19950 car trips per day. This does not account for all of the high density neighborhoods to the north that will also use this road. We bought with the knowledge that an additional 17 homes would probably be using the small, rural, neighborhood road- Falcon Meadows. Opening up Falcon Meadows will decimate our property values and ruin our quality of life. Nobody wants to live in a rural neighborhood fronting a highway. We bought with the expectation that zoning would be respected and adhered to. Since it hasn't been and high density housing has been allowed it has changed the character of the area. The change to go with this should be keeping Falcon Meadows from connecting and becoming a highway. The construction traffic should be confined to Stapleton road and not be allowed to use the small chip and seal rural residential road Falcon Meadows.

We are also very concerned about the aquifers that will be supplying the high density housing. Those of us on private wells have no options when the aquifers are depleted.

To approve the rezoning to HUD will increase light pollution, trash, noise and crime that comes with city like density. Also we are very worried about flooding from the area to the north from runoff and changing the natural drainage of the area. To this end please consider requiring quality site lighting design to reduce excessive light levels, light trespass and glare. Lighting should reflect a balance for lighting needs with the surrounding nighttime characteristics of our community.

We also think that appropriate buffers between the rural acreage homes and the high density homes should be implemented to help with the transition between rural and urban density.

Sincerely,

John and Jeannie Seetch

8265 Falcon Meadow Blvd



## Kari Parsons

---

**From:** Melanie Hohag <lonniegail@gmail.com>  
**Sent:** Sunday, July 14, 2019 12:30 PM  
**To:** Kari Parsons  
**Subject:** The Ranch

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

As a 29-years-and-counting-resident of Black Forest, I am opposed to this development being given a green light! I live on the other side of Black Forest Road, and am therefore nearer to the crushing effects of the Cordera development. The lack of reasonable interface is outrageous and truly detrimental to the habitat of this part of Black Forest.

Going forward with The Ranch leads me to believe zoning is utterly useless. Water usage and availability is an extreme concern. Please take into account my opposition, as Black Forest experiences an aggressive squeezing from nearly all sides.

Thank you.

Melanie Hohag

## Kari Parsons

---

**From:** Craig Dossey  
**Sent:** Sunday, July 14, 2019 11:33 AM  
**To:** Kari Parsons  
**Subject:** Fwd: Oppose "The Ranch"

Craig Dossey  
Executive Director  
El Paso County Planning and Community Development Department  
2880 International Circle  
Colorado Springs, CO  
80910  
(719) 520-6300 (main)  
(719) 520-7941 (direct)  
Sent from my iPhone

Begin forwarded message:

**From:** Holly Williams <[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)>  
**Date:** July 14, 2019 at 11:25:41 AM MDT  
**To:** Craig Dossey <[craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)>  
**Subject:** Fwd: Oppose "The Ranch"

Sent from my iPhone

Commissioner Holly Williams  
719-374-0856

Begin forwarded message:

**From:** Steven Cutter <[sandbcutter@aol.com](mailto:sandbcutter@aol.com)>  
**Date:** July 12, 2019 at 9:20:02 AM PDT  
**To:** "[kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com)" <[kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com)>  
**Cc:** "[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)" <[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)>  
**Subject:** Oppose "The Ranch"

**CAUTION:** This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

---

As a long term resident of Black Forest I urge you to oppose the proposed development known as "The Ranch" for the following reasons:

1. The Ranch is surrounded by parcels 5 acres or larger except for a small area of half-acre lots on the northeast corner. This area is zoned RR-2.5 for 2.5-acre lots and individual wells and septic systems. Placing an urban town of 2100 homes and 5000 people in the middle of these larger lots is totally inconsistent with the character of surrounding land uses.

2. To change from RR-2.5 zoning to a PUD with lots averaging 9000 sq. Ft. is a 10-fold increase in density. Approval of this sketch plan makes a mockery of zoning. The purpose of a PUD is to give flexibility to a developer in the size of lots WITHIN THE EXISTING ZONING. The Black Forest Preservation Plan, page 77, Proposed Actions, 1. b, says, "**Zone changes or variances resulting in densities which are inconsistent with the adopted Plan should be disapproved.**" The Falcon/Peyton Plan calls for a balanced mix of rural and urban uses for this section of their plan - this proposal does not achieve that.

3. **This proposal ignores the rights and expectations of surrounding residents who almost all have lots of 5 acres or larger.** These residents believed that their elected officials would follow zoning regulations to protect the rural, open character of the land. Approval of this sketch plan tells them that zoning means nothing in land use planning.

4. **Continuing to use non-renewable aquifer water for urban development is placing a huge strain on an already stressed Denver basin aquifer structure.** This single development would use half as much water as the entire remainder of the Black Forest. Water providers all over northern El Paso County and beyond were told they had plenty of water yet all are searching for new sources. This practice must **NOT** continue.

5. Urban development in the greater Colorado Springs area should focus on the Banning-Lewis area where renewable water is available through CSU and the SDS. The area of the Ranch should remain rural according to the Black Forest Preservation Plan and the Falcon/Peyton Plan.

6. The development of the Ranch would add 2100 homes to the Falcon Fire Protection District, yet the El Paso Board of County Commissioners refused several years ago to permit impact fees on new residential lots to fund new fire stations, equipment and staffing. That means that existing residents around the Ranch and in the greater Falcon Fire Protection District will pay for increased fire capabilities and possibly a new station and not the new residents of the Ranch. **This dense, urban development is unfair to existing residents of the fire district. Maintaining the RR-2.5 zoning would permit only 150-200 homes, far less than the proposed 2100 and would have a much smaller impact on the fire district.**

*Steven F. Cutter*

6395 Highline Place, 80908

## Kari Parsons

---

**From:** Karen Ulen <karenulen@gmail.com>  
**Sent:** Sunday, July 14, 2019 11:26 AM  
**To:** Kari Parsons  
**Subject:** The Ranch

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Ms Parsons-

As a long time El Paso County resident, I just wanted to add my voice to concerns about the proposed "The Ranch" development which is a discussion item on your Tuesday agenda. It is just incredulous to me that you would even consider the increased density (5 houses per acre vs the zoned 2.5 acres per home) that the developers are proposing. An increase of this magnitude just cannot be reconciled with the history of hard work and planning done by your office and others to keep consistency in the urban development of this county.

Thank you,  
Karen Ulen

Sent from my iPad

## Kari Parsons

---

**From:** Cheryl <cheryl@graydons.com>  
**Sent:** Sunday, July 14, 2019 11:06 AM  
**To:** Kari Parsons  
**Cc:** Cheryl  
**Subject:** Classic Homes Development Hearing

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hi Kari,

As a voter in Black Forest, I am writing to ask that you vote to deny Classic Homes' sketch plan of The Ranch and their request for rezoning from RR2.5 to a PUD with lots of about 9000 square feet.

I make this request for the following reasons:

The nature of this type of density in the Black Forest is not in keeping with the rural nature of Black Forest, which is a primary reason we choose to live here. The Black Forest Preservation Plan was developed and continues to be reviewed by local citizens to insure that this type of zoning is not allowed within the plan boundaries, which this proposal is in. Please deny their request.

There are issues with the real availability of water whether from wells or from another water provider. With the density the developers of the sketch plan want would use substantially more water than the average family of the Forest. Please deny their request.

The infrastructure and funding of Falcon Fire and school district 49 is grossly insufficient to protect and educate people in a development as dense as that the developer is requesting. Please deny their request.

Thanks for considering these points as you make your decision on how to vote.

Cheryl Graydon

## Kari Parsons

---

**From:** Bill Kasper <BKas1945@msn.com>  
**Sent:** Sunday, July 14, 2019 10:58 AM  
**To:** Kari Parsons  
**Subject:** The Ranch

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Ms. Kari Parsons,  
Please forward my opposition to Planning Commission members.

The Ranch proposal:

Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase;

Violation of Black Forest Preservation Plan and Falcon/Peyton Plan;

Inconsistency with surrounding development - urban density surrounded by rural density;

Ignores rights and expectations of surrounding neighbors who expected lower densities;

Produces significant strain on traffic, roads and congestion;

Violates PUD principles - PUD not meant to increase density by multiple amounts;.

Places financial burden on Falcon Fire Protection District for additional required capabilities.

What about water? Where are they getting water?

Bill Kasper  
19840 Elk Creek Dr. E.  
Black Forest  
Colorado Springs, Colorado 80908  
H-719.495.9867  
E-mail: [bkas1945@msn.com](mailto:bkas1945@msn.com)

## Kari Parsons

---

**From:** Gary Stone <streetrodgary@gmail.com>  
**Sent:** Sunday, July 14, 2019 10:01 AM  
**To:** Kari Parsons  
**Subject:** Opposition to the Ranch Development

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

We oppose the Ranch Development for the following reasons:

1. The Ranch is surrounded by parcels 5 acres or larger except for a small area of half-acre lots on the northeast corner. This area is zoned RR-2.5 for 2.5-acre lots and individual wells and septics. Placing an urban town of 2100 homes and 5000 people in the middle of these larger lots is totally inconsistent with the character of surrounding land uses.
2. To change from RR-2.5 zoning to a PUD with lots averaging 9000 sq ft is a 10-fold increase in density. Approval of this sketch plan makes a mockery of zoning. The purpose of a PUD is to give flexibility to a developer in the size of lots WITHIN THE EXISTING ZONING. The Black Forest Preservation Plan, page 77, Proposed Actions, 1. b, says, "Zone changes or variances resulting in densities which are inconsistent with the adopted Plan should be disapproved." The Falcon/Peyton Plan calls for a balanced mix of rural and urban uses for this section of their plan - this proposal does not achieve that.
3. This proposal ignores the rights and expectations of surrounding residents who almost all have lots of 5 acres or larger. These residents believed that their elected officials would follow zoning regulations to protect the rural, open character of the land. Approval of this sketch plan tells them that zoning means nothing in land use planning.
4. The water required for this development is largely water that has been granted by the state but very little proven capability has been shown in wells drilled and pipelines installed. The water provider (Sterling Ranch Metro District) has water rights (paper water) in several places in the Black Forest, but no proven water quantity (real water) or infrastructure to transport over half of that water.
5. Continuing to use non-renewable aquifer water for urban development is placing a huge strain on an already stressed Denver basin aquifer structure. This single development would use half as much water as the entire remainder of the Black Forest. Water providers all over northern El Paso County and beyond were told they had plenty of water yet all are searching for new sources. This practice must NOT continue.
6. Urban development in the greater Colorado Springs area should focus on the Banning-Lewis area where renewable water is available through CSU and the SDS. The area of the Ranch should remain rural according to the Black Forest Preservation Plan and the Falcon/Peyton Plan.
7. The development of the Ranch would add 2100 homes to the Falcon Fire Protection District, yet the El Paso Board of County Commissioners refused several years ago to permit impact fees on new residential lots to fund new fire stations, equipment and staffing. That means that existing residents around the Ranch and in the greater Falcon Fire Protection District will pay for increased fire capabilities and possibly a new station and not the new residents of the Ranch. This dense, urban development is unfair to existing residents of the fire district.

Maintaining the RR-2.5 zoning would permit only 150-200 homes, far less than the proposed 2100 and would have a much smaller impact on the fire district.



## Kari Parsons

---

**From:** Freddie Stone <blackforestfreddie@gmail.com>  
**Sent:** Sunday, July 14, 2019 10:00 AM  
**To:** Kari Parsons  
**Subject:** Opposition to the Ranch Development

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

We oppose the Ranch Development for the following reasons:

1. The Ranch is surrounded by parcels 5 acres or larger except for a small area of half-acre lots on the northeast corner. This area is zoned RR-2.5 for 2.5-acre lots and individual wells and septic. Placing an urban town of 2100 homes and 5000 people in the middle of these larger lots is totally inconsistent with the character of surrounding land uses.
2. To change from RR-2.5 zoning to a PUD with lots averaging 9000 sq ft is a 10-fold increase in density. Approval of this sketch plan makes a mockery of zoning. The purpose of a PUD is to give flexibility to a developer in the size of lots WITHIN THE EXISTING ZONING. The Black Forest Preservation Plan, page 77, Proposed Actions, 1. b, says, "Zone changes or variances resulting in densities which are inconsistent with the adopted Plan should be disapproved." The Falcon/Peyton Plan calls for a balanced mix of rural and urban uses for this section of their plan - this proposal does not achieve that.
3. This proposal ignores the rights and expectations of surrounding residents who almost all have lots of 5 acres or larger. These residents believed that their elected officials would follow zoning regulations to protect the rural, open character of the land. Approval of this sketch plan tells them that zoning means nothing in land use planning.
4. The water required for this development is largely water that has been granted by the state but very little proven capability has been shown in wells drilled and pipelines installed. The water provider (Sterling Ranch Metro District) has water rights (paper water) in several places in the Black Forest, but no proven water quantity (real water) or infrastructure to transport over half of that water.
5. Continuing to use non-renewable aquifer water for urban development is placing a huge strain on an already stressed Denver basin aquifer structure. This single development would use half as much water as the entire remainder of the Black Forest. Water providers all over northern El Paso County and beyond were told they had plenty of water yet all are searching for new sources. This practice must NOT continue.
6. Urban development in the greater Colorado Springs area should focus on the Banning-Lewis area where renewable water is available through CSU and the SDS. The area of the Ranch should remain rural according to the Black Forest Preservation Plan and the Falcon/Peyton Plan.
7. The development of the Ranch would add 2100 homes to the Falcon Fire Protection District, yet the El Paso Board of County Commissioners refused several years ago to permit impact fees on new residential lots to fund new fire stations, equipment and staffing. That means that existing residents around the Ranch and in the greater Falcon Fire Protection District will pay for increased fire capabilities and possibly a new station and not the new residents of the Ranch. This dense, urban development is unfair to existing residents of the fire district.

Maintaining the RR-2.5 zoning would permit only 150-200 homes, far less than the proposed 2100 and would have a much smaller impact on the fire district.

Freddie Stone

## Kari Parsons

---

**From:** Chadwick McKellar <wonderlandranch@yahoo.com>  
**Sent:** Sunday, July 14, 2019 9:55 AM  
**To:** Kari Parsons  
**Subject:** The Ranch

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Dear Kari,

Please respect the preservation plan we have already in place in Black Forest. No one here wants this kind of development anywhere near to our precious forest resource. This is NOT the city!! It is a beautiful community we all wish to preserve. Please help us do that. Most county commissioners have not even been out here to see the beauty we have. Please vote against this over crowded densely populated development , we beg you.

Chadwick McKellar

Lived in Black Forest for 32 years!

## Kari Parsons

---

**From:** hendryj@q.com  
**Sent:** Sunday, July 14, 2019 9:23 AM  
**To:** Kari Parsons  
**Subject:** Zoning ..The Ranch

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase....not acceptable!  
My husband is hoping to be at the meeting Tuesday.

*Sent from my Verizon LG Smartphone*

July 6, 2019

RevSolve, Inc  
1395 N Hayden road  
Scottsdale, Arizona, 85257

Accounts: 0013037843, 0013039015, 0013037842

Dear Sirs;

Penrose Hospital has assigned my account to you for debt collection. Recently you contacted me where I disputed the validity of the debt.

Enclosed please find my original billings from Penrose and my EOB from Insurance Provider.

Account 0013039015

Penrose Bill reflects I owe \$2,042.28. See attached.  
Penrose subsequent bill says I owe 1287.78. See attached  
My explanation of Benefits says I owe \$250. See attached.

Account 0013037842

Penrose Bill and my EOB says I pay \$485.56

Account 0013039015

Penrose bill and my EOB says I pay \$485.56

On or about 12/31/2018 I paid by Discover \$250 for the account 0013039015, \$485.56 for the account 0013037842, and \$20 for the account 0013037843. This payment should have taken into account all prior balances I had remaining. In fact, I am wondering whether I over payed.

Please contact me in writing so that we can discuss this further.

Mark Gebhart  
1715 Palmer Park Blvd  
Colorado Springs, Colorado 80909

719-337-2833. Please leave a message if I don't answer.

July 6, 2019

RevSolve, Inc  
1395 N Hayden road  
Scottsdale, Arizona, 85257

Accounts: 0013037843, 0013039015, 0013037842

Dear Sirs;

Penrose Hospital has assigned my account to you for debt collection. Recently you contacted me where I disputed the validity of the debt.

Enclosed please find my original billings from Penrose and my EOB from Insurance Provider.

Account 0013039015

Penrose Bill reflects I owe \$2,042.28. See attached.  
Penrose subsequent bill says I owe 1287.78. See attached  
My explanation of Benefits says I owe \$250. See attached.

Account 0013037842

Penrose Bill and my EOB says I pay \$485.56

Account 0013039015

Penrose bill and my EOB says I pay \$485.56

On or about 12/31/2018 I paid by Discover \$250 for the account 0013039015, \$485.56 for the account 0013037842, and \$20 for the account 0013037843. This payment should have taken into account all prior balances I had remaining. In fact, I am wondering whether I over payed.

Please contact me in writing so that we can discuss this further.

Mark Gebhart  
1715 Palmer Park Blvd  
Colorado Springs, Colorado 80909

719-337-2833. Please leave a message if I don't answer.

## Kari Parsons

---

**From:** Mark Bortiatynski <bortmanf16@hotmail.com>  
**Sent:** Sunday, July 14, 2019 8:53 AM  
**To:** Kari Parsons  
**Subject:** Opposition regarding The Ranch

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Dear Ms. Parsons,

I am a resident of Black Forest and I am OPPOSED to the subject development for the following reasons:

- Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase
- Violation of Black Forest Preservation Plan and Falcon/Peyton Plan
- Inconsistency with surrounding development - urban density surrounded by rural density
- Ignores rights and expectations of surrounding neighbors who expected lower densities
- Produces significant strain on traffic, roads and congestion
- Violates PUD principles - PUD not meant to increase density by multiple amounts.
- Places financial burden on Falcon Fire Protection District for additional required capabilities

Thank you for denying this development. This is an atrocity waiting to happen.

Regards,

Mark Bortiatynski  
9675 Morgan Rd 80908

## Kari Parsons

---

**From:** Frank Simonds <franksimonds@gmail.com>  
**Sent:** Sunday, July 14, 2019 8:50 AM  
**To:** Kari Parsons  
**Cc:** 'Julie L. Simonds'  
**Subject:** Opposition to The Ranch Sketch Plan

**Importance:** High

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Dear Ms. Parsons,

I am contacting you because Julie and I are extremely concerned with The Ranch Sketch Plan which will be presented on Tuesday. First, and foremost, it violates zoning regulations by placing urban-level densities in an area zoned for 2.5-acre lots – this should be completely unacceptable to the Commission. Not only does The Ranch Sketch Plan violate the Black Forest Preservation Plan and Falcon/Peyton Plan, but it completely ignores the rights and expectations of those of us who live nearby.

In addition to violating approved plans, PUD principles, and the rights of The Ranch Sketch Plan's neighbors, it will further strain all of the resources in our area: From dramatically increased traffic and strained water resources to placing significant financial strains on the Falcon Fire Protection District. Julie and I sincerely hope that you and the Commission will place the needs and rights of the residents over the profits of a developer – urban densities belong in the City – NOT in a rural area.

Thanks in advance for your consideration.

Sincerely,

Julie and Frank Simonds  
Black Forest Residents



## Kari Parsons

---

**From:** Chris Sorenson <chrissorenson@hotmail.com>  
**Sent:** Sunday, July 14, 2019 8:40 AM  
**To:** Kari Parsons  
**Subject:** Opposition to The Ranch - high density 2,100 home development

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Kari,

Please listen to the citizens of the Black Forest and stop The Ranch's proposed development. Primary reasons are as follows:

1<sup>st</sup>, This is a Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase and is inconsistent with the surrounding development; a 'mockery of the whole purpose of zoning.'

2<sup>nd</sup>, The proposal ignores the rights and expectations of surrounding neighbors who expected lower densities.

3<sup>rd</sup>, A development of this magnitude places financial burden on Falcon Fire Protection District for additional required capabilities, the rest of us will have to foot the bill – not the developer.

4<sup>th</sup>, Violates PUD principles - PUD not meant to increase density by multiple amounts.

These are my views – please contact me with any questions you may have

Respectfully,

Nils C. 'Chris' Sorenson

Citizen of the Black Forest

(703) 673-8604

## Kari Parsons

---

**From:** Sherwin Jenkins <greensageranch@gmail.com>  
**Sent:** Sunday, July 14, 2019 8:39 AM  
**To:** Kari Parsons  
**Subject:** The Ranch development

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

As a concerned citizen who has lived in the Black Forest community for over 40 yrs I urge you to decline approval of The Ranch development. The 2100 new homes and their proposed lot size of 1/5th and acre is blatantly in contradiction to the BLACK FOREST PRESERVATION PLAN and Falcon's. There are too many negative repercussions for communities and infrastructure. Banning Lewis would be a more appropriate area for this kind of development. Please don't enable the flood gates to open to this. The El Paso County Commissioners already have a reputation of turning their ear away from the voice of the people in favor of developers. It is human nature to want to close the gate behind us and keep things status quo, but this development is flat irresponsible and will present a downward spiral precedence. Thank you. Win Jenkins

Sent from my iPhone

## Kari Parsons

---

**From:** lynn shepherd <lynn@docshepherd.com>  
**Sent:** Sunday, July 14, 2019 8:25 AM  
**To:** Kari Parsons  
**Subject:** The Ranch Proposal by Classic Homes

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Dear Kari and El Paso County Commissioners:

I am writing you a quick note to state my **STRONG OPPOSITION** to this proposed development in the Black Forest region.

My opposition is based on two important factors:

1. It violates existing zoning and flies in the face of following development plans that have been in place for ages.
2. The proposal has far too many households dipping into the aquifer and jeopardizes the likelihood that all residents will have adequate water in the face of global climate change.

For decades this area has been zoned as a rural land in an effort to curb urban/suburban sprawl and create a break from what is becoming a solid block of humanity from Pueblo to Cheyenne, WY.

Please note that one more resident of the area is going to object and protest this plan.

Sincerely,  
Lynn Shepherd  
5550 Vessey Rd  
Colorado Springs, CO 80908  
(623) 680-3442

--  
**Lynn Shepherd**

## Kari Parsons

---

**From:** lcsmith@pcisys.net  
**Sent:** Sunday, July 14, 2019 8:24 AM  
**To:** Kari Parsons  
**Subject:** Impact of The Ranch project near Black Forest

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

> Hi Kari,  
>  
> I'm very concerned about the impact of another development project  
> being considered on the southern edge of the Black Forest,  
> specifically The Ranch. While water is my main concern because we're  
> on a private well,  
> it  
> appears that's not a consideration for this upcoming board meeting so  
> I'll list others as follows:  
>  
> 1. Significant increase in the traffic on Raygor Rd. We live on  
> Raygor  
> Rd  
> which only connects to Burgess Rd so the traffic on it is residential.  
> If  
> Raygor Rd connects to The Ranch then Raygor Rd will be used as a  
> thoroughfare by non-residents to get to Burgess Rd or Stapleton Rd.  
> This will impact the safety and security of us who live along Raygor  
> Rd, the Deer and other wildlife who frequent several ponds along  
> Raygor Rd, significantly increase road maintenance, threaten utilities  
> such as gas meters that are close to the road and potentially require  
> widening to accommodate the increased traffic flow.  
> 2. Violation of the Black Forest Preservation Plan and Falcon/Peyton  
> Plan  
> 3. Inconsistency with surrounding development - urban density  
> surrounded  
> by rural density  
> 4. Ignores rights and expectations of surrounding neighbors who  
> expected  
> lower densities  
> 5. Violates PUD principles - PUD not meant to increase density by  
> multiple amounts  
> 6. Places financial burden on Falcon Fire Protection District for  
> additional required capabilities  
>  
> I humbly request that you deny the planned high density development of  
> The Ranch and thank you for your consideration.  
>  
> Lenette Smith

> 9765 Raygor Rd  
> Black Forest, CO 80908

## Kari Parsons

---

**From:** Mark Smith <smithmd@pcisys.net>  
**Sent:** Sunday, July 14, 2019 8:13 AM  
**To:** Kari Parsons  
**Subject:** Regarding The Ranch project near Black Forest

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Hi Kari,

I'm very concerned about the impact of another development project being considered on the southern edge of the Black Forest, specifically The Ranch. While water is my main concern because we're on a private well, it appears that's not a consideration for this upcoming board meeting so I'll list others as follows:

1. Significant increase in the traffic on Raygor Rd. We live on Raygor Rd which only connects to Burgess Rd so the traffic on it is residential. If Raygor Rd connects to The Ranch then Raygor Rd will be used as a thoroughfare by non-residents to get to Burgess Rd or Stapleton Rd. This will impact the safety and security of us who live along Raygor Rd, the Deer and other wildlife who frequent several ponds along Raygor Rd, significantly increase road maintenance, threaten utilities such as gas meters that are close to the road and potentially require widening to accommodate the increased traffic flow.
2. Violation of the Black Forest Preservation Plan and Falcon/Peyton Plan
3. Inconsistency with surrounding development - urban density surrounded by rural density
4. Ignores rights and expectations of surrounding neighbors who expected lower densities
5. Violates PUD principles - PUD not meant to increase density by multiple amounts
6. Places financial burden on Falcon Fire Protection District for additional required capabilities

I humbly request that you deny the planned high density development of The Ranch and thank you for your consideration.

Mark Smith  
9765 Raygor Rd  
Black Forest, CO 80908

## Kari Parsons

---

**From:** Carol Palmen <chpalmen@aol.com>  
**Sent:** Sunday, July 14, 2019 7:36 AM  
**To:** Kari Parsons

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

I am opposed to the proposal for development of The Ranch as it has been requested for the following reasons:

- Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase
- Violation of Black Forest Preservation Plan and Falcon/Peyton Plan
- Inconsistency with surrounding development - urban density surrounded by rural density
- Ignores rights and expectations of surrounding neighbors who expected lower densities
- Produces significant strain on traffic, roads and congestion
- Violates PUD principles - PUD not meant to increase density by multiple amounts.
- Places financial burden on Falcon Fire Protection District for additional required capabilities.

Please consider all of the above before granting this request for high density development at this site.  
Carol Palmen  
11020 Hardy Road  
80908

## Kari Parsons

---

**From:** Loretta Milo <loretta@lorettamilo.com>  
**Sent:** Sunday, July 14, 2019 7:33 AM  
**To:** Kari Parsons  
**Subject:** Opposition to Zone for "The Ranch" - Violation of Zoning Regulations

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Please note my oppositions

The Falcon Fire Department will be grossly challenged. We know what happens....think Black Forest Fire. We are still processing that one.

It is also a violation of the Black Forest Preservation Plan and Falcon/Peyton Plan.

TRAFFIC.....NO, NO, NO. we are already processing the density issues. I bought out to here to preserve my surrounding space.

Oh and it also violates PUD Principles.

Thank you, please not my oppositions to the Planning Commission members.

*Loretta Milo*



[www.LorettaMilo.com](http://www.LorettaMilo.com)  
[Loretta@LorettaMilo.com](mailto:Loretta@LorettaMilo.com)

Click [Here](#) for my Upcoming Events, Trainings and Newsletter Access.

Click [Here](#) for Social Media Connection



## Kari Parsons

---

**From:** Clifford Goodnight <ducatiscs1000@gmail.com>  
**Sent:** Sunday, July 14, 2019 6:58 AM  
**To:** Kari Parsons  
**Subject:** Rezoning.

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

It is a violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase

Violation of Black Forest Preservation Plan and Falcon/Peyton Plan

Inconsistency with surrounding development - urban density surrounded by rural density

Ignores rights and expectations of surrounding neighbors who expected lower densities

Produces significant strain on traffic, roads and congestion

Violates PUD principles - PUD not meant to increase density by multiple amounts.

Places financial burden on Falcon Fire Protection District for additional required capabilities

## Kari Parsons

---

**From:** Clifford Goodnight <ducatiscs1000@gmail.com>  
**Sent:** Sunday, July 14, 2019 6:55 AM  
**To:** Kari Parsons  
**Subject:** I oppose the rezoning. I'm a current BF resident. 10760 Arrowgrass loop.

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

## Kari Parsons

---

**From:** Jeff Richardson <jeff@coloradorichardsons.com>  
**Sent:** Sunday, July 14, 2019 6:46 AM  
**To:** Kari Parsons  
**Subject:** The Ranch

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Hi Kari,

We wanted to voice my opposition to the potential re-zoning of the area south of Black Forest for the proposed "The Ranch" development. When we moved to Black Forest we did so for the rural setting, and very much appreciated the larger lot size zoning around us to ensure we'd be able to enjoy the rural setting for years to come. The gradual decrease in lot sizes as you get closer to town make more sense – going from 5 acres to .2 acre lots practically next door is not consistent with any of the master plans. Please convey this to the planning commission when they meet.

Thank you!  
Jeff and Jessica Richardson

## Kari Parsons

---

**From:** Rich Painter <painterengr@gmail.com>  
**Sent:** Sunday, July 14, 2019 2:03 AM  
**To:** Kari Parsons  
**Subject:** Deny the plan for The Ranch Sketch Plan at the Planning Commission Hearing Tuesday

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Dear Ms Parsons,

I am writing to request that the Planning Commission deny the Ranch Sketch Plan at the hearing Tuesday.

There are a lot of reasons to deny:

1. This plan violates zoning regulations: Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase.
2. This plan violates the Black Forest Preservation Plan and Falcon/Peyton Plan in the following ways:
  - A. Inconsistent with surrounding development with urban density surrounded by rural density
  - B. Ignores rights and expectations of surrounding neighbors who expected lower densities
  - C. Will produce a significant strain on traffic, roads and increase congestion
  - D. Violates PUD principles: PUD not meant to increase density by multiple amounts.
  - E. Places financial burden on Falcon Fire Protection District for additional required capabilities. This will inevitably result  
in higher taxes.

Please pass on my position and comments to the Planning Commission.

regards

rich painter

Black Forest resident since 1998