

## Kari Parsons

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**From:** digitwhiz99@aol.com  
**Sent:** Monday, July 15, 2019 4:41 PM  
**To:** Kari Parsons  
**Cc:** Mark Waller  
**Subject:** Ranch Development in El Paso County

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Ms. Parsons,

I and my neighbors on our 5 acre properties in The Meadows of Falcon, Colorado are very concerned about this project, and we object to any changes by our Commissioners 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 when they purchased their properties.

Places additional strain on non-renewable groundwater from Denver Basin.

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

Our County Sheriff's department is already over-worked and a few of the deputies I have spoken with are also against this proposed change.

This proposed increase in population density will cause problems that will change the atmosphere of our neighborhood, will overcrowd the properties to our north, and will decrease the value of our own properties. We did not move here to live in a densely populated area.

Please do not increase the population density of the proposed neighborhood to our north as that would destroy our quiet existence and devalue the nice neighborhood that we began building in 1981.

Thank you for your consideration.

Steven Benkufski  
10450 Raptor Loop  
Falcon, CO 80831

## Kari Parsons

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**From:** Randy & Lisa Larson <2larsons@gmail.com>  
**Sent:** Monday, July 15, 2019 4:55 PM  
**To:** Kari Parsons  
**Subject:** Opposed to The Ranch development plan

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Dear Ms. Parsons,

My husband and I live in Black Forest and moved here for the beautiful 5 acre lots that afford us much privacy and to enjoy nature's beauty from our home. We are strongly opposed to The Ranch development plan.

First, it does not conform to the Black Forest Preservation plan - a plan that factored into our decision to purchase our home in Black Forest.

Secondly, it violates current zoning regulations and would significantly increase housing density putting a strain on the current infrastructure. Not to mention the current nearby residents who most likely moved to Black Forest for the same reasons we did - 5+ acre properties that provide privacy and nature's beauty.

Lastly, how will the Falcon Fire Protection District be able to staff up to meet the needs of such a dense development? This puts all of us in the FFPD at risk should we have another wildfire.

We strongly urge you to NOT approve this plan.

Thank you for your consideration,

Lisa and Randy Larson

## Kari Parsons

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**From:** Becky Fuller <becky.fuller@hotmail.com>  
**Sent:** Monday, July 15, 2019 6:01 PM  
**To:** Kari Parsons  
**Cc:** Tracey Garcia  
**Subject:** The Ranch - water report

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Hi Kari (and Tracey) -

I apologize for the late email with questions. I would like to understand more about probable compliance with water sufficiency related to this project. I saw reference to a report from JDS Hydro Plan, but was unable to locate it in the online documents. Would you point me to where I can find the report? I am aware of the Cherokee water insufficiency problem in the past and want to make sure I understand probable water sufficiency related to this proposal. (and sorry if this is a silly question)

Thank you for your work -

Becky Fuller  
719-459-9060  
[becky.fuller@hotmail.com](mailto:becky.fuller@hotmail.com)

## Kari Parsons

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**From:** Michael Boatner <mboatner09@aol.com>  
**Sent:** Monday, July 15, 2019 6:03 PM  
**To:** Kari Parsons  
**Subject:** Black Forest Impacts of The Ranch Sketch Plan

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Dear Ms Parsons,

As a long time land owner and resident of Black Forest as well as a member of the Friends of Black Forest and the Black Forest Land Use Committee, I have major concerns with the planned density of The Ranch.

I have seen and concur with the Friends of Black Forest talking points that I know you have received.

Here are my additional thoughts for your consideration:

- This adds an astounding 35% (2100 homes) to the number existing homes in BF (6500 homes) in just a small fraction of land space.
- Thus, this will be a huge and very localized impact on traffic, congestion, water resources, and other infrastructure that does not appear to be planned, projected, or negotiated with the community.
- It is unacceptable to ask existing homeowners (and voters) to subsidize the fire prevention, infrastructure, and water liabilities of such an imprudent and unwelcome development at this density.
- This has every appearance of sacrificing the community interest to a narrow and presumably well-funded business interest.
- This development concept sets a dangerous precedent of ignoring the community master plans and desires--would only take three decisions like this to double the population of Black Forest in a short amount of time, and change its essential character completely.

Thank you for your consideration on this issue.

Mike Boatner  
Black Forest

## Kari Parsons

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**From:** Michael Boatner <boatners@aol.com>  
**Sent:** Monday, July 15, 2019 6:15 PM  
**To:** Kari Parsons  
**Subject:** Planning Commission Hearing for The Ranch Sketch Plan

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Dear Ms Parsons,

I have owned land in Black Forest since the early 70's and now have 15 acres on which I live.

I have many concerns that the planning for The Ranch is a major departure from all Black Forest and Falcon norms, guidelines, and zoning provisions.

What is the purpose of this whole structure of Land Use guidelines and policies if business interests can just come in and dispense with them?

I feel strongly that our elected representatives should support the obvious and just interests of the residents and voters in this regard.

I support 100% the talking points below from the Friends of Black Forest of which I am an active contributing member.

Thank you for your time in considering our position on this matter.

Sincerely,

Tricia Boatner  
Falcon Forest

### Friends of Black Forest Talking Points

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

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**From:** Steven Gutman <avantistev@gmail.com>  
**Sent:** Monday, July 15, 2019 6:18 PM  
**To:** Kari Parsons  
**Subject:** Sketch Plan for "The Ranch"

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Kari, I understand you are the County Planner for this project. I am a retired community planner (MS-LA from Univ of Wisconsin-Madison and BArchitecture-Planning from Univ of California Berkeley). I worked for some of the finest developers in the country, and for companies doing master plans for innovative new communities. When I saw the proposal for what should have been named "Definitely Not a Ranch" I was completely aghast.

- To use the PUD zoning district as a way to blatantly multiply rural density ten times instead of using it as intended to preserve open space makes a mockery of community planning.
- The fact that it is to be "watered" by a non-renewable aquifer makes it even worse, and this will encourage other Metro Districts to form and actually start sinking and networking wells, which will of course open up the entire area for runaway hopscotch development with absolutely no roadway improvements in place.
- Every single person residing in the rural areas surrounding "The Ranch" moved here precisely because they wanted to be in a rural area, not in the middle of huge residential land development density giveaways posing as PUDs.

This project is an abomination and must be stopped before it encourages other developers to simply ignore the basic tenants of sustainable community and regional planning. NO NEGOTIATING! As a Professional Planner, you know I am speaking the truth. This proposal is not good for the County! I know EPC Planning and Community Development and the Planning Commission were against Flying Horse North, which unfortunately was over-ruled by the County Commissioners. Do it again. Please! Maybe it will stick this time.

Did I mention that I am against this project?

Steve Gutman  
17770 Woodhaven Drive  
561 676-9539  
Walden North (in the Black Forest Small Area Plan)

## Kari Parsons

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**From:** Margy <margyeaton1@msn.com>  
**Sent:** Monday, July 15, 2019 6:57 PM  
**To:** Kari Parsons  
**Subject:** Opposition to the Ranch

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Dear Ms. Parsons,

I live on Pine Park Trail. Pine Park Trail is East off of the North side of Raygor Road. I am in opposition to the Ranch for many reasons, including the following.

- 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

Unfortunately, I will not be able to attend tomorrows meeting regarding this plan, but needed to share my opposition.

Sincerely,

Margy Eaton  
10040 Pine Park Trail  
Colorado Springs, CO 80908



## Kari Parsons

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**From:** Dave Me get <admezger@aol.com>  
**Sent:** Monday, July 15, 2019 6:57 PM  
**To:** Kari Parsons  
**Subject:** Roads in The Ranch

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Prior to looking at the drawings, I read that Stapleton Road was going to be extended West. After looking at drawing, it also appears that Woodmen Hills Dr and Briargate Pkwy are being extended East and West. It also appears that Ragnor Rd is being extended South.

Could you go into more detail regarding these road issues. Will there be an East/West Road from Meridian to Powers? With over 2000+ homes, all this increase traffic must have another East/West alternative to Woodmen !

Thanxs, Dave Mezger

Sent from my iPhone

## Kari Parsons

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**From:** donnis@q.com  
**Sent:** Monday, July 15, 2019 9:49 PM  
**To:** Kari Parsons  
**Subject:** Opposition to the Plan for The Ranch Development

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Kari Parsons  
County Planner

Ms. Parsons,

As a Member of Friends of Black Forest and a close neighbor to the sketch plan on The Ranch, a 2100 home urban development just south of Stapleton and Raygor, We are writing to convey our opposition and concerns.

We live in one of the surrounding five acre properties to this proposed plan. Our neighborhood is zoned for 2.5 acre lots and up with individual wells and septics. The very idea of placing an urban town of 2100 homes and 5000 people in the middle of these larger lots is totally inconsistent with the character of this neighborhood and the surrounding land uses.

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. This proposal ignores the rights and expectations of ourselves, as well as our neighbors, who have lots five acres and larger. When we moved here nearly ten years ago, We believed that our elected officials would follow zoning regulations to protect the rural open character of the land. Approval of this sketch plan tells us that zoning means nothing in land use planning.

While, there is so much more that is a problem for this Plan, such as strain on non-renewable ground water, and financial burden on Falcon Fire Protection District, not to mention traffic issues, we are asking you to oppose this sketch plan. Possibly a consideration might be for the greater Colorado Springs to focus on the Banning Lewis Ranch where renewable water appears to be 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.

Thank you for your time and consideration in this issue.

Donnis Martin and Robert Montoya  
9825 Arroya Ln.  
80908  
719 964-2029

## Kari Parsons

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**From:** Brian Warner <jbwarner5@gmail.com>  
**Sent:** Monday, July 15, 2019 9:58 PM  
**To:** Kari Parsons  
**Subject:** The Ranch

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Ms. Parson,

I live in Black Forest in El Paso County and oppose violating zoning regulations to accommodate The Ranch. I purchased land in Black Forest for a reason and this proposal vexes me on many levels. Please do not support this.

Brian Warner

## Kari Parsons

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**From:** Kevin A Collins <kacollins1975@msn.com>  
**Sent:** Tuesday, July 16, 2019 6:40 AM  
**To:** Kari Parsons  
**Subject:** Planning Commission hearing on Tuesday

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Ms. Parsons,

I am very much opposed to the "The Ranch" development for the reasons listed below. Hold developers to high standards and compliance to the county standards and expectations for the responsible growth in the county. These elements below are indelible attributes to incorporate in planning requires attention for approvals.

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 with an expectation that the Planning Commission will use high standards to preserve the great attributes of the region and at the same time allow development within the zoning and long range development plans of the county communities. To disregard zoning and deliberately allow plan violations puts the current residents in circumstances with greater water vulnerabilities and creates destructive community pressures in areas not designed for the development projected. You don't have to destroy currently sustainable areas to get more and more county developments. This is a big county, lets continue to allow development, but in the more open areas that can handle the consequences of short term gain, and allow us to do without the long term damage to localities by ignoring decades of reasonably and responsibly planned areas in what are historical and viable areas.

Thank you,

Kevin Collins  
3155 Stagecoach Rd, 80921