

Dear El Paso Planning & Development Department and County Commissioners,

We, the neighbors in Elk Creek Ranches Filing One, wish to address concerns regarding the new construction proposal by Tom Kirk and Anthony Homes recorded as Project File number SF2315, Parcel Number 5100000511.

While we understand the appeal to develop in a rural area, we request clarity on the development's alignment with the El Paso County Master Plan. We emphasize the importance of ensuring compatibility with existing neighborhoods and preserving the community's character. The El Paso County Master Plan includes goals such as:

- Ensuring compatibility with established character and infrastructure capacity
- Preserving the character of rural and environmentally sensitive areas
- Establishing a transportation network that connects all areas, emphasizing east-west routes and promoting safe and efficient travel.
- Prioritizing hazard mitigation as growth and development occur.

We request that these goals be considered during your approval process. Our community was established in 1990, and we have filed covenants to preserve and enhance property values. We have requested that Mariah Trail Development join our Property Owners' Association (POA) and adhere to our covenants. A conversation with Melanie Stroup in 2023, and Daryl Stroup on 10/29/2024, indicated that Mariah Trail would use only the country simplified guidelines and declined an offer to join our POA. We request reconsideration of our offer for Mariah Trail development to join Elk Creek Ranches POA.

Elk Creek Filing1 is a horse-friendly community with a bridle path that abuts Mariah Trail Lots 1 and 6. We request that this path continues to be safe and unobstructed, and that easements on Mariah Trail side are adequate for safe riding. We offer the use of our established trails in the Elk Creek filing should Mariah Trail Development join our POA.

The main reasons for community members moving to rural areas include space, privacy, proximity to nature, less noise, and less congestion. We desire to maintain the rural community feel without hindering growth and property owners' rights to sell and profit. We request consideration of a new home placement to ensure the preservation and enhancement of all property values.

In 2002, previous landowners of the Tom Kirk property requested more densely populated homes in this very location, but the LP38 school district did not approve due to bus access issues. We share similar concerns about the lack of a second exit from these lots. The current traffic study was done to accommodate home traffic. Chapter 5 (5.2) of the RR5 Zoning code regulations allow for dwelling types such as kennels, repair shops, nurseries

etc. The PC report packet also indicates Commercial Retail, Commercial Service and agricultural are mentioned as recommended land use. We request ONLY single-family home use be allowed to align with neighboring developments and the character of the community.

https://library.municode.com/co/el_paso_county/codes/land_development_code. Without specific covenants we have no way of knowing proposed building governance. We request the Mariah Traffic study be amended to identify specific building types or Mariah Development agrees to follow Elk Creek Ranches building/requirements which we believe only then validates the existing traffic study.

Fire Chief Jonathan Bradley has indicated that our area is in a high-risk fire zone, leading to increasing homeowners' insurance rates and canceled policies. Tri Lakes fire service approval means only that service is available, not the service department's ability to provide fire protection, traffic, and service. We have concerns about fire safety, road safety, and evacuation routes. We request an understanding of the fire hazard mitigation considered for the safety of both communities.

We also inquire about the necessity of accessing the development only through a continuation of Mariah Trail and why entrance from Echo Ridge Heights Road or Black Forest is not viable.

As you review the Mariah Trail proposal, please consider the also pending impacts of the Gambler Place development, which will add substantial traffic, security, and maintenance to our existing community of up to twenty more homes with ingress from Elk Creek Ranches as well. We believe in the free economy and property owners' rights to buy, sell, and profit but also desire to act as a true community, fostering trust, respect, empathy, collaboration, and mutual support. We ask you to consider the health and safety of all neighbors and the entire area being built or developed. These individual project filing requests (SF2315) should be viewed collectively for fire and road safety. Our offer to work alongside Mariah Trail development is genuine, and we hope for forward conversations about shared trails and covenants.

Thank You

Kim and John Evans

Richard and Lois Norris

Will and Mariah Fangmeier

Cal and Sarah Oberndorfer

Drew and Kelly Sowell

Karrin and Greg Hopper

Debbie and Daniel Rusch