

From: Charles Crupper <crupperc@q.com>
Sent: Friday, August 25, 2023 4:13 PM
To: PCD Hearings; Kylie Bagley
Subject: File Number: MS233 Bagley Minor Subdivision Gunners Ridge, Quasi-Judicial OPPOSITION LETTER

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: Planning Commission and Board of County Commissioners

From: Charles Crupper, Sylvan Meadows Subdivision Homeowner

Reference: NOTICE OF PUBLIC HEARING This notice provides options to observe and participate in the Planning Commission and Board of County Commissioners public hearings on the following Quasi-Judicial land-use matter. The following item is scheduled for the Planning Commission (PC) Hearing on Thursday, September 7, 2023, beginning at 9:00 A.M. The PC hearing will be held in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs. The Board of County Commissioners' (BOCC) hearing is scheduled for Thursday, September 28, 2023, beginning at 9:00 A.M. The BOCC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs. You may attend the public hearings in-person or remotely, following the procedures below.

FILE NUMBER: MS233 BAGLEY MINOR SUBDIVISION GUNNERS RIDGE A request by Drew Makings for approval of a 38.83-acre Minor Subdivision illustrating four (4) single-family residential lots. The property is zoned RR-5 (Residential Rural) and is located at 12172 Goodson Road and is directly northwest of the intersection of Goodson Road and Ayer Road. (Parcel No. 5214000014) (Commissioner District No. 2). Planner: KylieBagley@elpasoco.com Type Of Hearing: Quasi-Judicial If you wish to provide comments either in support of or in opposition to this proposal, please email the project manager/planner above or PCDhearings@elpasoco.com.

I wish to formally notify the Board of my opposition to the subdivision of this property. My reasons for opposition are:

1. The original plan called for this property to remain intact and not be subdivided and was sold to the owner under this provision.
2. The other buyers of this subdivision were also sold land under this provision and now are faced with an unwarranted change.
3. The surrounding neighbors, in my case Sylvan Meadows, will now have to deal with additional traffic along Goodson Road if additional lots are allowed. This would worsen if the current lot owners also wanted to change their lots to subdivide them. Also, since these properties are not subject to a Property Owners Association, what is to stop the five-acre owners from building several homes on each lot?
4. Goodson Road is already in very poor condition in the Sylvan Meadows subdivision, and this will only exacerbate the road condition. The county has not seen fit to expend funds to improve the road and this will just make it worse. In other words, the country cannot keep up with the condition of Goodson Road in the subdivision as it is currently, and this will just make the situation worse.
5. The additional traffic is also a safety issue, as many Sylvan Meadows residents walk the streets (both with and without pets) and ride their bicycles for recreational exercise. The additional potential traffic can do nothing but make this situation worse.

6. This subdivision is an obviously only being done so the new owner can recoup some of his cost of the entire property. It has nothing to do with making the Black Forest a better place to live for the current residents or for himself for that matter.

7. Many areas of Black Forest are continually under attack by developers who propose lot sizes not in compliance with the Black Forest Preservation Plan. While this is within the five-acre size proposed, it does nothing to keep some "open space" within the Black Forest community.

8. These new lots will also, although to a small degree, erode our dwindling water resources that many residents of Black Forest are very concerned about these days. This is an opportunity for the Board to stand up for Black Forest residents to slow the progress of building in Black Forest.

9. Has the Board investigated the potential problems with the power corridor that would infringe on these new lots and how the Power Company feels about the subdivision and potential new homes developed on these lots.

In closing, I just want to emphasize it is all right to tell this owner no to his proposal. Please think about the good of the whole Black Forest Community, and if that community will benefit from this action. I really don't see how allowing this subdivision to happen benefits anyone, except the property owner requesting this action.

Thanks for any consideration you give to my request.

Charles G. Crupper Jr
12811 Goodson Road, Colorado Springs, CO 80908
719-495-6740
crupperc@q.com