

March 11, 2023

Ms. Kylie Bagley
Planning and Community Development
Division El Paso County
2880 International Circle, Suite
110 Colorado Springs, CO 80910
Sent via email: kyliebagley@elpasoco.com

**OBJECTION TO MAKINGS SUBDIVISION (MS-23-003) - GUNNERS RIDGE MINOR
SUBDIVISION**

Ms. Bagley,

We are the owners of the parcel at 12202 Goodson Drive, just west of this proposed subdivision. We strongly object to Mr. Making's request to #1 subdivide his property and #2 to have a commercial enterprise on this property. This is a residential area and by no means would we have purchased our property if we knew a commercial business with up to 35 horses would be allowed. We have put a considerable amount of money into buying this land and had hoped this would become a family property for generations to enjoy but not only will this hurt our property value but the odor and flies associated with so many horses may be overwhelming.

According to the Stable Management publication, "One 1000-pound horse produces an average of 31 pounds of feces and 2.4 gallons of urine a day. Add to that soiled bedding and the results are more than fifty pounds of waste per stall that has the potential to cause quite a stink".

We were also told that it would be very difficult for any owner to subdivide these parcels which is why they are all under 40 acres. Obviously, there will be more traffic with three more houses on his proposed five acre lots let alone his customers driving in and out of the commercial stables. As a current resident of Sylvan Meadows Development right next door I believe the Sylvan Meadows neighborhood would be highly impacted by this proposal. Seclusion Development notified our POA that four new driveways would be allowed for the four parcels being sold that access Goodson Rd. There was never any indication that it could possibly be more than that.

We are hoping that in this case the impact to the surrounding residents is considered and the proposal is denied. Thank You

Sincerely,

Steve and Anita Smith