

From: Jason Reeser <jlzmreaser@hotmail.com>
Sent: Sunday, August 27, 2023 8:53 AM
To: PCD Hearings
Subject: Re: FILE NUMBER: MS233 BAGLEY MINOR SUBDIVISION GUNNERS RIDGE

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Reference: 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 Commission. Request by Drew Makings for approval of a 38.83-acre Minor Subdivision illustrating four (4) single-family residential lots—approx one 23 and three 5-acres properties. 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)

The Board needs to oppose this subdivision of this property.

My reasons for opposition are:

The original plan called for this property to remain intact and not be subdivided and was sold to the owner under this provision. The original property was already very recently subdivided by Mr George Hess to 35 acre tracts, developed and sold to individual owners. Further subdividing these lots should not be entertained by the board.

Our adjoining subdivision, Sylvan Meadows, did not oppose Mr. Hess's project because of limited impact on our road conditions, environment (wildlife), traffic, and water rights.

The other buyers of this subdivision were also sold land under the provision that they will not be subdivided. This area is part of black forest that we live here to enjoy the forest, not development. If this neighborhood is approved, there are 8 other 35 acre lots that may follow suit, further putting a strain on the limited infrastructure and water resources.

In closing, I work in city government and know the strain on infrastructure due to growth that is currently happening. We cannot keep up with roads and public safety. This lot is on a dangerous corner of Goodson and Ayers on a 90 degree corner. The developer of this project needs to additionally be responsible for extending Ayers road into the property on this corner to allow access to this development, not using Goodson Road for access. Also, providing fire hydrant access for Falcon fire and park space if applicable.

Your position as board members is to manage that growth responsibility and look out for the interests of your constituents. Please vote no on this subdivision.

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