

**PLEASE ADD THESE COMMENTS TO THOSE SUBMITTED AUGUST 28, 2023
FOR BOTH P233 AND P2223.**

TO: Planner: AshlynMathy2@elpasoco.com (Stewart rezone P233)
Planner: kyliebagley@elpasoco.com (Settlers Ranch rezone P2223)
PCDhearings@elpasoco.com

- RE: 1. Stewart Rezone Request
File Nmae: P233
Parcel 6100000485
16850 Stepler Rd., Colorado Springs, CO 80908
Request to Rezone RR-5 to RR2.5
Planner: AshlynMathy2@elpasoco.com
El Paso County Planning Public Hearing September 7, 2023 and
El Paso County Board of County Commissioners Hearing September 28, 2023
2. P2223, Settlers Ranch request for rezoning
Planner: kyliebagley@elpasoco.com

- FROM: 1. Nolan and Susan Koch, 4650 Hodgen Road
2. Susan Koch, President, Cross Bar P Land and Cattle, Inc., 4650 Hodgen Road
3. Amy (Koch) and John Robinson, 17245 Stepler Road

Contact Information for all: suenolankoch@yahoo.com
719-495-4826

We, Nolan and Susan Koch, own 40 acres adjoining the Stewart property which is proposed for rezoning. We are also the owners of the mineral rights to the Stewart property (our Tax Schedule 99001-02-476). In addition, we represent the Cross Bar P Land and Cattle, Inc., which owns 80 acres also adjoining and the Amy and John Robinson property on the east side of Stepler Road (80 acres).

These comments are in addition to those we provided on August 28, 2023.

1. Water Run-Off:

We (all parties listed above) are extremely concerned about the amount of drainage onto our properties. Run-off from both the Stewart proposed rezone P233 and the Settlers Ranch request for rezone P2223 would impact this drainage system which leads to one of the headwaters of East Cherry Creek flowing north to the Cherry Creek/Platte River. Additional run-off created by paved/concrete roads and driveways will cause erosion damage to our properties and could lead to flooding downstream. This would affect the Cross Bar P hay meadow and pasture. Run-off needs to be controlled before it hits our property (flow-through).

Engineering needs to be performed to evaluate this issue.

2. Driveway Access:

We are also confused about the statement in the Planning Commission's resolution that says "A Driveway Access Permit will be required for the existing home and private driveway to Stepler Road."

A right-of-way/easement was granted in 1978 to the original owners (and therefore subsequent owners) of the Stewart 40 acres. It was granted only for access to one private homeowner, not a subdivision (July 5, 1978, Book 3059, page 602). Any roads other than that are prohibited by the conservation deed referenced below.

3. Conservation Easement

We want to remind the BOCC that the Cross Bar P Land & Cattle property and the Robinson property are both conservation easements with strict stipulations as to use, prohibited use, and reserved rights. The conservation values (scenic, open space, development buffer, wildlife, ecology, environmental) are not to be comprised. The conservation easement documents are to be honored in perpetuity.

We feel there should be a 5-acre lot size buffer between this open space and any 2.5 acre subdivision thereby providing a better transition and some compatibility between subdivisions and our adjacent agricultural properties.

As stated in our previous comments of August 28, 2023, we urge that the El Paso County Board of County Commissioners **deny the 2.5 acre rezoning request of both P233 and P2223.**

Sincerely,

Susan and Nolan Koch
4650 Hodgen Road
Colorado Springs, CO 80908

Amy and John Robinson
17245 Stepler Road
Colorado Springs, CO 80908

Susan Koch, President
Cross Bar P Land & Cattle, Inc.
4650 Hodgen Road
Colorado Springs, CO 80908