

August 28, 2023

TO: Planner: AshlynMathy@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: AshlynMathy@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).

We are not able to attend the hearings; therefore, we are submitting these comments for consideration.

In summary: We collectively hereby express our opposition to the proposed rezoning of the above-stated parcel from RR-5 to RR2.5

In the past, we have been successful in maintaining that the land east of the ridge between Tri-Lakes and the Black Forest Preservation Plans be held to a 5 acres lot size. We feel that the El Paso Planning Commission and BOCC should maintain that 5 acre size if for no other reason than to be consistent with your previous rulings but also to provide a 5-acre transition buffer between this requested rezone and our adjoining 40-acre property, and the Cross Bar P Land & Cattle, Inc. and Robinson properties which are both conservation easement parcels and will never be developed (80 acres east of Stepler Road and 80 acres west of Stepler Road).

We are not going to leave or develop our land. This land has been in my family (Stepler) since the early 1900's. That is why it has been placed in a conservation easement. It will remain agricultural. This is historic family land and we request its heritage be respected.

At least give us this concession: maintain the 5 acres lot size ruling for the east side of the ridge that was previously defined as the boundary between the old Tri-Lakes and Black Forest Preservation Plans. We understand that you no longer acknowledge those plans, but it worth restating: That Black Forest Preservation Plan stated that development should focus on the forested rather than the open areas and recognized the Northern Grasslands (Unit #6) as an area that should be developed only minimally in order to protect agricultural areas in Black Forest. It stated “development which does take place should be strictly limited to an overall density of one dwelling unit per five acres.” **The Plan called for compatibility between subdivisions and adjacent agricultural uses and protection of existing ranches.**

The land use company working on this proposal stated that there are adjoining properties that are already 2.5 acres. That is true – because they are on the west side of the dividing ridge between Tri-Lakes and Black Forest areas staying true to the previous County decision. There is a market for 5-acre lots, so it would not be a detriment to the developers, yet allowing 2.5 acre lots would be a detriment to raising livestock.

We are also concerned that if approved this rezoning request would open up refileing possibilities for surrounding developments to refile for smaller lot sizes on any of their remaining parcels (reference Settlers Ranch rezoning request P2223). We request you not allow that to happen. Stand by your previous rulings.

In all cases, we are extremely concerned about the adequacy of the water supply. Aquifers are being depleted faster than earlier thought. And we have a concern about the environmental impacts that more individual septic systems will have. This not only affects our drinking supply but also our ranching needs.

We urge that the El Paso County Planning Commission and the Board of County Commissioners both hold to past rulings and **deny the 2.5 acre densities.**

Sincerely,

Susan and Nolan Koch
4650 Hodgen Road
Colorado Springs, CO 80908
Representing 40 acres and mineral rights 99001-02-476

Susan Koch, President
Cross Bar P Land & Cattle, Inc.
4650 Hodgen Road
Colorado Springs, CO 80908
Representing 80 acres (conservation easement)

Amy and John Robinson
17245 Stepler Road
Colorado Springs, CO 80908
Representing 80 acres (conservation easement)