

Re:File Number PPR2048 Project Name Fuel Missions Site Development Plan Parcels 7121001009;

May 6, 2021

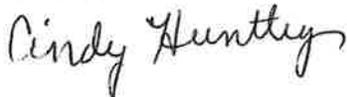
Dear Ms. Ruiz and Ms. Kiepe

This is a follow up to an email sent to you both which included attachments of the petition and list of neighbors who signed our neighborhood petition opposing this project. The actual pages of signatures is being given to Commissioner VanderWerf, but we can also send you copies (65 + pages) if you need that documentation for your files. We apologize for burdening you with more reading material and files, but want to be sure you can read the neighborhood letter and the petition (signed by 130 residents during difficult weather and pandemic conditions!) that are being sent to the County Commissioner, Stan Vanderwerf, the Planning Commission, and to other agencies about our objections to this project.

Since there has been no public notification or hearing, we also wanted to illuminate again to you the many concerns our neighborhood has, to be sure all are addressed at the planning level. We are worried that some situations may not be apparent without our highlighting them because the applicant will certainly not divulge them voluntarily if he actually believes there is "no adverse impact" on our neighborhood. Although we understand that many of the concerns can be mitigated with strong conditional requirements, we contend that this project has a number of impacts that cannot be mitigated and therefore it adversely affects this neighborhood and therefore should not be approved.

Thank you for your time, understanding and attention to this situation!

Representing 130 Neighbors,

Pam Galchutt   
Cindy Huntley, 

El Paso County District 3 Commissioner Stan VanderWerf

April 20, 2021

Re: Proposed development at 16965 Lindbergh Rd, Monument (Fuel Missions), #165414

Dear Commissioner VanderWerf,

As your District 3 Precinct 301 Constituents, we are seeking your help to protect our neighborhood just west of the town of Monument. As you will see by the attached petition, signed by 130 residents of our small neighborhood, we are not only very concerned about significant impacts posed by the proposed development but we are outraged that one new property owner could possibly change the very nature and environment of this rural neighborhood we all moved here to enjoy and wish to preserve. It is upsetting that this development application was unknown to most of us and that we have had no opportunity in a public forum to voice our objections and the reasons for those objections. Should one property owner be allowed to have more say in what happens here than have all the rest of us? Thus, this neighborhood petition has been circulated to both inform the residents of the proposal and to provide a collective means of protesting this project. The list of concerns, questions and objections are those that would be expressed by residents, had a public hearing been held. We respectfully request that you carefully note all the points of concern brought out in the neighborhood alert letter and the petition and why this will have a significant negative impact.

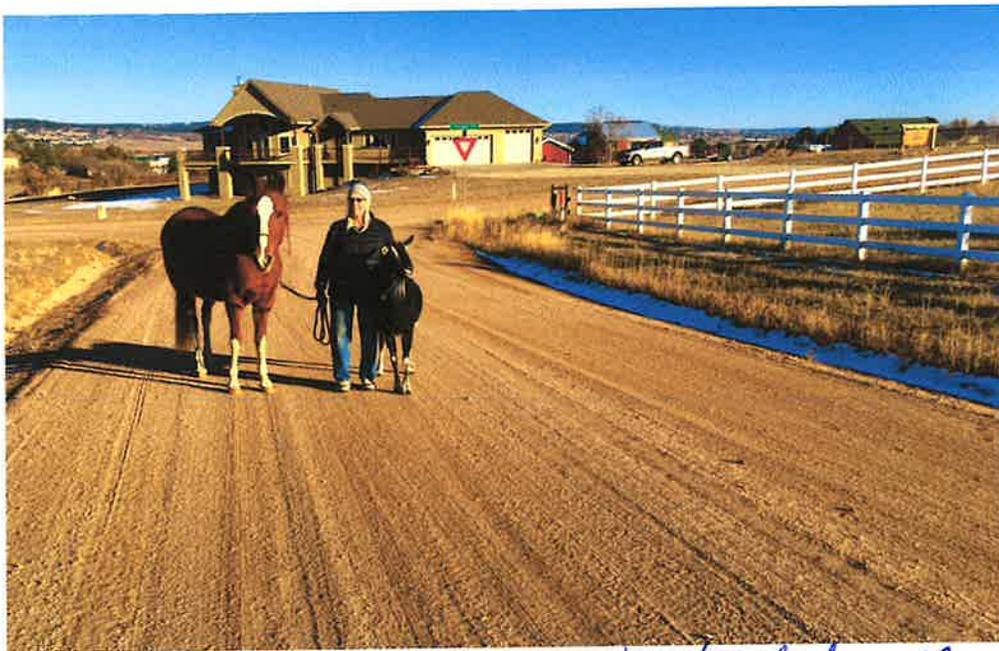
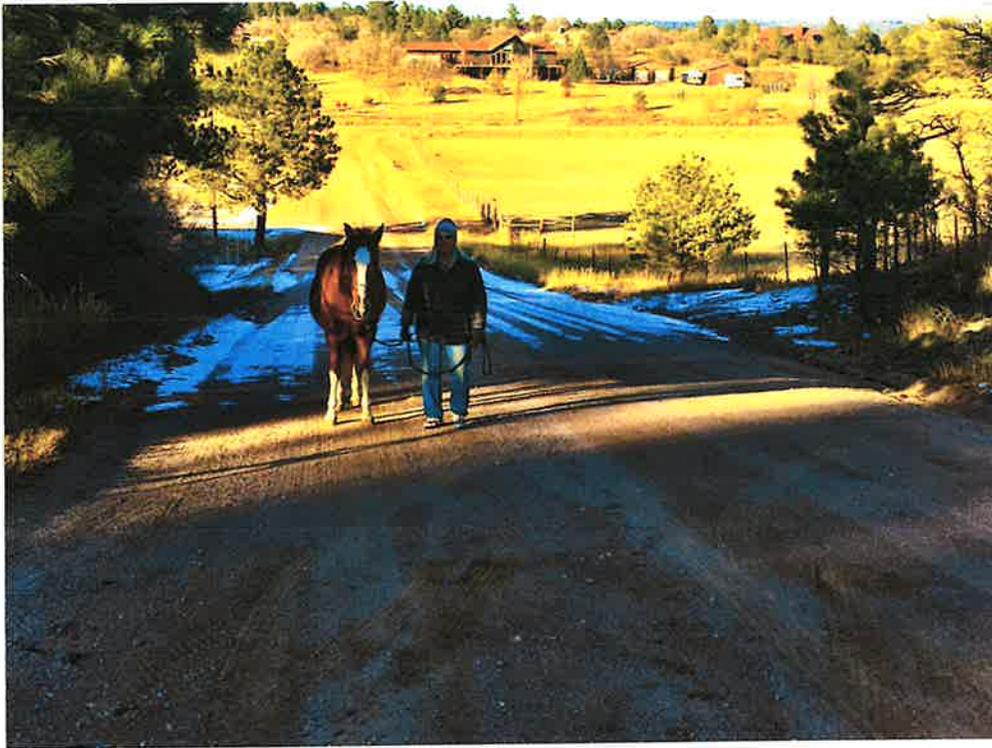
We understand that some of these "concerns"/impacts could possibly be mitigated by strong conditional requirements, however, we know that several cannot be mitigated without destroying our rural environment. Please read the neighborhood profile at the beginning of the petition to better understand just what we cherish here that is unique and will be impacted and changed by this development. You may be unfamiliar with our secluded area, and an in-person view would be far more enlightening- in fact, what we have here may surprise you!

Most notable of the negative impacts that we do not believe can be mitigated, are impacts of traffic (multiple issues) and of noise. There are approximately 75 parcels in this little valley, and a religious institution frequently and regularly bring in 200 participants, likely even more, all by automobile, and most often in large convoys, is overwhelming to us. Right now, there are probably as many non-vehicular in-the-road users as vehicular users, which we don't expect a standard traffic study would show. The applicant's statement that their project will have "no adverse impact" on the residents is both ignoring and insensitive to the nature of the neighborhood and uncaring for it's residents. For example, the mere design of the building will enable significant attendance increases, adding even more noise pollution as well as vastly increasing traffic, and impacting parking capacity and septic use than would be suggested by the proposed plot plan. When the four garage type doors are opened for an outdoor expansion of an event, along with the two 14 x 67 foot patios, attendance numbers can far exceed the 200 interior seat occupancy as labeled on the plan. Even "just" the 200 is very impactful.





Recreational use of our dirt roads in the Oak Hills area neighborhood



Recreational use of Neighborhood dirt Roads  
Pine Hills Area Vincent & Talbot  
(near Schilling Ave)

## Pine Hills Area NEIGHBORHOOD ALERT!

Plans for **16965 LINDBERGH ROAD** (south of the small forest trail head parking lot on the blind corner of Schilling/Nursery and Lindbergh) have been filed at the county to develop a religious compound called "FUEL MISSIONS". (EA #2048; PPR2048; <https://epcdevplanreview.com/Public/ProjectDetails/165414>). The application is to construct a 5,980 square foot, 35 foot tall building that will contain a 200-seat church, a 600 sq.ft "classroom", 2 "offices", a kitchen, a nursery, and three bathrooms (7 toilets and strangely including 7 showers), along with a 62-car paved, landscaped and lighted parking lot and also an outdoor gazebo (concerts?). Orientation is on the southwest corner of the property, maximally intrusive to the closest neighbors. No traffic impact memo or study has been done. Future plans are stated to be a residence/ parsonage, plus some indications for additional buildings and possibly church housing cabins throughout the forested area of the property. Their 9/1/2020 letter of intent indicates a plan for "international missionary training, etc", so there is no telling what future growth and expansion will include and the impacts that will further cause.. We feel that this is completely incompatible with the character of our neighborhood and will have a significantly adverse affect on our lifestyle here, impacting our right to the "health, safety and welfare" mission statement of the county.

Yes, surprisingly, a "religious institution" is an allowed use in this A-5 zoning. However, we neighbors strongly feel it is absolutely not an appropriate nor compatible land use in our quiet rural neighborhood. The substantial increase in traffic, dust, noise and other environmental impacts generated by this development will clearly interfere with and forever alter the pastoral nature of our environment and lifestyle here if this is approved.

Most of us moved to this peaceful and secluded neighborhood attracted by it's proximity to the national forest and rural agricultural environment, removed from the traffic, noise, and congestion of ever encroaching suburban neighborhoods. We enjoy using our roads not only for accessing our homes by vehicle, but for walking our pets and riding our bikes and horses. Traffic is minimal, so safety and dust pollution is not an issue now, but certainly will become issues with a commercial development impacting this neighborhood. Raising farm animals and having direct access to the national forest and it's wildlife make this a very unique and tranquil residential area as we know- a lifestyle that we are anxious and determined to preserve.

The new owners of 16965 Lindbergh Rd have been quite clandestine about their plans to develop this 7.3 acre residential lot into a commercial enterprise. Only two neighbors were given notice of their plans, and only after they filed with the county. They have already demonstrated poor neighborliness: clearing and grading a large area to hold a loud, unannounced church service on the property last summer; setting up non-permitted buildings and RVs for living quarters; pumping or exposing raw sewage dozens of times during off-business hours (including Christmas eve) to avoid reporting to the health department for inspecting it when it is most obnoxious and posing a clear health hazard to the neighbors. The fumes have been reported several blocks away. An illegal campfire gathering was also observed in their treed area during a fire restriction time, which was very worrisome. Investigation by concerned neighbors about potential impact to our already meager wells has illuminated that their current well permit does not allow a commercial use however they have options to circumvent that.

By signing the attached Letter of Concern and Objection, please join us in asking the county to deny the development of this very incompatible land use in our fragile neighborhood. We will be delivering the signed letters to all applicable governmental agencies, requesting that they give consideration to our rights and voices in this process- one which should protect and preserve our existing well being, lifestyle and property values.

Please help by returning the attached petition with your signatures by mail or to the red ice chest located just inside the open driveway gate at 3360 Schilling Ave. ("Neighborhood Letter") . To be included on email updates you can sign up there with your email address and/or add any comments or questions. Please deliver the petition with your signature by **March 31<sup>st</sup>**.

Your neighbors appreciate your support and participation!

**Neighborhood Petition Concerning Proposed Development at 16965 Lindbergh Road, 80132.**

**Re: Justification of Opposition by Area Property Owners to Project #165414, (Fuel Missions / Crosby)**

**Neighborhood profile:** a small, secluded, rural valley in NW El Paso County; generally bounded by the Pike National Forest, Mt. Herman Road, N. Monument Creek and Doolittle Road, and composed of rural (RR-5) and agriculture (A-5) single-family-farm type residential properties; featuring grasslands/pastures, meadows, and pine and oak forests. Roads are narrow and primarily dirt, lined by drainage ditches, with no sidewalks, little roadside parking, no curbs, no street lights, no fire hydrants and no public transportation. The roads carry very low volume, local traffic, allowing residents the enjoyment of safe, multi-use options for hiking, bicycling, horseback riding and pet walking around the neighborhood and to access the National Forest in several locations. We have elected to keep our roads dirt for that additional benefit and use. Several small trail head parking areas, including one on the northwest corner of 16965 Lindbergh Rd, provide rare public access to the national forest. Parts of Schilling/Nursery and Lindbergh Roads are within the National Forest boundary. All properties have private wells and septic systems. Most residents are long time owners who moved here specifically for that tranquil rural lifestyle that safeguards the enjoyment of raising livestock, accessing the national forest, and experiencing the peaceful natural environment with its abundance of native flora and fauna. Dark sky stargazing can be enjoyed here. This small valley neighborhood is a tranquil and undisturbed place to live and thrive in an ever increasingly congested county. It's unique character should be preserved.

**Fuel Mission states that there will be "no adverse affect on the public health, safety or welfare and will have no detrimental affects on the public."** We, the residents of this neighborhood, adamantly disagree. The following are our concerns and questions and reasons for opposing this project:

1. **Traffic:** the substantial increase in volume on the narrow dirt neighborhood roads will have notable and numerous negative impacts, changing the nature of the neighborhood. Dust, air quality, noise and light pollution accompanying the large change in usage in will have negative effects on the health, safety and welfare of the residents. Safety will become an issue for local non-vehicular in-road users with the increased exposure. Avoiding vehicular confrontation will become more difficult and the enjoyment of recreational use will diminish accordingly. These small local roads are not suitable for providing anything but the currently low single-family residential use. Is a traffic impact study being required? Will it take into consideration the concentrated impact of platoons of vehicles creating air polution from dust and fumes because of the timing nature of this type of commercial development particularly on non-vehicular users?
2. **Water:** the subject property currently has only a domestic well permit, not one for commercial use. There is concern that institutional usage could adversely impact our local domestic wells, which are already suffering from a dimishing supply in recent years. There is no municipal supply available here. The proposed plan raises many questions, including: why are there seven showers planned for the church building? Will further development of the site add to the impact? Can the existing well support adequate fire protection?
3. **Sewage/groundwater contamination:** complaints have already been reported to the health department of more than a dozen incidents of obnoxious fumes imminating from the property and impacting the health and quality of life of the immediate neighbors. This raises concerns about potential contamination of existing wells and groundwater and associated health hazards to downstream neighbors. An unknown number of people using the system, especiallly with expanded development, worries us. Will sewage odors continue (thus far always noted just on weekends and off hours)? This has

already been very disrupting to neighbors' lives. Will overflow outdoor occupancy and increased future useage overpower an approved septic system? We worry about the potential impact on our health.

4. Utility adequacy: The infrastructure currently in place is intended for low residential usage and not a heavier commercial strain on the systems. We trust that the utility companies will address this challenge, but potential for lower quality of service without system upgrades is a concern.

5. Wild fires/ Emergency Access: Fires are a serious threat and worry in this wildland interface of pine forest and oak habitat. Fire mitigation is hampered by lack of water hydrants, low well volumes and questionable emergency vehicle access because of road configurations. Of special concern is the possible congestion of parked vehicles clogging the corner of Lindbergh and Schilling roads, which could impede emergency vehicles in that location particularly on weekends. Illegal campfires have been observed and continue to be a concern. Frequent high winds in the area greatly add to the risk and concern.

6. Noise : disruptive noise pollution from regular activities and special events as well as traffic noise will greatly impact the quality of life, particularly for immediate neighbors' enjoyment of the peace and tranquility they now appreciate. One event on the property has already demonstrated that noise generation is a far reaching issue. The orientation of the development on its southwest corner poses the greatest noise impact on those neighbors. The proposed outdoor gazebo and the building's large side open-air doors add additional concern as likely sources for compounded noise disturbances.

7. Lighting: increased activity and vehicular lighting will impact the dark sky ambience appreciated here. Parking lot lighting requirements will also cause disruption particularly for the south and west neighbors.

8. Overflow parking : (inevitable for large events ) on narrow Lindbergh Rd and around the blind corner with Schilling Ave will create safety issues for passing of vehicles and for recreational users, and potentially obstruct passage of emergency vehicles. Almost nowhere is on-street parking safely feasible. The small trailhead parking lot next to 16965 Lindbergh often has weekend overflow parking problems so competition between church event attendees and trail head users is likely, diminishing the enjoyment for users of the national forest. The facility can host at least double the numbers shown.

9. Wildlife: the significant amount of wildlife that inhabit this area will be impacted by all of the above issues. Road kill and deer-vehicle collisions will inevitably increase. Local species and numbers will likely diminish due to increased human presence. Will an environmental impact study be required?

10. Growth: is a concern, as all of the above impacts and adverse affects are certain to increase over time if Fuel Mission continues to proceed with their stated plans for future development. The design of the 200 seat sanctuary can allow far more attendance if the 4 large side doors are opened to the outside. How can a maximum attendance number be regulated to control future noise, traffic and parking impacts?

The undersigned support these arguments against this proposed development. We feel it should be more properly located where there are facilities in place to support the added infrastructure requirements of a religious institution, including municipal water and sewage, and wider, paved public roads to handle the traffic volume and overflow parking. We urge all involved agencies to deny the application by Fuel Mission because of the clearly adverse impact on our rural neighborhood's lifestyle. *We depend on our governmental agencies to "protect the safety, health and welfare " of local residents and the enjoyment of the environment and value of our homes.*

Note:130 neighborhood signatures support this letter of concern and opposition. April, 2021.

**Signers of the Neighborhood Petition Opposing Fuel Mission Development  
at 16965 Lindbergh, Monument, Co 80132**

<u>signer</u>	<u>street address, Monument, CO 80132</u>
1.Lee, Bryan	16755 Vincent
2.Lee, Bridget	"
3.Brooks, Wendy	3630 Harmon
4.Galchutt, Pam	3360 Schilling
5.Galchutt, Steve	"
6.Hamill, Toni	3430 Talbot
7.Hamill, Bill	"
8.Hamilton, Ellen	3320 Talbot
9.Schrock, Dave	"
10.Lind, Crystal	16680 Lindbergh
11.Lind, Dean	"
12.Lopez, Diana	3210 Talbot
13.Lucchesi, Andrew	"
14.Leavines, Gene	2750 Doolittle
15.Pollard, Jean	3120 Mt Herman
16.Pollard, Irvin	"
17.Merifield, Donna	2935 Chennault
18.Beck, Richard	"
19.Cook, Curtis	2755 Mt Herman
20.Cook, Avis	"
21.Dekleva, Joseph	3380 Harmon
22.Dekleva, Louann	"
23.Kelly, Michael	16545 Vincent
24.Kelly, Kim	"
25.Christakos, Teri	3820 Spaatz
26.Christakos, James	"
27.Sawyer, Judy	2960 Chennault
28.Sawyer, George	"
29.Hales, Deborah	2910 Arnold
30.Leftwich, Dennis	"
31.Brey, Michael	2815 Chennault
32.Kramer, Donald	2790 Arnold
33.Kramer, Margaret	"
34.Waltman, Richard	2810 Mt Herman
35.Michaud, Monique	"
36.Riggins, Jim	3735 Doolittle
37.Satterwhite, James	2840 Arnold
38.Satterwhite, Wilma	"
39.Slavens, Howard	16710 Vincent
40.Shaffner, Randy	2885 Mt Herman
41.Shaffner, Cheryl	"
42.Carlton, Richard	3230 Harmon
43.Carlton, Julie	"

92.Nelson, Monica	3610 Doolittle
93.Johnson, Alicia	3915 Spaatz
94.Johnson, Brian	"
95.Squazzo, Kristen	2845 Arnold
96.Squazzo, Emil	"
97.Mitchell, Emily	1757 Woodmoor
98.Olsen, Cassandra	16435 Fairchild
99.Brooks, Jordan	1757 Woodmoor
100.Boyer, Laurel	3530 Doolittle
101.Boyer, Bradley	"
102.Laning, illedgible	3015 Harmon
103.Schutt, illedgible	165 S Jefferson
104.Brooks, Jason	3630 Harmon
105.Wylie, Karen	2790 Vandenberg
106.Wylie, John	"
107.Kailey, Joseph	2705 Mt Herman
108.Kailey, Cynthia	"
109.Yates, Steve	1995 RoyalArches
110.Yates, Peggy	"
111.Brown, Stephanie	2915 Mt Herman
112.Johnson, Susan	2960 Arnold
113.Johnson, Michael	"
114.Morgan, Dana	3015 Schilling
115.Morgan, Todd	"
116.Minniti, Jeanette	3150 Mt Herman
117.Andreson, Darien	3175 Schilling
118.Andreson, April	"
119.Nordby, Jon	3010 Schilling
120.Nordby, Kim	"
121.Andreson, Richard	3175 Schilling
122.Andreson, Joann,	"
123.Squires, Leah	128 Monument Lk
124.Kenneth Olson	16705 Fairchild
125.Swager, Peggy	"
126.Martinez, Joe	2705 Doolittle
127.Martinez, Joan	"
128.Stahlbuhk, Birgir	2985 Mt Herman
129.McFerrin, Rachael	2850 Mt Herman
130. McFerrin, Micah	"

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