

**Comments by Raymond and Cheri Wagner (12175 Latigo, to the north of the area in discussion)**

**Assumptions:**

- 1. The boundaries of the 20 acre parcel that is the subject of both the Rezoning and Lot Size Variance proposals are as follows. The northern boundary of the parcel is assumed to be marked by the fence lines along the south edges of the three neighboring parcels owned, respectively, by the Sparks, Whitlocks, and Wagners. The west boundary of the parcel is the Meridian Road easement. The east boundary, based on the location of the fence line of the current cattle grazing area, runs north-south to the intersection of Ayer Road and White Antler Drive. The south boundary is Ayer Road. If this is not correct, where is the south boundary – partly through the grazing area? Who are the property owners east of the parcel and south of the 20 acre parcel? What surface (and subsurface) water rights were acquired when the property was transferred to Mr. Knecht?**
- 2. It appears that a section of the Upper Black Squirrel Creek waterway is inside the 20 acre parcel. Therefore, the owner must be responsible for proper management of the waterway area, including the trees and vegetation supported by the water flow. In addition, there will be restrictions on the proximity of construction and other activities near the northern edge of the waterway (as well as near the Mountain View Electric power line easement). We assume that, at present, there are no additional restrictions on this portion of the parcel, such as wildlife preservation or endangered species zones. This assumption is based on the absence of any mention of such restrictions in the Staff Report. There also will be owner responsibilities for surface water use and subsurface water replenishment.**

**Comments:**

- 1. There are two proposals (Lot Size Variance and Rezoning). What is their relationship? Is rezoning required before parceling into three 5 acre lots and the sub-sized lot needing a variance?**
- 2. The relationships between the various participants in this pair of proposals is not completely obvious.**
  - a. The applying property owner, Jon (or David?) Knecht, has an address in Indiana and also in Peyton according to the zone change application. Is he going to be an occupant of the existing (in renovation) house at 12425 Meridian Road? Are Mark and Linda Ware, listed in the rezoning application, the present or future occupants of the house?**
  - b. What the relationship of the Joan Hathcock Revocable Trust to the property? Is this the property across Meridian Road to the west?**
  - c. Is Antler Range LLC the owner of Antler Creek Golf Course and the developer of Meridian Ranch? Is it an adjacent property owner? Is it a stakeholder in the outcome of rezoning in any other way? Do any of the above named participants in the proposals have an interest in Antler Range LLC?**
  - d. Kevin Kofford is listed as a property owner representative for Mr. Knecht. As a civil engineer, working for Kimley-Horn, he is presumably involved in the building planning and ongoing work.**
- 3. Cattle are presently being grazed in the property area that is not part of the house area. What are the plans for them? Who is presently responsible for their care? What is their source of water – surface or well?**
- 4. The Zone of Impact distance setting for notification seems small (only 500 ft of offset) if possible long-term impacts of future separate development of the three 5 acre lots are considered. In particular, future development of the 5 acre lots could affect aspects of the values of both adjacent and further distant neighbors' properties, such as line-of-sight visibility of Pikes Peak, wildlife proximity, drainage, and light pollution. These are a concern especially if the 5 acre lots are subdivided and also with respect to building heights and other construction rules. In particular, the offsets**

for construction under the rules for the proposed zoning seem too small wrt to the Mountain View power lines and adjacent roadways.

5. Subsurface aquifer replenishment may not seem to be a current concern, as stated in the Staff Report, but the aquifer replacement rate proposed may become problematic in the future as more development in northeast El Paso County continues. More study and planning are needed (both specifically for this area and in general).
6. Surface water flows and potential flooding in the Upper Black Squirrel Creek drainage and related wetlands (for example, seasonal ponding on our property south of a feeder stream) should be addressed, particularly wrt the proposed expansion of Meridian Road to 4 lanes, and the resulting impacts of increased paving on drainage flows.
7. What is the impact on the Meridian Road and bridging upgrades of having two entrances to the house's lot? Does this create any traffic hazards, especially if the intersection of Meridian and Latigo eventually has a light or if a wildlife crossing zone is designated by traffic signs on either side of the creek area.
8. The area supports significant wildlife, at least two deer herds, a coyote pack, racoons, turkeys, owls, at least two kinds of falcons, and various other birds, including seasonally migrating birds such as geese. A bear and elk have also been reported passing through the area. Any impact on wildlife should be considered, since they are a lifestyle resource to local inhabitants. Wildlife also should be considered in the Meridian Road expansion wrt allowed and in-practice traffic speeds at the new bridge and revised intersection. Already this year along this route, there has been significant wildlife death, as well as vehicle damage and injury to occupants of at least one car.
9. The historic significance of this area should be preserved. The Black Squirrel Creek corridor is both an ancient (and current) game trail and a prehistoric Indian trail to follow the game seasonally. Evidence of the latter can be found in historical records that mention Black Squirrel Creek, Black Forest, or Eastonville, as well as the occasion discovery of artifacts (for example, we have found an arrowhead in the southwest horse pasture on our lot). Eastonville became an extinct town after the potato blight of the 1930s, but records indicate that settlers came to this area starting in the 1870s. The

**Eastonville Cemetery, at the intersection of Latigo and Meridian just north of the Meridian house plot of the Rezoning and Variance proposals is a major remnant of the town of Eastonville. Although the Eastonville town center and the Denver and New Orleans Railroad route lie several miles northeast of the cemetery, evidence of their previous existence can occasionally be found in the general area of the Rezoning and Variance proposals in the form of scavenged materials used for building roads, culverts and outbuildings, such as bricks and stone, gravel fill, railroad ties, occasionally rails. This historic character of the neighborhood should also be preserved, if possible.**