12 MAR 2019 PH 71

85010-610798 Planning and Community Development Attn: Gabe Sevigny 2880 International Circle, Suite 110 El Paso County Colorado Springs, co 809/0-3127

Double El Conservation District PO Box 215 504 Washington Ave Simla, CO 80835 Tel (719) 541-2359 x 101 double.agatecd@gmail.com conservation4you.org



APRIL 18, 2018

Frank McGee & Benjamin Meier District Wildlife Manager Colorado Parks and Wildlife 4255 Sinton Road Colorado Springs, CO 80902

Frank and Ben.

This letter is provided to re-state the Double El Conservation District's strong opposition to the proposed shooting range located at the Ramah Dam SWA.

- We recognize that CPW owns the parcels of land that the proposed project would be located and that we cannot directly dictate the usage of that property. However, as we have previously stated, the original lease of lands to the State of Colorado pertained to a <u>specific</u> purpose, i.e. "a game and fish management area for the restoration and management of wildlife and fish for the use of the public..." As such, it is our position that the proposed shooting range project would be in violation of the specific terms and intent of the lease. This, in itself, may be grounds for termination of the lease.
- Upon further review of the land ownership at the Ramah SWA, it is also our position that CPW does
 not have a right of access to the parcel of land proposed for the shooting range. Access to the parcel
 would have to be in accordance with some form of easement from Double El or other private
 landowners. At this time, Double El is not willing to grant such access.
- We recall that you had represented to Double El that neighboring landowners had been contacted by CPW and that they did not oppose the shooting range. However, personal contact with the adjacent property owners (Woodard, Mikita and Morris) indicated the opposite, i.e. concerns related to noise, stray bullets, potential for grass fires and a general lack of supervision of the range at all hours of the day (and night). Similarly, the El Paso County Sheriff's Department has expressed concerns about a lack of supervision during all hours of the day (and night) at this relatively remote location.
- Liability issues (for both parties) related to on-site accidents or personal injury.

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FEBRUARY 20, 2018

Frank McGee & Benjamin Meier District Wildlife Manager Colorado Parks and Wildlife 4255 Sinton Road Colorado Springs, CO 80902

Frank and Ben,

Following our meeting with CPW representatives on January 16, 2018, the Double El Conservation District Board of Supervisors further discussed the proposed shooting range located at the Ramah Dam SWA. For the following reasons, the Board remains strongly opposed to the project:

- The original lease of lands to the State of Colorado pertained to a <u>specific</u> purpose, i.e. "a game and fish management area for the restoration and management of wildlife and fish for the use of the public..." As such, it is our position that the proposed shooting range project would be in violation of the specific terms and intent of the lease. This, in itself, may be grounds for termination of the lease.
- We can't rationalize the increased traffic and noise resulting from the relatively un-regulated shooting of firearms as being consistent with the intended purposes of wildlife management.
- Liability issues (for both parties) related to on-site accidents or personal injury
- The likely accumulation of trash/debris and deterioration of the vegetative cover on the dam and emergency spillway.
- Public safety and environmental issues including fire hazard
- Inadequate provisions for safety/law enforcement. The El Paso County Sheriff's Office has expressed concerns over the operations of a shooting range at this relatively remote location.

The 1962 lease further states that the Conservation District agrees to "operate the dam and reservoir in such a manner as will be consistent with <u>proper game and fish management</u> so long as the primary purpose of flood control is not unduly affected." Since we don't believe that a shooting range fits this specific term and condition, the conservation district should not have the additional burden of operating the reservoir in a manner to maintain a "permanent pool" behind the dam.

If the proposed shooting range remains a high priority for CPW, perhaps a solution would be an outright purchase of the lands owned by Double El (approximately 140 acres +/-), similar to the previous purchases of other lands in the



COMMISSIONERS: MARK WALLER (CHAIR) LONGINOS GONZALEZ, JR. (VIUE-CHAIR)

COLORADO



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 11, 2019

This letter is to inform you of the following petition which has been submitted to El Paso County:

U-19-001

SEVIGNY

APPROVAL OF LOCATION Colorado Parks and Wildlife Ramah Shooting Range

A request by Colorado Parks and Wildlife for approval of location to allow for an outdoor shooting range. The property is zoned A-35 (Agricultural) and is located approximately .5 miles north of the Highway 24 and North Yoder Road intersection. (Parcel Nos. 11000-00-032, 11000-00-020, 11000-00-023, 11000-00-033, 11000-00-071, and 11000-00-081)(Commissioner District No. 2)(Gabe Sevigny)

00-033, 11000-00-071, and 11000-00-001)	X	10t (10. 2)(0400 00 1.g.))	
For	Ágainst	No Opinion	
Comments: The Double El Conservati	on District	t strongly opposes the	s project!
The middle beach as a second	contact wit	h other adjacent land	owners.
many of whom also oppor	ase this projec	T. See a Hached letters	detail.
(FOR ADDITIONAL COMMENTS, PLEAS	E ATTACH ANOTHE	EK SHEET.)	ac lati C.

- This item is scheduled to be heard by the El Paso County Planning Commission on March 19, 2019. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site (www.elpasoco.com).
- The online submittal portal can be found at: www.epcdevplanreview.com
- The Staff Report for this Agenda item can be found at: https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2019-hearings/

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call (719) 520-6300.

Sincerely,

Gabe Sevigny, Planner II

Your Name: Andrea Richardson

SA Kichards or (signature)

Address: 504 washington Ave. 100 Box 215

Simla, co 80835

Property Location:

Phone: (719) 541-2359 x180

2880 International circle, Suite 110 Phone: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127 FAX: (719) 520-6695

El Paso County Parcel Information

PARCEL	NAME	
1100000033	DOUBLE EL SOIL CONSERVATION DIST	
1100000032	STATE OF COLORADO	
1100000081	STATE OF COLORADO	
1100000023	DOUBLE EL SOIL CONSERVATION DIST	
1100000071	STATE OF COLORADO	
1100000000	DOUBLE EL SOIL CONSERVATION DIST	

File Name: U-	19-001
Zone Map No.	**

Date: February 4, 2019

ADDRESS	CITY	STATE
PO BOX 215	SIMLA	CO
6060 BROADWAY	DENVER	CO
6060 BROADWAY	DENVER	CO
PO BOX 215	SIMLA	CO
6060 BROADWAY	DENVER	CO
PO BOX 215	SIMLA	CO

ZIP ZIPLUS 80835 0215 80216 1029 80216 1029 80835 0215 80216 1029 80835 0215



