

October 6, 2024

TO: Planner: [KariParsons@elpasoco.com](mailto:KariParsons@elpasoco.com) (SF249 and P2223)  
PCDhearings@elpasoco.com

RE: 1. Final Plat, Settles Ranch Fil No. 3  
File Number: SF249  
Parcels 6123007024, 6124004003, 6124005001. 6123004048  
Planner: [KariParsons@elpasoco.com](mailto:KariParsons@elpasoco.com)  
El Paso County Planning Commission Hearing October 17, 2024 and  
El Paso County Board of County Commissioners Hearing November 14, 2024

2. Map Amendment (Rezoning) Settlers Ranch RR-2.5  
File Number: P2223  
Planner: [KariParsons@elpasoco.com](mailto:KariParsons@elpasoco.com)  
El Paso County Planning Commission Hearing October 17, 2024 and  
El Paso County Board of County Commissioners Hearing November 14, 2024

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](mailto:suenolankoch@yahoo.com)  
719-510-2908

We, Nolan and Susan Koch, own 40 acres adjoining Settlers Ranch to the west. In addition, we own the Cross Bar P Land and Cattle, Inc., 80 acres adjoining the parcels proposed for rezoning from PUD to RR-2.5. We are also commenting on behalf of 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.

**We collectively hereby express our opposition to the proposed rezoning of the above-stated parcels from PUD to RR2.5 and therefore oppose the proposed map amendment.**

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 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 is 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.** 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 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.

**Water Run-Off:** We (all parties listed above) are extremely concerned about the amount of drainage onto our properties that will be created by doubling the amount of homes. Run-off would impact the 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. **Engineering needs to be performed to evaluate this issue.**

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)