

## Wintz, Katelynn A

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**From:** Allen Smith <allen.smith@ryanglass.com>  
**Sent:** Tuesday, March 7, 2023 10:29 AM  
**To:** Wintz, Katelynn A  
**Cc:** adsruns@aol.com  
**Subject:** RE: Kettle Creek North

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Katelynn-

What is the date and time of the meeting?

Thanks

**Allen Smith**  
**Contract Sales**

### Ryan Glass, Inc.

1535 Tuskegee Place  
Colorado Springs, CO 80915

[www.ryanglass.com](http://www.ryanglass.com)

D. 719.359.8127

O. 719.597.9888

C. 502.303.6928

E. [allen.smith@ryanglass.com](mailto:allen.smith@ryanglass.com)

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**From:** Allen Smith  
**Sent:** Monday, March 6, 2023 9:56 AM  
**To:** katelynn.wintz@coloradosprings.gov  
**Cc:** adsruns@aol.com  
**Subject:** Kettle Creek North

Katelynn-

In reviewing the proposal drawings for this new development several thoughts come to mind. We are not 100% opposed to this development. I will just provide a few bullet points of our concerns

- Emergency access road to Howells to be made into a permanent development entry road
- Exit road out of North Fork are stressed as is without additional homes, exits from new development should be restricted to Howells Rd only
- (9) Entry exit roads into North Fork into Kettle Creek should be removed, or at minimum reduced to minimize traffic on all North Fork Roads

- Howells Road to be upgraded north and south and finished as a permanent road. This is the 21<sup>st</sup> century and this road needs to be completed for full access and regress to/from Kettle Creek prior to this development moving forward.
- What is the future plan for Zone A on Sheet 1 of proposed development plans.

Thank you and looking forward to the meeting.

**Allen and Terry Smith**  
**11040 Galaxy Hunter Dr**  
**Co. Springs, CO 80908**

**Allen Smith**  
**Contract Sales**

## **Ryan Glass, Inc.**

1535 Tuskegee Place  
Colorado Springs, CO 80915

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C. 502.303.6928

E. [allen.smith@ryanglass.com](mailto:allen.smith@ryanglass.com)

## Wintz, Katelynn A

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**From:** Timothy Hromadka <timhromadka@gmail.com>  
**Sent:** Monday, March 6, 2023 11:39 PM  
**To:** Wintz, Katelynn A  
**Subject:** Remarks for Kettle Creek North AR PUD 20-00538; AR FP 20-00539

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Katelynn Wintz and City Planning Commission,

Thank you for taking into consideration, comments from the community, about developments in the Kettle Creek North community.

I am opposed to the proposed connection to Howells Rd. at Mountain View Dr. My understanding for the area in consideration, has been slated for residential development, so I will not comment on the impact of the 247 units in question, but rather all comments I make are related to one very impactful component of the proposal, and that is the proposed connection to Howells Rd.

The Briargate Master Plan was amended in 2014 where there was a requirement by City of Colorado Springs to add note for “No Access” along Howells Rd next to Kettle Creek area (county road) CPC MP 07-00061-A3MN14. Regardless of any classification change to Kettle Creek, the intent mandated by the City of Colorado Springs to maintain “No Access” should be honored and upheld.

A little background information: I have attended several planning development meetings since 2019, and I recall the presenter stating the fire department had stated that there was sufficient access to roads for the current and future development of the Kettle Creek North community. He also stated that access to Howells Rd. is not on the table and would not be on the table as they had completed extensive traffic reports and access to Howells Rd. would not be a consideration. Yet now, in 2023, here we are with a proposal that includes access to Howells Rd. And might I add, not for an emergency use only, but as general access and not having a locked gate function.

As I reviewed the documents provided for the public hearing on March 8, 2023, there was one item that resonated with me. I reviewed the 258 page Traffic Impact Study and I couldn't help but notice the amount of time, effort and consideration that must have gone into conducting such a report. I can't begin to imagine all the comprehensive efforts that must be thoroughly exhausted in planning for the development of a community. Which lead me to a conundrum of sorts... I would imagine that equal if not greater amounts of time, effort and consideration has gone into the development of North Fork thus far. The fact that this development is requesting access to a county road as a means of casual use and not emergency use only, begs another observation.

Either there was a complete lack of planning in the development of North Fork, which would be inconsistent with what I have observed; or there was complete disregard for said planning and the decision makers chose not to provide sufficient access. Howells Rd. is on county property and should not be a daily solution to a problem that was created by either a lack of planning or worse, appropriate planning which was intentionally ignored.

Let's dive a little deeper into the Traffic Impact Study. I am under the belief that people tend to follow the path of least resistance. A good example of this is that currently, for those exiting powers onto Old Ranch Rd. and intending to take a left to Thunder Mountain Ave. on paper, should take a left at the intersection. However, what happens in real life, and the lion share of the early morning Pine Creek High School commute, continues along Old Ranch Rd. south to the roundabout, then go back north on Old Ranch Rd. and finally take a right to Thunder Mountain Ave. They do this because while the distance is longer, the time is much shorter to continue along Old Ranch Rd. This creates quite the bottleneck for those coming west on Old Ranch Rd. those coming north on Corderra Crest Ave. for a considerable period.

I mention this because the Potential Kettle Creek North and North Fork Evacuation Routes show that from Howells Rd. the route extends to Old Ranch Rd. and then disperses east on Old Ranch Rd. and continues along to Milam Rd. or Union Blvd.; or going west on Old Ranch Rd. passing through the roundabout along with everyone from North Fork who went south along Old Ranch Rd. and hit the roundabout. While it is possible that some people who are exiting the community from Kettle Hill Dr. may go south on Howells Rd. a considerable amount will go east on Arrowhead Dr. hit Milam Rd. and then disperse. If the connection is made to Howells Rd. at Mountain View Dr., the traffic on Arrowhead will increase considerably, causing more congestion on an already difficult intersection. Since the intersection of Union Blvd. Milam Rd. and Old Ranch Rd. opened, access to Milam Rd, from Arrowhead Dr. has been increasingly more difficult to navigate. The problems occurring at this intersection will be exacerbated.

The proposed connection to Howells Rd. goes directly against the Briargate Master Plan and violates a mandate made by the City of Colorado Springs to maintain "No Access" to the county road of Howells Rd. Providing access to Howells Rd. at Mountain View Dr. would create unnecessary traffic to Howells Rd. and Arrowhead Rd. at a minimum. Howells Rd. has a considerable amount of foot traffic on any given weather permitting day. The high school cross country team utilizes it as well as many in the local community. There are no sidewalks along Howells Rd. the potential for an automobile/pedestrian accident increases significantly with the construction of the proposed access road. The Traffic Impact Study states that an estimated 100 automobiles will use the access road on a typical day. Or more likely, enough to warrant the paving a Howells Rd. which the county now has the burden of maintaining. I do not believe for a second that the intent is for only a 100 vehicles per day to access Howells Rd. from this proposed connection to Howells Rd. from Kettle Hill Dr.

There are several additional reasons that come immediately to mind such as how the additional traffic will negatively affect property values in the area etc... but I won't get into that here. I am adamantly against the proposed connection to Howells Rd. at Mountain View Dr. I have submitted commentary regarding this development community in the past and I was not notified directly of

this hearing nor was there a posterboard posted in a conspicuous area notifying the public of this hearing. Thank you for your time and consideration.

Tim Hromadka  
11275 Forest Edge Rd  
719-291-3401

## Wintz, Katelynn A

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**From:** steve@newdaycottages.com  
**Sent:** Monday, March 6, 2023 4:26 PM  
**To:** Donelson, Dave; Helms, Randy; Fortune, Stephannie; Avila, Yolanda; Henjum, Nancy; OMalley, Mike (Council Member); Murray, Bill; Strand, Tom; Williams, Wayne  
**Cc:** Wintz, Katelynn A  
**Subject:** Proposed Kettle Creek North Development

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Dear Councilmember,

My name is Steve Feldman and I am the owner operator of New Day Cottages at Pine Creek, a sixteen bed assisted living home located at 10975 Howells Road. We have been open for 8 1/2 years serving the north El Paso County elderly population. Our home is one block south of the proposed new access road to the Kettle Creek North Development. When we first opened, the land west of Howells was an open field with unobstructed views to the high school and mountains beyond. When the developer first presented the proposed plan to our community, I felt they listened to some of the key concerns of the neighbors and addressed them. For example,

1- Going from 5 acre parcels in the county to multiple homes per acre in city. They placed lower density homes on Howells road with a reasonable setback and a block buffer before going to higher density.

2-Parents using Howells Road to drop off and pick up their kids from school creating traffic issues. The school was place further back off Howells Road with a field and fence between the school and the road preventing parents from using it for that purpose.

3-No roads from the new development to Howells Road. We were promised no roads would be cut onto Howells Road.

Last Friday a neighbor called to hear my thoughts on the new Kettle Creek North proposal. Having not received a notice in the mail, I had no idea this was in the works. I let him know I was surprised by the request for an access road after the previous agreements made. I was also surprised the county had turned over Howells Road to the city and that they were proposing to pave it in a later phase.

My concerns stem around the impact 247 homes and a road from the development onto the county road, Howells Road, will impact the quality of life for the residents who live east of the subdivision. Increased traffic creates a hazard for families with children and pets walking, riding bikes, elderly walking etc. Another concern is how these additional people in the proposed subdivision will exit the area in an emergency without creating additional safety issues to those of us who already reside here. With 2 experiences in evacuations the last 10 years, this is a proven life and death concern.

We ask you to hold the developer to finding access out of the area to the west or north as was motioned by Councilmember Williams noted in the July 13, 2021 Meeting Minutes. This would solve the majority of the safety and life quality issues of our community. I've been told those access routes are not feasible. It would seem the burden to figure it out lies with the one who profits from the development, not pushing the responsibility or burden on the neighbors. If they can't find a way to meet those requirements, maybe it's not a good plan.

Thank you for your thoughtful consideration as you review this proposal.

Sincerely,  
Steve Feldman  
Administrator  
New Day Cottages Inc.  
newdaycottages.com  
719-266-1100

## Wintz, Katelynn A

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**From:** jlohman57 <jlohman57@aol.com>  
**Sent:** Monday, March 6, 2023 2:15 PM  
**To:** Wintz, Katelynn A; crs crshea.com  
**Subject:** RE: FW: Kettle Creek North Subdivision

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Sent from my Galaxy

----- Original message -----

From: jlohman57 <jlohman57@aol.com>  
Date: 3/6/23 1:34 PM (GMT-07:00)  
To: "Katelynn A. Wintz" <katelynn.wintz@coloradosprings.gov>, "crs crshea.com" <crs@crshea.com>  
Subject: FW: Kettle Creek North Subdivision

Sent from my Galaxy

----- Original message -----

From: jlohman57@aim.com  
Date: 3/5/23 2:39 PM (GMT-07:00)  
To: "Katelynn A. Wintz" <katelynn.wintz@coloradosprings.gov>  
Subject: Kettle Creek North Subdivision

Dear Katelynn Wintz and City Planning Commission,

I have reviewed the revised development proposal for Kettle Creek North and find nothing has changed from the original application other than an emergency access to Howells Rd and a few concessions the developer has agreed to. I also read the entire minutes from the City Council Meeting held on July 13, 2021 along with the motions, comments by Councilmembers and the following votes. The final motion proposed by Councilmember Williams which passed by a vote of 9-0-0-0 contained 6 conditions which the developer agreed to comply with. The first condition required "An additional egress route which travels west or north and not south". When you review the final plat it does not show any access to provide an additional egress route north or west from the proposed subdivision. The western access is blocked by a detention facility and the north is blocked by all single family lots. Isn't this a condition that the developer agreed to and needs to be met?

Conditions 2, 3, 4 & 5 all seem to be (or will be) the builders and the HOA's responsibility.



Condition 6 - has significant impact for residents on Howells Rd especially in an emergency. If you review the City Council Meeting minutes from July 13, 2021 you will see that Mr. Frisbie stated "at the time the traffic study was conducted, Howells Road was off limits for additional access". Please explain why Mr. Frisbie said Howells Rd was "off limits"? Further in the minutes Mr. Green stated "there will need to be coordination with El Paso County regarding the emergency access connection to Howells Rd due to it still being under County jurisdiction". Has this been done? If so shouldn't that be in the minutes as well?

After the first motion from Councilmember Williams failed by a vote of 4-5-0-0, each of the 9 members present had an opportunity to comment about the proposed development. 8 of the 9 members shared concerns for the safety of the residents and what is best for the community. This ingress/egress problem is not just the developers issue, it's the city's issue as well. The city needs to pitch in and help solve the problem for an emergency evacuation to the north. Mr. Lieber stated "a bridge (going north across Kettle Creek) would not provide access to Shoup Road without going through private property and would also encroach on the Preble's Meadows Jumping Mouse habitat". There is already an ingress/egress access point on Highway 83 just northwest of the creek that would make for a preferred evacuation route. The EPC Assessors web site shows this property is owned by the developer of Kettle Creek North. Plus, when Powers Blvd bridge was built did it affect the mouse habitat?

An additional note to consider would be if there ever is an emergency evacuation how will the CSFD and CSPD LOS be affected? Trying to access the emergency while everyone is trying to evacuate will have significant impact on the LOS. I believe the city experienced this during the Waldo Canyon Fire in 2012. Should a fire come from the north, or east, the emergency access to Howells Rd & Mountain View Drive would be an absolute mess and provide limited access for first responders. There are 9 residents north of the intersection of Howells Rd and Mountain View Dr (not to mention the many residents east on Mountain View Dr and all along Forest Edge Dr) that would be jeopardized and that could lead to devastating losses. This safety issue is of grave concern for not only those close to the proposed egress site but all of the residents along Howells, Mountain View, Forest Edge and Arrowhead Drive.

Again, the past issues that were of major concern with this development still exist and need to be addressed prior to approval of Kettle Creek North.

Thank you, and we appreciate all you do in regards to doing the right thing for our community. We ask that you take our comments into consideration while reviewing this proposal.

Sincerely

David E. Lohman &  
Jody K. Lohman  
11435 Howells Road

## Wintz, Katelynn A

---

**From:** jlohman57 <jlohman57@aol.com>  
**Sent:** Monday, March 6, 2023 1:34 PM  
**To:** Wintz, Katelynn A; crs crshea.com  
**Subject:** FW: Kettle Creek North Subdivision

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Sent from my Galaxy

----- Original message -----

From: jlohman57@aim.com  
Date: 3/5/23 2:39 PM (GMT-07:00)  
To: "Katelynn A. Wintz" <katelynn.wintz@coloradosprings.gov>  
Subject: Kettle Creek North Subdivision

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help solve the problem for an emergency evacuation to the north. Mr. Lieber stated “a bridge (going north across Kettle Creek) would not provide access to Shoup Road without going through private property and would also encroach on the Preble’s Meadows Jumping Mouse habitat”. There is already an ingress/egress access point on Highway 83 just northwest of the creek that would make for a preferred evacuation route. The EPC Assessors web site shows this property is owned by the developer of Kettle Creek North. Plus, when Powers Blvd bridge was built did it affect the mouse habitat?

An additional note to consider would be if there ever is an emergency evacuation how will the CSFD and CSPD LOS be affected? Trying to access the emergency while everyone is trying to evacuate will have significant impact on the LOS. I believe the city experienced this during the Waldo Canyon Fire in 2012. Should a fire come from the north, or east, the emergency access to Howells Rd & Mountain View Drive would be an absolute mess and provide limited access for first responders. There are 9 residents north of the intersection of Howells Rd and Mountain View Dr (not to mention the many residents east on Mountain View Dr and all along Forest Edge Dr) that would be jeopardized and that could lead to devastating losses. This safety issue is of grave concern for not only those close to the proposed egress site but all of the residents along Howells, Mountain View, Forest Edge and Arrowhead Drive.

Again, the past issues that were of major concern with this development still exist and need to be addressed prior to approval of Kettle Creek North.

Thank you, and we appreciate all you do in regards to doing the right thing for our community. We ask that you take our comments into consideration while reviewing this proposal.

Sincerely

David E. Lohman &  
Jody K. Lohman  
11435 Howells Road

## Wintz, Katelynn A

---

**From:** crs crshea.com <crs@crshea.com>  
**Sent:** Monday, March 6, 2023 1:02 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: Kettle Creek North Development Proposal

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Good afternoon Kate,  
I have a couple quick questions that I was unable to locate on the LDRS website.  
How many people sit in on the planning hearing scheduled for this Wednesday?  
And who is the chairman?  
Thank you,  
Charlie Shea

Sent from my iPad

On Feb 28, 2023, at 5:46 PM, Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

No worries! I've just responded 😊

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**From:** crs crshea.com <crs@crshea.com>  
**Sent:** Tuesday, February 28, 2023 5:42 PM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Subject:** Re: Kettle Creek North Development Proposal

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Kate,  
I meant to ask you to acknowledge receipt of my comments I sent over late Tuesday afternoon.  
Thank you,  
Charlie

Sent from my iPhone

On Feb 28, 2023, at 2:48 PM, Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)> wrote:

Hi Charlie –  
Per direction of the City Attorney's Office, the referral action taken by Council on July 13, 2021 to refer the item back to Planning Commission would mean that final decision

making authority is the purview of City Planning Commission. That means that the decision at Planning Commission is final but is subject to appeal up to City Council.

If I receive any written comments on the proposal between now and the Planning Commission hearing, all comments will be part of the public record and sent to the planning commissioners. Anything that is part of the public record will be reviewable by the City Council should any one choose to appeal Planning Commission's decision.

Thank you  
Kate

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**From:** crs crshea.com <[crs@crshea.com](mailto:crs@crshea.com)>  
**Sent:** Tuesday, February 28, 2023 1:44 PM  
**To:** Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)>  
**Cc:** nancys crshea.com <[nancys@crshea.com](mailto:nancys@crshea.com)>; Duncan McNabb <[duncanjmcnabb@gmail.com](mailto:duncanjmcnabb@gmail.com)>; Dot Williams <[dot11555@gmail.com](mailto:dot11555@gmail.com)>; Louellen Welsch <[lwelsch@yahoo.com](mailto:lwelsch@yahoo.com)>; Janna Rombocos <[jannarombocos@yahoo.com](mailto:jannarombocos@yahoo.com)>; Demetri Rombocos <[dtrombocos@yahoo.com](mailto:dtrombocos@yahoo.com)>; Helen Kennedy <[seerykennedy@comcast.net](mailto:seerykennedy@comcast.net)>; [conkusa@gmail.com](mailto:conkusa@gmail.com); Jim Bonner <[Bonner7051@msn.com](mailto:Bonner7051@msn.com)>; Jody Lohman <[jlohman57@aim.com](mailto:jlohman57@aim.com)>  
**Subject:** Re: Kettle Creek North Development Proposal

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Kate,  
Once again thank you for the immediate response to my email. I have reviewed in detail all of the attachments you sent including the July City Council minutes.  
If we send you our comments via email, who do they go to and what guarantee do we have that they will also go to the City Council members who ultimately will approve this development.  
Thank you,  
Charlie Shea

Sent from my iPad

On Feb 27, 2023, at 12:46 PM, Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)> wrote:

Hi Charlie -

Thank you for your comments. If you used the LDRS website and the file number, the updated traffic study & revised development plan are now uploaded. I've attached them to this email as well for your review. The July 13, 2021 council minutes are also included here. The relevant motion to this application is located at the bottom of page 22.

I would be happy to answer any other questions you have related to this application.

Please note - the postcard did have an error by way of omission of the meeting date & time for the upcoming Planning Commission meeting. Please note the hearing date for this application is scheduled for March 8, 2023 at 9:00 AM. Anyone who received a postcard will receive an updated notice with the corrected meeting information, as is required.

Thank you  
Kate

-----Original Message-----

From: crs crshea.com <[crs@crshea.com](mailto:crs@crshea.com)>  
Sent: Monday, February 27, 2023 12:29 PM  
To: Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)>  
Cc: nancys crshea.com <[nancys@crshea.com](mailto:nancys@crshea.com)>; Duncan McNabb <[duncanjmcnabb@gmail.com](mailto:duncanjmcnabb@gmail.com)>; Dot Williams <[dot11555@gmail.com](mailto:dot11555@gmail.com)>; Louellen Welsch <[lcwelsch@yahoo.com](mailto:lcwelsch@yahoo.com)>; Janna Rombocos <[jannarombocos@yahoo.com](mailto:jannarombocos@yahoo.com)>; Demetri Rombocos <[dtrombocos@yahoo.com](mailto:dtrombocos@yahoo.com)>; Helen Kennedy <[seerykennedy@comcast.net](mailto:seerykennedy@comcast.net)>; [conkusa@gmail.com](mailto:conkusa@gmail.com); Jim Bonner <[bonner7051@msn.com](mailto:bonner7051@msn.com)>; Jody Lohman <[jlohman57@aim.com](mailto:jlohman57@aim.com)>  
Subject: Kettle Creek North Development Proposal

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Katelynn,

I received the green postcard last Friday in ref to the review of revised Kettle Creek North 61.71 acres containing 247 new homes. The notice also refers to the revisions to the plan requested by City Council on July 13, 2021 including access to Howells Rd.

I have reviewed the entire document list for each file and find nothing showing the "proposed" access to Howells Rd. It is imperative we know where this access is located in order to submit our comments by 3/8/23. I also was unable to locate the requested changes by City Council from 7/13/21.

It appears that the map you sent on the back of the green postcard includes all of Kettle Creek North, not the specific land (61.71 acres) that is up for review that's mentioned in File # AR PUD 20-00538 & 00539. Not everybody that is affected by this development has access to the specific maps or knows how to navigate your document list. We need your help in order to submit our comments by March 8, 2023.

Thank you,  
Charlie & Nancy Shea

Sent from my iPad

## Wintz, Katelynn A

---

**From:** Liz Spafford <wsspaff@msn.com>  
**Sent:** Monday, March 6, 2023 12:44 PM  
**To:** Wintz, Katelynn A  
**Cc:** wsspaff@msn.com  
**Subject:** Road extension

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Dear Ms. Wintz,

As a home owner on Ridgeway Lane, we are EXTREMELY opposed to the plan to cut a road thru a field west of Howells and Milam.

This plan has just been made public.

This is a rural neighborhood, not a city cut through.

Sincerely,

Bill and Liz Spafford

4120 Ridgeway Lane

## Wintz, Katelynn A

---

**From:** Randy G Morley <randy@rgmorley.com>  
**Sent:** Monday, March 6, 2023 10:49 AM  
**To:** Wintz, Katelynn A; All Council - DL  
**Subject:** Kettle Creek North

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Good Morning All,

First, I would like to begin this conversation by Thanking each of you for your dedication and service. It is your service and consideration for this community as a whole that makes Colorado Springs what it is. That being said; I would like to bring forward my concerns.

When Kettle Creek was developed Colorado Springs agreed NOT to allow access to the neighborhood from Howells Rd. The new plan clearly shows access to the neighborhood from Howells Rd. To me this shows Bad Faith by the City. How many times should we be forced to defend our neighborhood and our way of life?

The City has been slowly and sometimes rapidly encroaching on a way of life that the people of Black Forest cherish and with every step forward that "some" call progress that way of life is further threatened. We have lived in our home for nearly 30 years and the reason that we moved here was that we longed for a slower pace of life, a peaceful life, and a free one where we were free to live life on our terms.

We have lived through power outages, blizzards, a fire. We have witnessed enormous Growth and increased traffic down our little country road and community. The rising levels of Dust as people cut through our neighborhood in an attempt to bypass the congestion on Old Ranch Road. We all said this would happen when Pine Creek broke ground. We all waited far too long for the city to make good on the promises made during that phase of growth. Now the city would like to have us believe that this growth is progress. It's Not,... It is detrimental to those of us already here.

It threatens our own ability to evacuate the forest should there ever be another fire in the Black Forest, The development of Kettle Creek North needs more ingress/egress points that do NOT encroach upon Howells Road. This will undoubtedly be less efficient for the developer and more costly, however, the developer's gain, should not be at our expense and should certainly not be our loss.

Any emergency egress from the neighborhood, that the City Council might require, needs to be gated so as NOT to allow traffic to flow in any direction without the gate being opened and gate should be locked shut with only Fire and Police having keys to such lock. And said gate and lock should be maintained, at all times, by the city.

All we are asking is that the City be good neighbors and respect a way of life that city folks often don't or can't comprehend.

Thank You Very much for your consideration of these concerns

Randy G Morley  
4670 Arrowhead Dr  
Black Forest Colo  
80908





Virus-free [www.avg.com](http://www.avg.com)

## Wintz, Katelynn A

---

**From:** Patrick Flowers <patrick.flowers@gmail.com>  
**Sent:** Monday, March 6, 2023 10:14 AM  
**To:** Wintz, Katelynn A  
**Subject:** North Fork/Kettle Creek Development

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Good morning,

I am a resident in North Fork on Thunder Mountain Avenue and I wanted to express my concern for the potential development just outside my front door. I appreciate the hearing being made public and for residents to be able to voice their opinions on the matter, but my work schedule does not allow me to attend in person this Wednesday.

I am a Colorado Springs native and have seen each of our wildfires over the past 15ish years and this is the biggest concern for the neighborhood. Adding this many new homes without the benefit of a different exit (Howells does not count, as it still dumps you out to the same 100 yard stretch as our other exits of Thunder Mountain and Forest Creek) shows a lack of care on the developers part. I understand the need that Colorado Springs has for more homes, rather than building another apartment complex. But we need an exit to the north, either connecting to 83 or Shoup. We already feel that we are too deep into the neighborhood away from a major connection, over 1.5 miles to Old Ranch at our address.

Last year's grass fire in the Powers/Barnes area proved how multiple exits assisted in the containment of the fire and the safety of the residents evacuating. There are multiple exits to the neighborhoods to all directions and multiple streets which led away from the danger. Our neighborhood doesn't have that option. We connect to the same road and could get trapped if something happened to Old Ranch.

Thank you for your continued attention to this matter and for taking our concerns into account.

-Patrick Flowers

## Wintz, Katelynn A

---

**From:** Leslie Tschan <Itschan2011@gmail.com>  
**Sent:** Sunday, March 5, 2023 8:51 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: Kettle Creek North Development

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

I apologize, the previous email was sent prematurely. We also have additional concerns with the increased traffic this neighborhood would create and the number of residents on Howells Rd that walk and bike on the road. There are currently no sidewalks for the residents of Howells Rd and increasing the amount of traffic could increase car accidents and more importantly car vs. pedestrian accidents. We feel that if a neighborhood were to be developed it would need to have individual access to Powers for evacuation and not have access to Howells Rd. If access to Howells Rd were to be granted, Howells Rd would need to be widened for sidewalks and paved prior to the start of development to ensure safe automotive, pedestrian and bike traffic.

Sincerely,  
Leslie and Jason Tschan

On Sun, Mar 5, 2023 at 7:20 PM Leslie Tschan <[Itschan2011@gmail.com](mailto:Itschan2011@gmail.com)> wrote:

Dear Ms. Wintz,

I am emailing in regard to the Kettle Creek North Development. We live off of Howells Rd, and we are concerned about the safety of the residents off of Howells Rd. In the event of an emergency evacuation in which we could not use Arrowhead Rd/Old Ranch Rd we only have Howells Rd/ Old Ranch Rd as an evacuation route. Old Ranch Road is already overly congested as is, due to the large number of new residents off Old Ranch Rd. In the event of a fire in which a large number of residents are needing to evacuate and those residents are trying to take a large number of vehicles and trailers with them (many residents of Howells Rd also have livestock), evacuation could be significantly slowed by additional residents endangering all residents. There has also been an increase in the rate of fires the last decade making this a serious threat. Thank you for your time and consideration of our concern.

Sincerely,  
Leslie and Jason Tschan

## Wintz, Katelynn A

---

**From:** Leslie Tschan <Itschan2011@gmail.com>  
**Sent:** Sunday, March 5, 2023 8:20 PM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle Creek North Development

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Ms. Wintz,

I am emailing in regard to the Kettle Creek North Development. We live off of Howells Rd, and we are concerned about the safety of the residents off of Howells Rd. In the event of an emergency evacuation in which we could not use Arrowhead Rd/Old Ranch Rd we only have Howells Rd/ Old Ranch Rd as an evacuation route. Old Ranch Road is already overly congested as is, due to the large number of new residents off Old Ranch Rd. In the event of a fire in which a large number of residents are needing to evacuate and those residents are trying to take a large number of vehicles and trailers with them (many residents of Howells Rd also have livestock), evacuation could be significantly slowed by additional residents endangering all residents. There has also been an increase in the rate of fires the last decade making this a serious threat. Thank you for your time and consideration of our concern.

Sincerely,  
Leslie and Jason Tschan

## Wintz, Katelynn A

---

**From:** Pat <pat\_gustavson@msn.com>  
**Sent:** Sunday, March 5, 2023 6:21 PM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle Creek North Access to Howell's Road

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Reading an old edition of the Gazette Newspaper dated June 5th 2020 and there was an interesting article by Mary Shinn. The title was Northeast Colorado Springs residents say developer needs to plan escape route for new subdivision. On page "3" it said..." A road cannot be built from Kettle Creek North or North Fork to connect with Howells Road to the East because, when the property was annexed, the developer agreed that no extension to Howells would be built, said Hannah Van Nimwegen, a city planner.

How then, is this possible?

Sincerely,

A.Patricia Gustavson (black forest resident 47 years)

Hannah Van Nimwegen, AICP phone (719) 385-5365

Senior Planner (hvannimwegen@springsgov.com)

Land Use Review

Planning & Community Development

## Wintz, Katelynn A

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**From:** Jerry Varner <gjvarner2@gmail.com>  
**Sent:** Sunday, March 5, 2023 3:54 PM  
**To:** Wintz, Katelynn A  
**Cc:** sknowley@aol.com; Donelson, Dave; Helms, Randy; Fortune, Stephannie; Avila, Yolanda; Henjum, Nancy; OMalley, Mike (Council Member); Murray, Bill; tom.strand@coloradosprings.com; Williams, Wayne; All Council - DL  
**Subject:** Kettle Creek North and Howells Road

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City Planner Katelynn Wintz

The proposed construction of a road to connect the planned Kettle Creek North development with Howells Road is a terrible idea for all concerned. Here's why:

- 1) As an emergency route for Kettle Creek residents, it will funnel traffic into an area with only two other outlets. One is the intersection of Milam and Arrowhead which is a problematic intersection for Arrowhead traffic trying to join Milam. The other outlet, Howells and Old Ranch, will be a bottleneck due to the round-about at Cordera Crest and Old Ranch. This round-about already creates daily traffic jams as kids come and go to school. In the event of a Black Forest fire traffic will be forced to escape east toward the fire instead of away. That traffic will have to merge with Black Forest residents escaping on Milam and Old Ranch roads. Adding more traffic to Arrowhead and Howells will make the situation dangerous. It is much more logical to build an emergency route directly to Powers than to route it into an almost certain traffic jam that will exist due to poor planning. Building an emergency route to Howells may be the least expensive solution but residents may pay with their lives if Black Forest burns again. An emergency exit on to Howells will not be available in a fire emergency. It will simply be a traffic jam.
- 2) The round-about at Old Ranch and Cordera Crest is the site of daily traffic jams as kids come and go to school. A route to Howells would mean that Arrowhead and Howells would become the main access roads for Kettle Creek North. Already Arrowhead and Howells are used as a short cut by students/parents trying to cut the line at Old Ranch ahead of the round-about. These drivers seldom respect speed limits on our roads. They create dust and the heavy traffic does damage to our roads which were not meant for it. Construction traffic for the new development will undoubtedly also use Arrowhead and Howells, further destroying the quiet and rural setting that we moved here for.
- 3) Turning our rural unpaved roads into just another traffic corridor for densely populated suburbs invites the introduction of petty crime that is already rampant in the neighborhoods to our west and south. Ring camera video sharing confirms this.

Since moving to Arrowhead seven years ago in order to live in a quieter and more rural area, we have watched the city grow up around us to the south and west. It is surely not too much to ask of the planning commission to allow us the peace and quiet that we paid for by not radically altering the traffic flow through our neighborhood for the sake of a developer's convenience. And though it may check the box as a required emergency exit for Kettle Creek North, no planner of good conscience could possibly assert that routing drivers toward a traffic jam caused by a fire is in reality a valid escape plan. Old Ranch road is a major escape route in the event of fire in Black Forest. The round-about at Cordera Crest has already reduced the viability of that route. Adding more traffic to it could cause a calamity that city planners may one day have to answer for.

Respectfully,  
Pam and Jerry Varner

4375 Arrowhead Dr.  
Colorado Springs, CO 80908

719-660-5346  
Gjvarner2@gmail.com

## Wintz, Katelynn A

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**From:** Sonja Viljoen <sviljoen99@gmail.com>  
**Sent:** Sunday, March 5, 2023 3:04 PM  
**To:** Wintz, Katelynn A  
**Cc:** nancys crshea.com; Duncan McNabb; Dot Williams; Louellen Welsch; Janna Rombocos; Demetri Rombocos; Helen Kennedy; conkusa@gmail.com; Jim Bonner; Jody Lohman  
**Subject:** Proposed Kettle Creek North Development

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Katelynn,

In response to the proposed Kettle Creek North Development proposal, I strongly object for the following reasons:

### **Peril from fire:**

This was discussed in detail by other neighbors affected by this proposal. I would like to question why previous statements and explanations given to us during past meetings are being ignored. We were told that a member of the CSFD ruled that no emergency exit is wanted onto Howells because it would not solve the problem. Further more even if an emergency exit was provided onto Howells no gate or chains would stop people from using it on a regular basis. I believe the temporary Union / Milam / Old Ranch Road intersection proves this. At another meeting we were told that the only solution acceptable would be access to the north, not onto Howells and then Old Ranch Road.

### **Howells Rd, an old county road, unsafe for higher traffic volume.**

I would like to add to this, already discussed by neighbors, that the road surface is also a concern. The mentioned deep gully with a blind hill is very slippery when the road surface becomes wet. This causes cars driving south to slide when approaching the blind hill even when driving well within the speed limit. The county has tried to improve the road surface but this is one of many sections that remain slippery on the immediate vicinity that could be affected by increased traffic. These roads are not cable of carrying increased traffic without increased risks. According to proposal this will only be paved after the initial 125 houses are built. (average two cars per house = 250 cars)

### **City and County Traffic study.**

What quantifying was done regarding increased construction related traffic to the new development?  
The study is singularly minded about the traffic being less for the new proposal than the original proposal. Just because the traffic will be less does not negate any of the issues and concerns.

The City / County can not guarantee only a 100 cars on the road just because a study came up with the number.

What is the City and County's plan in the event that more than a 100 cars actually use the new access?

There are already bottleneck issues at the circle and the traffic light. These suggested 100 cars will take a roundabout route via Howells to the existing bottlenecks.

The Milam/ Old Ranch Road / Union is a temporary fix for another issue to the east.

It is perilous to access Milam to the north from Arrowhead due to increased traffic, blind hills and speeding. This will only increase with cars taking short cuts on

Arrowhead from the proposed access at Howells / Mountain View Dr.

To avoid the bottlenecks at the circle and traffic light, school traffic from Black Forest will choose to turn onto Arrowhead, to the new access at Howells /



Mountain View dr.

These are traffic concerns regarding the new proposal and the immediate vicinity, let alone during emergency situations. The City wants to increase density and thereby traffic, that will involve this immediate area.

What are the short term plans to solve these concerns or is increased revenue from growth the only concern in this matter? The better solution for more than just the Kettle Creek North Development is to stick to earlier decisions. Build access to the north and then increase density. This will address the safety concerns and be the responsible option. We have had two fires and lessons can be learned from other states. Emergency access should be of primary concern.

Sincerely,

Sonja Viljoen  
sviljoen99@gmail.com

## Wintz, Katelynn A

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**From:** jlohman57@aim.com  
**Sent:** Sunday, March 5, 2023 2:39 PM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle Creek North Subdivision  
**Attachments:** 2015 exp rpt-Aug.xlsx

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Katelynn Wintz and City Planning Commission,

I have reviewed the revised development proposal for Kettle Creek North and find nothing has changed from the original application other than an emergency access to Howells Rd and a few concessions the developer has agreed to. I also read the entire minutes from the City Council Meeting held on July 13, 2021 along with the motions, comments by Councilmembers and the following votes. The final motion proposed by Councilmember Williams which passed by a vote of 9-0-0-0 contained 6 conditions which the developer agreed to comply with. The first condition required "An additional egress route which travels west or north and not south". When you review the final plat it does not show any access to provide an additional egress route north or west from the proposed subdivision. The western access is blocked by a detention facility and the north is blocked by all single family lots. Isn't this a condition that the developer agreed to and needs to be met?

Conditions 2, 3, 4 & 5 all seem to be (or will be) the builders and the HOA's responsibility.

Condition 6 - has significant impact for residents on Howells Rd especially in an emergency. If you review the City Council Meeting minutes from July 13, 2021 you will see that Mr. Frisbie stated "at the time the traffic study was conducted, Howells Road was off limits for additional access". Please explain why Mr. Frisbie said Howells Rd was "off limits"? Further in the minutes Mr. Green stated "there will need to be coordination with El Paso County regarding the emergency access connection to Howells Rd due to it still being under County jurisdiction". Has this been done? If so shouldn't that be in the minutes as well?

After the first motion from Councilmember Williams failed by a vote of 4-5-0-0, each of the 9 members present had an opportunity to comment about the proposed development. 8 of the 9 members shared concerns for the safety of the residents and what is best for the community. This ingress/egress problem is not just the developers issue, it's the city's issue as well. The city needs to pitch in and help solve the problem for an emergency evacuation to the north. Mr. Lieber stated "a bridge (going north across Kettle Creek) would not provide access to Shoup Road without going through private property and would also encroach on the Preble's Meadows Jumping Mouse habitat". There is already an ingress/egress access point on Highway 83 just northwest of the creek that would make for a preferred evacuation route. The EPC Assessors web site shows this property is owned by the developer of Kettle Creek North. Plus, when Powers Blvd bridge was built did it affect the mouse habitat?

An additional note to consider would be if there ever is an emergency evacuation how will the CSFD and CSPD LOS be affected? Trying to access the emergency while everyone is trying to evacuate will have significant impact on the LOS. I believe the city experienced this during the Waldo Canyon

Fire in 2012. Should a fire come from the north, or east, the emergency access to Howells Rd & Mountain View Drive would be an absolute mess and provide limited access for first responders. There are 9 residents north of the intersection of Howells Rd and Mountain View Dr (not to mention the many residents east on Mountain View Dr and all along Forest Edge Dr) that would be jeopardized and that could lead to devastating losses. This safety issue is of grave concern for not only those close to the proposed egress site but all of the residents along Howells, Mountain View, Forest Edge and Arrowhead Drive.

Again, the past issues that were of major concern with this development still exist and need to be addressed prior to approval of Kettle Creek North.

Thank you, and we appreciate all you do in regards to doing the right thing for our community. We ask that you take our comments into consideration while reviewing this proposal.

Sincerely

David E. Lohman &  
Jody K. Lohman  
11435 Howells Road

## Wintz, Katelynn A

---

**From:** Louellen Welsch <lcwelsch@yahoo.com>  
**Sent:** Saturday, March 4, 2023 3:52 PM  
**To:** Wintz, Katelynn A  
**Subject:** proposed Kettle Creek North development

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Katelynn,

In response to the proposed Kettle Creek North Development proposal, I strongly object for the following reasons:

### **Peril from fire:**

Creating any type of access road onto Howells Rd, does not solve the problem of how to get all people in the area evacuated out safely in the event of fire. A Howells Road access only directs cars right back into the Old Ranch Road bottleneck, or heads people back into the Black Forest direction, which is not a safe choice in a fire.

Howells Road was evacuated in the Black Forest Fire. The fire came within a mile from my house. We barely had enough time to get out then. How will it be next time with so many more people trying to get out? So many more people panicked? So many more people so panicked and worried for their families, their children, that they will not be obeying traffic control, directions, or even common sense? As people understandably don't when scared for their lives, their children, their pets, and their household.

The City and County are being warned by its citizens and property owners of the peril from fire that they are creating by allowing this development density. The City and County will be held responsible for future fatalities because people could not evacuate on time. The City and County will be held responsible for allowing such density with only a two-lane road exit dumping into another already backed-up intersection. In the recent Paradise CA fatal fire, many people died, because there were not adequate exit road capabilities; people died in their cars as they tried to evacuate.

Right now, on any day when I exit Howells Road during school times, I must depend upon the kindness of other drivers to let me into the traffic que to the circle at Old Ranch Road. In a time of fire, when everyone is panicked, and everyone is trying to get themselves and their families out to safety, other drivers will not be able to afford me that kindness, as they themselves will be fleeing for their lives, as they should be. During a fire, people in cars on Howells, will be trapped on Howells Road, killed by smoke inhalation, heat and/or fire as they wait hopelessly to get out.

**Howells Rd, an old county road, unsafe for higher traffic volume:**

The Development proposes to have an access road onto Howells. The traffic study report says that increased car traffic on Howells will be ~100 cars a day. There is no mention of making improvements to Howells to make the road safe for this increase in traffic, for any increase in traffic.

Presently, on Howells Rd, just south of Mountain View where the access road will connect, is a steep gully and then steep hill before reaching Arrowhead Rd. Presently, this is a blind hill; people walking in this gully/hill section cannot be seen by approaching cars. It is a dangerous hill now; I can't imagine when 100 or more cars begin to travel on it; and imagine when there are school children from the new neighborhood, and the elementary school walking there.

Additionally, Howells Road presently has severe, deep, drainage ditches along much of its sides. Often, now, in bad weather, cars slide off Howells Road and into one of these side ditches. Ask a few of the neighbors about their pulling out the mail truck, or getting their daughter's flipped over car out of the ditch... all this occurs on Howells Road with present traffic and present road conditions.

Howells Rd requires significant upgrades in order to be a safe road for more traffic: leveling of hills, new drainage, walking space/sidewalks, etc.

Extensive safety upgrades need to be done first, unless you want children or pedestrians killed.

**Behind closed doors deals:**

The county and city making a behind -the-doors deal to turn Howells Road from county control to city is underhanded, sneaky and a shameful way for the city and county governments to behave towards it citizens. The government is supposed to be there to protect our interests, not to exploit it for the gains of a few.

**Room for families to play**

The combined housing developments of *both* North Fork and Kettle Creek North has a total of only 7 acres set aside for families and children to use for recreation and play. No other recreation spaces are accessible for children in this area, except by crossing busy roads. 7 acres is not enough park space for so many families. The developers have given money, or want to give money to parks and development in lieu of setting aside the required park allowance. This should not be accepted; stick to your own requirement of open space for this development.

Thank you for your consideration.

Please deny this development as it currently proposes.

Sincerely,  
Louellen Welsch  
Howells Road resident

## Wintz, Katelynn A

---

**From:** Earl Goecker <ingenearl@gmail.com>  
**Sent:** Friday, March 3, 2023 2:02 PM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle Creek North Development  
**Attachments:** Kettle Creek North Development Comments.docx

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

I am sending you this letter in response to this development. Please read and consider as this is a very nice area and needs to be protected.

Thank You, Earl Goecker

## Wintz, Katelynn A

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**From:** B MCQUEEN <barbmcqueen@msn.com>  
**Sent:** Thursday, March 2, 2023 6:30 PM  
**To:** Wintz, Katelynn A  
**Subject:** North Fork proposed subdivision meeting March 8, 2023

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

You have got to be kidding. This should not be considered unless the developer puts in access directly to North Powers Blvd, north and south!! We have enough traffic on Thunder Mountain and Old Ranch Road with two schools and hundreds of homes and apartments. Emergency personnel would have an even more difficult time getting into this area! The two south lanes on Thunder Mountain are already clogged with parent's parking on them instead of pulling into the high school parking lot, which is against the law! They also make U turns at the entrance to the North Fork at Hidden Brook entrance which is also illegal. They have NO consideration for the residents of this subdivision. No police are present to patrol and ticket the offenders. Also there are hundreds of kids driving into and out the lot on school days! If there were an evacuation needed many would not be able to leave. That land is beautiful and should not be disturbed!

Please feel free to read and place in the minutes my concerns as I cannot attend! I take care of my 100 year old father and we live in Hidden Brook since 2019.

Thank you,  
Barbara McQueen

Sent from my iPhone

## Wintz, Katelynn A

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**From:** robert thorne <rvn528@yahoo.com>  
**Sent:** Thursday, March 2, 2023 6:04 PM  
**To:** Wintz, Katelynn A  
**Subject:** Against Venezia Development

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Good evening,

I live in North Fork and cannot attend or call into this meeting because I work during the day. How would I voice my concerns for this issue? There is only one way in and out. During the school day having to wait at the stop light can be an inconvenience. More houses would worse. I'm against the new development.

Sherrill Thorne

Sent from my iPhone



## Wintz, Katelynn A

---

**From:** Dot Williams <dot11555@gmail.com>  
**Sent:** Thursday, March 2, 2023 12:27 PM  
**To:** Wintz, Katelynn A  
**Cc:** Charlie Shea; nancys crshea.com; Duncan McNabb; Louellen Welsch; Janna Rombocos; Demetri Rombocos; Helen Kennedy; conkusa@gmail.com; Jody Lohman; Jim Bonner; gregedwards2542@gmail.com  
**Subject:** Re: Comments in ref to revised Kettle Creek North

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Katelynn Wintz and City Planning Commission,  
Re: Kettle Creek North

Isn't this action and public meeting supposed to be posted ahead of time (I think 30 days)? There is absolutely NO sign anywhere facing Howells about this meeting. There MAY be a sign inside North Fork, advising those residents about this meeting. BUT that tells me that the only people who you think will be affected are the North Fork residents, as their neighborhood will be expanded.

The people who live along Howells, in the county - will be vastly affected by your decisions, yet you are choosing to not even tell them (us) there will be a City Council meeting to address it! Personally, I think that says a lot about the developers who do NOT want the county residents to even KNOW about plans to cut into our street for another access into the subdivision until the meetings are over and the decision is done. Sneaky.

According to the 2021 meetings, there is to be "an additional egress route which travels west or north and not south." By cutting into Howells, you are providing a route that goes straight EAST, then SOUTH - INTO a forest fire, which WILL happen - at some point. People fleeing a forest fire will run AWAY from the forest, not INTO it. There will be a bottleneck of cars, attempting to exit onto Old Ranch at Howells, backing up at the roundabout, and people roasting to death in their cars. And YOU are planning that.

How about a "frontage road" type area along the edge of Powers, (there is a walking path there now, which could be widened), with an access onto Highway 83 at the north end, and onto Powers at the south end. I have heard "Oh, no, there's a canyon up there closer to 83." Yes, and when has a canyon ever stopped you from building a bridge? and "Oh, no - we can't access Powers.." Why not? Or go further, and intersect into Union?

The intent is to SAVE lives, not insure deaths.

Howells Road was “off limits” in previous meetings..it needs to be “off limits” now. Egress routes need to be practical, and not dependent on Thunder Mountain and Howells Roads - but for quick exits onto Powers in case of (guaranteed) fires.

Dot Williams  
11555 Howells Rd  
Colorado Springs, CO 80908  
719-495-4673

On Feb 28, 2023, at 5:45 PM, Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)> wrote:

Hi Charlie -  
Thank you for providing comments on the subject application. These comments are part of the public record and will be included in the hearing packet for the Planning Commissioners review.  
Thank you!  
Kate

-----Original Message-----

From: crs [crs@crshea.com](mailto:crs@crshea.com)  
Sent: Tuesday, February 28, 2023 4:30 PM  
To: Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)>  
Cc: nancys [crshea.com](mailto:crshea.com) <[nancys@crshea.com](mailto:nancys@crshea.com)>; Duncan McNabb <[duncanjmcnabb@gmail.com](mailto:duncanjmcnabb@gmail.com)>; Dot Williams <[dot11555@gmail.com](mailto:dot11555@gmail.com)>; Louellen Welsch <[lwelsch@yahoo.com](mailto:lwelsch@yahoo.com)>; Janna Rombocos <[jannarombocos@yahoo.com](mailto:jannarombocos@yahoo.com)>; Demetri Rombocos <[dtrombocos@yahoo.com](mailto:dtrombocos@yahoo.com)>; Helen Kennedy <[seerykennedy@comcast.net](mailto:seerykennedy@comcast.net)>; [conkusa@gmail.com](mailto:conkusa@gmail.com); Jody Lohman <[jlohman57@aim.com](mailto:jlohman57@aim.com)>; Jim Bonner <[Bonner7051@msn.com](mailto:Bonner7051@msn.com)>; [gregedwards2542@gmail.com](mailto:gregedwards2542@gmail.com)  
Subject: Comments in ref to revised Kettle Creek North

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Dear Katelynn Wintz and City Planning Commission,

Thank you for keeping our neighborhoods informed of proposed developments that may have either a positive or negative effect on our quality of life. I have reviewed the revised development proposal for Kettle Creek North and find nothing has changed from the original application other than an emergency access to Howells Rd and a few concessions the developer has agreed to. I also read the entire minutes from the City Council Meeting held on July 13, 2021 along with the motions, comments by Councilmembers and the following votes. The final motion proposed by Councilmember Williams which passed by a vote of 9-0-0-0 contained 6 conditions which the developer agreed to comply with. The first condition required "An additional egress route which travels west or north and not south". When you review the final plat it does not show any access to provide an additional egress route north or west from the proposed subdivision. The western access is blocked by a detention facility and the north is blocked by all single family lots. Isn't this a condition that the developer agreed to and needs to be met?

Conditions 2, 3, 4 & 5 all seem to be (or will be) the builders and the HOA's responsibility.

Condition 6 is has significant impact for residents on Howells Rd especially in an emergency. If you review the City Council Meeting minutes from July 13, 2021 you will see that Mr. Frisbie stated "at the time the traffic study was conducted, Howells Road was off limits for additional access". Please explain why Mr. Frisbie said Howells Rd was "off limits"? Further in the minutes Mr. Green stated "there will need to be coordination with El Paso County regarding the emergency access connection to Howells Rd due to it still being under County jurisdiction". Has this been done?

After the first motion from Councilmember Williams failed by a vote of 4-5-0-0, each of the 9 members present had an opportunity to comment about the proposed development. 8 of the 9 members shared concerns for the safety of the residents and what is best for the community. This ingress/egress problem is not just the developers issue, it's the city's issue as well. The city needs to pitch in and help solve the problem for an emergency evacuation to the north. Mr. Lieber stated "a bridge (going north across Kettle Creek) would not provide access to Shoup Road without going through private property and would also encroach on the Preble's Meadows Jumping Mouse habitat". There is already an ingress/egress access point on Highway 83 just northwest of the creek that would make for a preferred evacuation route. The EPC Assessors web site shows this property is owned by the developer of Kettle Creek North. Plus, when Powers Blvd bridge was built did it affect the mouse habitat?

An additional note to consider would be if there ever is an emergency evacuation how will the CSFD and CSPD LOS be affected? Trying to access the emergency while everyone is trying to evacuate will have significant impact on the LOS. I believe the city experienced this during the Waldo Canyon Fire in 2012. Should a fire come from the north, or east, the emergency access to Howells Rd & Mountain View Drive would be an absolute mess and provide limited access for first responders. There are 9 residents north of the intersection of Howells Rd and Mountain View Dr (not to mention the many residents east on Mountain View Dr and all along Forest Edge Dr) that would be jeopardized and that could lead to devastating losses.

Again, the past issues that were of major concern with this development still exist and need to be addressed prior to approval of Kettle Creek North.

Thank you, and I along with many neighbors appreciate all you do in regards to doing the right thing for our community. We ask that you take our comments into consideration while reviewing this proposal.

Sincerely,  
Charlie & Nancy Shea  
11520 Howells Rd  
C/S 80908

719-499-6531

## Wintz, Katelynn A

---

**From:** Weston G <[2walkrunfly@gmail.com](mailto:2walkrunfly@gmail.com)>  
**Sent:** Thursday, March 2, 2023 9:13 AM  
**To:** Wintz, Katelynn A  
**Subject:** Re: AR PUD 20-00538 and AR FP 20-00539

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Additional comments and questions,

Does the city plan on having the developer have any public parks or greenways that the city will enforce? This community does not have any open public space which would be a benefit.

regards,  
Weston

On Thu, Mar 2, 2023 at 8:57 AM Weston G <[2walkrunfly@gmail.com](mailto:2walkrunfly@gmail.com)> wrote:

Greetings Katelynn,

Commenting on the planned development of Kettle Creek. What is the plan for any natural disaster of expanding roads or adding additional exits to the neighborhood?

What has the fire department stated in regards to access to our community and any evacuation plans with the additional housing that is planned to be added?

How does this impact the wildlife and current nature life that exists there? Are there plans to replace the amount of trees that will be uprooted as this grossly affects the scape of the land.

What is the proposed duration of development?

Regards,

Weston Greene

North Fork at Briargate Resident

## Wintz, Katelynn A

---

**From:** Weston G <2walkrunfly@gmail.com>  
**Sent:** Thursday, March 2, 2023 8:57 AM  
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**Subject:** AR PUD 20-00538 and AR FP 20-00539

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Regards,

Weston Greene

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## Wintz, Katelynn A

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**From:** crs crshea.com <crs@crshea.com>  
**Sent:** Tuesday, February 28, 2023 4:30 PM  
**To:** Wintz, Katelynn A  
**Cc:** nancys crshea.com; Duncan McNabb; Dot Williams; Louellen Welsch; Janna Rombocos; Demetri Rombocos; Helen Kennedy; conkusa@gmail.com; Jody Lohman; Jim Bonner; gregedwards2542@gmail.com  
**Subject:** Comments in ref to revised Kettle Creek North

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Dear Katelynn Wintz and City Planning Commission,

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Sincerely,  
Charlie & Nancy Shea  
11520 Howells Rd  
C/S 80908  
719-499-6531



## Wintz, Katelynn A

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**From:** Sarah K <sknowley@aol.com>  
**Sent:** Tuesday, February 28, 2023 9:21 AM  
**To:** Wintz, Katelynn A  
**Subject:** Date and Time Request of the Kettle Creek North Public Hearing

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Hello,

I received a Notification of Public Hearing for the Kettle Creek North Development project. The notification states the location of the hearing, the conference number and ID, and both TV channels for viewing the hearing, but it does not state the date and time of the hearing.

- Could you please let me know the date and start time of the Kettle Creek North public hearing?

I appreciate your time in helping me with this important detail.

Thank you,  
Sarah Knowley

## Wintz, Katelynn A

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**From:** Louellen Welsch <lcwelsch@yahoo.com>  
**Sent:** Tuesday, February 28, 2023 8:15 AM  
**To:** Wintz, Katelynn A  
**Subject:** phone call re development

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Good morning Katelynn,

I left you a voice mail about this as well, but could you please give me a call re the Kettle Creek North Development proposal?

Thank you vey much,  
Louellen Welsch  
719-339-0047

## Wintz, Katelynn A

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**From:** J BONNER <bonner7051@msn.com>  
**Sent:** Monday, February 27, 2023 10:20 AM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle Creek North

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

TO: Katelynn Wintz

Our neighbor gave us the flyer, regarding the Kettle Creek North development proposal, sent out to some of the homeowners in our neighborhood, but not to anyone on the four streets that connect directly or indirectly to Howells Road ( Ridgeway, Arrowhead, Forest Edge, or Mountain View Dr.) These are small streets that would be greatly impacted by increased traffic on Howell's and into our small quiet neighborhood. I believe this is negligent and likely done to decrease neighborhood input.

Writing primarily to ask for a date and time of the public hearing. Flyer notes that written comments are to be submitted by March 8th. Is that the date of the hearing, what time does the meeting start? It would appear that attendance and comments in person are being discouraged?

Thank you,  
Mary Bonner

## Wintz, Katelynn A

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**From:** Rich Sevcik <rs@truevine.net>  
**Sent:** Monday, February 27, 2023 10:02 AM  
**To:** Wintz, Katelynn A  
**Cc:** Sam B.; Greg Edwards  
**Subject:** Fwd: Kettle Creek North

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Katelynn,

I tried to call you this morning. Can you PLEASE call me at 408-402-2072.

We have many questions about the US Mail notice you sent out, concerning Kettle Creek North.

On May 20, 2021 The City Planning Commission approved our appeal in regards to adding homes in Kettle Creek North. That appeal stands. What is the purpose of this latest US Mailing?

Regards, Rich Sevcik

PS: We represent the North Fork HOA Safety Committee.

----- Forwarded Message -----

**Subject:**Re: Kettle Creek North  
**Date:**Mon, 16 Aug 2021 12:29:32 -0600  
**From:**Rich Sevcik <[rs@truevine.net](mailto:rs@truevine.net)>  
**To:**Van Nimwegen, Hannah <[Hannah.VanNimwegen@coloradosprings.gov](mailto:Hannah.VanNimwegen@coloradosprings.gov)>, Greg Edwards <[gregedwards2542@gmail.com](mailto:gregedwards2542@gmail.com)>

Hanna,

Also has the date been set for the Planning Commission? Once it is set, can the developer request a delay???

THX, Rich

On 8/16/2021 11:45 AM, Van Nimwegen, Hannah wrote:

Hi Rich and Greg,

I apologize for the delay in response. The video of the City Council meeting has been posted ([http://coloradosprings.granicus.com/player/clip/1492?view\\_id=1&redirect=true](http://coloradosprings.granicus.com/player/clip/1492?view_id=1&redirect=true)). Let me know if this link doesn't work.

Hope you had a good weekend,

Hannah E. Van Nimwegen-McGuire, AICP  
Senior Comprehensive Planner  
(719) 385-5365  
[Hannah.VanNimwegen@coloradosprings.gov](mailto:Hannah.VanNimwegen@coloradosprings.gov)

-----Original Message-----

From: Rich Sevcik <[rs@truevine.net](mailto:rs@truevine.net)>  
Sent: Monday, August 9, 2021 10:17 AM  
To: Van Nimwegen, Hannah <[Hannah.VanNimwegen@coloradosprings.gov](mailto:Hannah.VanNimwegen@coloradosprings.gov)>; Greg Edwards <[gregedwards2542@gmail.com](mailto:gregedwards2542@gmail.com)>  
Subject: Kettle Creek North

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Hanna,

Is there a video posted from the July 13th City Council meeting?

Also, is a date set for the Planning Commission 2nd review of our appeal?

THX, Rich Sevcik

## Wintz, Katelynn A

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**From:** Phil Montgomery <philbomont@gmail.com>  
**Sent:** Sunday, February 26, 2023 5:45 PM  
**To:** Wintz, Katelynn A  
**Subject:** No Date or Time on mailing

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

My name is Phil Montgomery I live at 11093 Tranquil Water Dr, Colorado Springs, CO 80908. I received a green mailer on the Kettle Creek North public hearing.

No where in the flyer is the date and time of the hearing.

When is the hearing scheduled?

## Wintz, Katelynn A

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**From:** abigail.j.wiebe@gmail.com  
**Sent:** Saturday, February 25, 2023 1:39 PM  
**To:** Wintz, Katelynn A  
**Subject:** Public Hearing info for Kettle Creek North

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Hello Ms. Wintz,

My name is Abby Wiebe, I'm a homeowner and resident in North Fork at Briargate. I received a postcard notifying me of a public hearing for the proposed development of Kettle Creek north. While the postcard gave instructions for how to watch, personally attend or call into the hearing, I found no info on the actual date or time. When can we call in? When can we attend or watch?

Thank you for the clarification.

-Abby

405-435-1289