

b.c.

Herington, Meggan

From: marty novak <martyslife2@yahoo.com>
Sent: Wednesday, June 12, 2019 8:06 PM
To: Herington, Meggan
Subject: Flying W Ranch Fence Opposition

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Hi, Meggan,

I'm not sure if the previous message I sent went through so I redrafted and am sending again with additional points.

I am opposed to the unnecessarily high and unsightly proposed plan for a 10' animal barrier fence around the Flying W Ranch Property. Particularly adjacent to Mountain Shadows homes, with minimal setback and no alternative for perhaps a more appropriate residential fence such as a 6' wrought iron (with a proper setback), either paid for by the Ranch or in combination with the adjacent home owners and the Ranch. Clearly the proposed fence will negatively impact property values in our community bringing down the entire price per square foot for the area. The Mountain Shadows community in part has made the Wolfe family very wealthy by its development.

My second concern is for wildlife. With all the building going on here on the West side, animals are losing habitat and it is forcing them into our neighborhoods and surrounding parks creating added dangers for attacks and disease. We are already dealing with the same animals that Flying W is trying to keep out. We've learned to live with them, and share the burden/enjoyment of them wandering about our properties. I understand that they wish to protect their trees and cattle, but I don't see any other ranches in the area with this prison style fencing, and no neighbor or local business has erected a fence that is that high. With a property this size, has CO Wildlife been involved to conduct a wildlife impact study? Would that be necessary for that amount of acreage? How will the Big Horn Sheep be impacted? What about existing dens for foxes? **Will animals be moved or protected which will be threatened by being trapped inside or outside their habitat?** Such was the case with a recent developer near Palmer Lake who could not build in part of his property because of the Preble Jumping Mouse.

I hope our concerns are not falling on deaf ears. The Wolfe's representative who spoke at our Mountain Shadows Community Association meeting made a not-so-veiled threat that if we did not accept their 'animal barrier' fence, that they could go ahead and erect an ugly chain link fence with NO SETBACK to punish us for wanting to protect our property values. He also patted the Ranch on the back for allowing hillside flood mitigation on their property, which is ridiculous because all of us who lost our homes in the Waldo Canyon Fire were responsible for managing run off and flooding at our own expense. When we lived on Yankton, we had to spend an additional \$10K on a small lot to mitigate the flow of storm water and debris from our uphill neighbors yards. Unlike Flying W Ranch who's work was **primarily paid for by grants from the City.**

The community has been very supportive of the Ranch. I don't understand their cavalier attitude toward their neighbors, and lack of concern for our property values. Many Mountain Shadows neighbors are not even aware that this is happening. They may not care if they are not looking at the fence, but eventually the drop in property values will impact us all.

I think that there needs to be a farther setback from the residential homes, and that the fence should be not higher than 6' and something that is attractive, more subtle, and/or landscape-buffered. I also want to see that any endangered species will be protected or safely relocated.

Thank you for listening.

Marty Novak
2475 Brogans Bluff Drive
719-632-1288

Herington, Meggan

From: Jacquelin Peters <jacpete25@yahoo.com>
Sent: Wednesday, June 12, 2019 10:02 AM
To: Herington, Meggan
Subject: CPC AP 19-00069

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This is an example of the disdain and non caring the Ranch personnel seem to have for their neighbors. There is already a barb wired fence along the property line, so why do we need another fence, higher and bigger to protect a few cows?

To keep wild animals out who will then be a bigger threat to humans? To keep them from their natural migration paths?

It seems to me to be insensitive thinking that I wonder if Russ Wolfe were alive would be condoned?

Jacquelin Peters
Alabaster Way, next to Ranch.

Sent from Yahoo Mail for iPad

Herington, Meggan

From: Patricia Vail <vailpc@me.com>
Sent: Wednesday, June 12, 2019 8:17 AM
To: Herington, Meggan
Subject: fence on Brogans Bluff

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There was not a 10 foot fence around Flying W Ranch before the fire and there does not need to be one there now. Please come out to the neighborhood and see for yourself. The neighbors cannot have fences around their property so I'm at a loss as to why we need a two mile fence around Flying W. It goes against the ascetic of the neighborhood and I very much would appreciate it if you deny this request.

Patricia Vail
8425 Lauralwood Ln.
Colorado Springs

Herington, Meggan

From: Don Schott <dschott@mindspring.com>
Sent: Tuesday, June 11, 2019 10:46 PM
To: Herington, Meggan
Cc: dschott@mindspring.com; joschott@gmail.com
Subject: Opposition to Flying W Ranch Appeal CPC AP 19-0069

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Donald and Julie Schott
6260 Wilson Rd
Colorado Springs, CO 80919
719 598 5409
dschott@mindspring.com

Meggan Herington
City of Colorado Springs
Planning & Community Development
30 S Nevada, Suite 105
PO Box 1575 MC 155
Colorado Springs, CO 80901-1575
Meggan.Herington@coloradosprings.gov

Re: Flying W Ranch Appeal
CPC AP 19-0069

June 11, 2019

In regards to the above application filed by Flying W Ranch, **we strongly oppose this plan** primarily for 3 reasons:

- 1) This fence will be located in very close proximity to several homes in our neighborhood and will be visible from these homes, surrounding homes, and streets in the neighborhood. This fence, at 10 feet high and very institutional in design will be extremely unattractive and obtrusive and is dramatically incompatible with the suburban nature of the neighborhood. This fence will have a negative impact on the quality of life and value of property in the neighborhood.
- 2) This fence will channel wildlife – particularly deer – into the surrounding Mountain Shadows neighborhoods. As you are well aware, Colorado Springs has a significant urban deer population problem, and this will clearly make this issue worse.
- 3) This decision could set a precedent for other property owners in the city and county who want to build similar fences for any reason.

Best Regards,

Donald Schott and Julie Schott

Herington, Meggan

From: Steve Brinkman <s_brinkman@comcast.net>
Sent: Monday, June 10, 2019 10:36 PM
To: Herington, Meggan
Subject: 10' Wildlife Fence Opposition

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Meggan:

I reside in the Evergreen section of Mountain Shadows and am vehemently opposed to the proposed 10' tall wildlife fence on the Flying W Ranch. This will be a huge eyesore in my neighborhood. I moved to this neighborhood over 32 years ago, in 1987, and the reason I decided to buy a house here was the natural beauty. That will all change if this fence is built. Up until the fire in 2012, I always took visiting family and friends to the Flying W Ranch for an evening of fun. Please let all FWR personnel know that, if the fence is built, that will no longer happen; I will discourage attendance at the new Flying W Ranch, if indeed it is ever rebuilt.

The huge scar (the mine) just north of our neighborhood is a huge sign that our city has let a lot of really stupid things happen to our environment. This would be yet another example of our irresponsibility as a city.

For many years leading up to the fire, Russ Wolfe rebuked his managers' recommendations to clean up the dry brush because it was a fire hazard. He refused because he didn't want to spend money doing the responsible thing. The Waldo Canyon Fire was definitely exacerbated because of his responsibility. I am not interested in making life easier for an irresponsibly led business.

If you have any questions for me, feel free to call me at 719-649-1035. Thank you for listening.

Steve Brinkman
6365 Sandray Ct.
Colo Spgs, CO 80919

6.C.

Herington, Meggan

From: JDB - ProperKey <jdberdon@properkey.com>
Sent: Tuesday, June 11, 2019 12:52 PM
To: Herington, Meggan
Cc: Wysocki, Peter; Lawrence Starr
Subject: Public Notice

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Meggan:

I am interested in your comments/remarks regarding the installation of the Public Notice signage about the Wildlife Barrier at Flying W. I see a pattern of intent.

No signage exists at the Brogans Bluff address so the directly-affected, adjacent residents probably will never see a notice.

o

On front gate at Chuckwagon entrance (not viewable with gate open—which, btw, the left portion is rarely open)



On gate at dead end street Sceptor (not viewable with gate open).



Surprisingly, for some reason, the gates have been open all day, today.

JD Berdon
719.445.9255

Herington, Meggan

From: merten.jeff@gmail.com
Sent: Wednesday, June 19, 2019 10:24 AM
To: Herington, Meggan
Cc: lisa.m.merten@gmail.com
Subject: Opposition to Flying W Ranch 10' Fence - File #: CPC AP 19-00069

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Dear Meggan:

This is to respond to your letter requesting our thoughts and concerns regarding the proposed Flying W Ranch 10' fence. We reside at 2755 Brogans Bluff Drive. We oppose the installation of the 10' fence as proposed for the portion of the fence that is adjacent to the Mountain Shadows neighborhood (Rossmere St, Brogans Bluff Dr, Wilson Rd). We have no objection to the fence for the portions of the proposed fence that abut open land on the north, south and west sides of the property.

ADVERSE IMPACTS

You requested that we share the adverse impacts this proposed fence will have on the community. State below are some of those impacts:

Devaluation of Property Values Near Fence

- One of the primary reasons we purchased our home on Brogans Bluff Dr was for the beautiful, unobstructed view of the mountains that we presently enjoy. If the proposed 10' fence is installed, the unobstructed views will be gone. The height and structure of the fence resembles that of a penitentiary fence. This is a huge negative. The loss of the unobstructed mountain views and the style and height of the proposed fence will most certainly cause the values of all homes in the immediate area to fall.

Issues with More Deer in Mountain Shadows

- As the Flying W Ranch pushes the deer off of their property it will drive more deer into our neighborhood. This will create a safety issue with more deer/vehicle collisions. Deer already create a safety issue in this regard, and it will be exacerbated with more deer in the neighborhood. Furthermore, many homeowners in Mountain Shadows are trying to revegetate their properties with new trees, ground coverings, etc. just as Flying W is and face the same challenges that Flying W is facing in this endeavor with respect to deer eating the new vegetation. Is it fair to make this revegetation more challenging for Mountain Shadows homeowners with more deer in the neighborhood because Flying W does not want the natural wildlife from the area on their property?

Existing Fence & Setback

- The existing fence that surrounds the Flying W Ranch is a 4-foot tall barbed wire fence with a setback much greater than the proposed 10' for this new fence. The location of the existing fence has served the ranch well over many years and does not inhibit our view of the mountains. What is necessitating changing the setback to 10' rather than installing a new fence along the existing fence line? Installing this penitentiary-style fence so close to existing homesites dramatically reduces the aesthetics of the neighborhood.

OTHER ISSUES/QUESTIONS

Front of Property

- We do not understand how staff cannot designate the east side of the Flying W property adjacent to Mountain Shadows the “front” of the property. It is clear that the gate that is used on a daily basis by Flying W employees and used by guests attending chuckwagon suppers is on the east side of the property. Therefore, the “non-front” designation given for setback restrictions on this side of the property is erroneous and does not align with the practical, most used, front entrance to the property.

Fence Height

- The proposed fence height is 10'. We are unclear on what is driving such a tall fence. This height is not necessary to contain wildlife. The wildlife fences that have been installed around select Colorado interstates (I-25, I-70) are 8' tall. Further, I am aware of properties where 6'-7' fences have been installed that have successfully contained most wildlife. While deer can jump a 6' fence, they generally will not if there is adequate food/water sources on side of the fence where they are currently residing.

We thank you for asking for our input and respectfully request that you consider the views of Mountain Shadows residents as you make your decision on this proposal. Every neighbor I have spoken with is vehemently opposed the 10' fence as currently proposed. It will take away our unobstructed views of the mountains, reduce our property values and drive more deer into our neighborhood, creating safety and revegetation issues.

Sincerely,

Jeff and Lisa Merten
478-318-1060

Herington, Meggan

From: Susie Braun <usabraun@hotmail.com>
Sent: Wednesday, June 19, 2019 10:23 AM
To: Herington, Meggan; PlanningDev; Community Development
Cc: Suthers, John; Knight, Don
Subject: Appeal of 10-foot fence around Flying W Ranch (file # CPC AP 19-00069)

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To Whom It May Concern,

We would like to support the appeal of the 10-foot wildlife fence that the Flying W Ranch is planning to erect.

Understanding the need for a fence, we believe the existing cattle fence should be sufficient as it has been in the past. If the Flying W Ranch feels strongly about a 10-foot fence, it should be setup in a manner so as not to impact the views of the neighborhood. It should be several hundred feet away from the property line.

A 10-foot fence would appear like a high security guard penitentiary, not to mention greatly harm the surrounding wildlife patterns. It would also send the message that the Flying W Ranch does not want to be part of the neighborhood. The Flying W Ranch has greatly enjoyed the support and volunteer work from neighbors (especially since the Waldo canyon fire). We therefore expect the Flying W Ranch to behave as a good neighbor and not negatively impact the value and character of the Mountain Shadows neighborhood.

Thank you for your consideration.

Best regards,

Susi & Björn Braun

2845 Brogans Bluff Dr.

Herington, Meggan

From: TOM MONA <tegger14@msn.com>
Sent: Monday, June 17, 2019 4:04 PM
To: Herington, Meggan
Subject: Review for 10 foot high fencing around Flying W Ranch

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Hello Meggan,

I recently became aware of the proposed fencing on the property of the Flying W Ranch and wanted to provide my thoughts. After reviewing the information I strongly oppose the fencing that is proposed.

The area apparently is zoned agriculture and in most agriculture settings a 4 strand 4-5 high fence is adequate to keep stock inside. I understand the owner's want a 10 high fence to keep wildlife out as there is a "radical change to migratory and foraging patterns of wildlife". My concern is that mule deer will attempt to jump the fence and they will be harmed or killed while attempting to do so. I suggest consulting with the Colorado Park and Wildlife and get their input. I have witnessed many times wildlife getting injured or killed when they attempt to jump over metal fencing and get impaled on the metal fencing.

There really is no good reason to allow a 10 high fence around this property. There has always been wildlife on this property and to not allow access to them is against sound wildlife management practices.

Please feel free to contact me with any questions or discussion.

Thank you.

Tom Egger
719 464 4070

Herington, Meggan

From: Georgia Moen <gmoen@coloradocollege.edu>
Sent: Monday, June 17, 2019 3:50 PM
To: Herington, Meggan
Subject: Flying W Fence

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Dear Ms. Herington:

As a resident of Parkside at Mountain Shadows, I am vehemently opposed to the construction of the proposed 10' wildlife fence. It is a VERY bad idea because of the disruption to how wildlife travel/migrate and it will be a terrible eyesore in our neighborhood. Please DO NOT approve this fence.

Thank you—

Georgia Moen
2565 Hot Springs Court
Colorado Springs, CO 80919-3533
719-548-1052

Herington, Meggan

From: Ralf Rivera <ralf5775@gmail.com>
Sent: Monday, June 17, 2019 3:40 PM
To: Herington, Meggan
Subject: Flying W. 10 foot fence

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Dear Meggan,

I wanted to email you to reiterate and agree with a request made by Don Austin in regard to the proposed 10 foot fence along Flying W. Ranch. I agree with Don in asking the planning commission to either reduce the height to 8' and eliminate the barb wire as it runs adjacent to Rossmere, Brogans Bluff and Wilson, or move the fence back on the property to a location that is not, or less visible to the adjacent properties.

Thank you for your time,

Ralf

Herington, Meggan

From: Mike Finkbiner <robbinsroof@aol.com>
Sent: Monday, June 17, 2019 8:38 PM
To: Herington, Meggan
Subject: Flying W Fence

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Meggan,

I am strongly opposed to any type of animal control fencing around the Flying W property. The property has been fence less for decades and should remain that way.

Before any fencing would be considered, I would like to see studies done regarding animal patterns, populations affected.

Don't fence something that has been fine without one!!

Mike Finkbiner
5439 Lions Gate Lane
Colorado Springs CO 80919

Sent from my iPhone

Herington, Meggan

From: Julia O <julia777@gmail.com>
Sent: Saturday, June 15, 2019 10:03 PM
To: PlanningDev; Suthers, John; Herington, Meggan
Subject: FLYING W RANCH Appeal - CPC AP 19-00069

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Re: FLYING W RANCH Appeal - CPC AP 19-0006
2830 Brogan's Bluff

Mayor John Suthers
Mr. Peter Wysocki, AICP, Director of Planning and Community Development
Ms. Megan Herrington, City Planner

Thank you for your service, and for your due diligence in sending the "notification of public hearing" in relation to the Flying W. Ranch appeal referenced above. After reviewing the online appeal documents, and also obtaining input from area neighbors via nextdoor.com, I wish to convey my support of Mr. Berdon's appeal for the six reasons that he listed in his filing.

Moreover, I do not feel that the new owners of the Flying W. (apparently residing in Pennsylvania?) have provided any valid reason for requiring a fence of the height and magnitude, (and location) being requested. It appears they basically want to impede wildlife movement from their property due to landscape damage. I reside in Mountain Shadows and can empathize with that issue. However, people in this area use alternative methods to preserve landscape. They cage trees, use deer off spray, and plant trees (such as Pinions) that the deer normally avoid. You can drive through the area and see beautiful landscape that did not require 10 foot high fencing. The prior owners made do with a four foot fence prior to the fires, and I see no compelling argument for the new owners to impact neighbors, wildlife, and esthetic views with a prison style fence.

I ask that you respect current zoning rules, and the wishes of the majority of this community. If the new owners insist on having that type of structure, then they need to seek out land that is zoned for that purpose. Hopefully, they will reconsider and want to work with their neighbors, just as the prior owner had done. I understand that the prior owner had an excellent relation with the community.

Homeowners make lifetime investments monetarily, and also of sweat equity, to purchase homes in areas zoned according to their preferences. That zoning should not be changed unless the majority of that specific community requests a change or agrees to a variance. Please represent your constituents wishes.

Finally, this past year, we have on several occasions witnessed a herd of Big Horn Sheep in the area. These animals need protection.

Thank you for your consideration.

Julia Owens
Colorado Springs, CO 80919

<https://eoc.springsgov.com/LDRSDocs/LUISPlanner/Documents/App/119890.pdf>

Herington, Meggan

From: nonawayne@comcast.net
Sent: Saturday, June 15, 2019 7:05 PM
To: Herington, Meggan
Subject: Flying W Ranch Appeal of fence surrounding the ranch

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Dear City Planner,

It is clear from statements that Aaron Winter has made for the ranch that they feel strongly that there must be a fence so that the revegetation from the fire which destroyed Flying W property may move forward. I don't believe this should be questioned by bordering property owners. It is to everyone's benefit for the ranch to be successful.

However, they have moved ahead making plans that affect those whose borders are joined with the ranch, with no thought as to how those decisions would affect home and land owners. All of our land was once owned by and a part of the ranch. The ranch benefited by selling the land and we, the owners, benefited by living in a most beautiful place.

A Colorado Springs news report shows a complete view of the proposed fence placement. The green card many of us received in the mail shows only a part of the proposed fence and it is different. The one from the news shows the fence starting at the corner of the land set aside for the water tower but it still includes a strange spike into the area behind the water tower and the adjacent lot. The news account also seems to stop at the entrance gate so that Twin Harbor Heights and Harbor Pines would not be impacted and that seems like a good change for those developments.

However, the main thing that I saw on the green card that you sent was that the west line of the lines that were emphasized, was going mainly down the access road for the water tank. I believe that if the fence were put very near this road, the most logical place would have been found for the fence. Because of the terrain the cost to build the fence would be greatly diminished, homeowners would no longer have a wildlife fence up against their noses, and the Flying W would lose access to very little of their basically unusable land.

City Planner, please help everyone to come to an equally amenable agreement. You had said that the real question is about whether the distance away from the property line for the fence should be 10 or 25 feet as the law prescribes by determining if the set back from the property line is side facing or front facing. Those numbers are arbitrary because they were prescribed for a general rule to fit no specific situation. Walk the property line between the ranch and homeowners and then you will be able to make a common sense decision. The clearest example of how poorly sticking to the prescribed rules would work out in this situation, is to look at the indentation of the section on Brogans Bluff Drive where the Flying W owns right down to the street. Would the fence go down a few feet on two sides then join halfway up the embankment? Is this a side property line, or is it front, since it certainly goes all the way to the street? And if that section is front, then aren't the adjoining properties also front?

Sincerely,
Nona Wayne
2930 Brogans Bluff Drive

Herington, Meggan

From: Melissa Weymouth <melissaaweymouth@gmail.com>
Sent: Saturday, June 15, 2019 5:35 PM
To: Herington, Meggan
Subject: CPC AP 19-00069 - Flying W Ranch Appeal

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Dear Meggan,

My husband Jeff Kollmann and I live at 2585 Brogans Bluff Drive in Colorado Springs, CO. Today I am writing to you in regards to the CPC AP 19-00069 Flying W Ranch Appeal. We strongly oppose the building of a fence around the Flying W Ranch Property. Unfortunately, we are not able to make the meeting on June 20th but wanted to write and let you know about our concerns. The fence will force the natural wild life in the Mountain Shadows area to alter their habitats. We both love having the deer, bunnies and other wildlife roam free in this area and feel it is important to preserve the natural beauty of this area.

Thank you for your time and consideration.

Sincerely,
Melissa Weymouth
2585 Brogans Bluff Drive
719-963-3270

Herington, Meggan

From: Wes Tivel <wtivel@gmail.com>
Sent: Friday, June 14, 2019 6:57 PM
To: Herington, Meggan
Subject: File CPC AP 19-00069

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Meggan,

We will be out of town during the hearing. Mr. Berdon's appeal comments seem reasonable for Flying W Ranch and city planners to address and reach a compromise on. We do understand concerns of Rossmere/Brogans Bluff/Wilson residents whereas now they have an unobstructed view that they bought into as part of their lot values to now be looking at a 10-foot tall wire fence, legally abiding with setbacks, but still somewhat out of character with the landscape for those streets mentioned. 10-foot tall really is a very high fence. If it can't be lowered, perhaps Flying W Ranch can use a further setback out of consideration for the residents.

Also, we did not see any comments from Flying W Ranch or city planners on the affect of wildlife, such as how the fence will affect the movement of wildlife. Much of the wildlife we see from our property come over the hill in back from Flying W Ranch. We wonder if we will not see as much wildlife any more, or, perhaps more likely, will the wildlife reroute their movement around the fence and more into the neighborhoods. We're not complaining about anything here, just wondering if there has been any wildlife impact study due to the new fence.

Lastly, we really enjoy being neighbors of Flying W Ranch and happily anticipate it reopening soon. They are good neighbors.

Thank you,

Wes and Young Tivel
2860 Rossmere St.
Colorado Springs CO 80919
719-235-2203

Herington, Meggan

From: mattv301@reagan.com
Sent: Monday, June 17, 2019 9:09 AM
To: Herington, Meggan
Subject: Flying W. Ranch fence appela

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Good morning Meggan, I am responding to the Flying W. Ranch appeal CPC AP 19-00069. After reviewing the plans on the Colorado Springs Gov website I must say that I am shocked and greatly concerned.

When I moved to Mountain Shadows in 2006 it was solely for access to the unobstructed, untainted exposure to the front range and the natural beauty that it provides. Even after the Waldo Canyon fire my family and I chose to rebuild on the same lot. Weekly walks through the Brogan's Bluff and Rossmere neighborhoods have been a past time for the last decade.

The rendering of this fence is consistent with that of a boarder crossing or correctional facility, a career in law enforcement has allowed me to observe both. I understand that the property of the Flying W. Ranch Organization is privately owned but even considering this 10,000 foot visual obstruction lacks a sense of greater community purpose. I cannot imagine that anyone in either of the adjacent neighborhoods will support this effort.

We live in this neighborhood to be exposed to wildlife and nature, not to be fenced off from it. I hope that this project has not been rushed to approval and that all residents in the adjoin neighborhoods are notified and given adequate time to respond and that those responses are taken seriously. It appears that all of the applicable COS Gov signatures have been acquired and all of the plans are stamped approved. I hope that this does not indicate a foregone conclusion and approval.

In addition, has there been an assessment as to what affect this fence will have on neighborhood property values? I cannot imagine that it will increase them.

Thank you for taking the time to read this email from a deeply concerned citizen, taxpayer and Mountain Shadows resident.

Matt Venon
2567 Hot Springs Ct.
719-313-6128

Herington, Meggan

From: mattv301@reagan.com
Sent: Monday, June 17, 2019 9:09 AM
To: Herington, Meggan
Subject: Flying W. Ranch fence appela

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Matt Venon
2567 Hot Springs Ct.
719-313-6128

Herington, Meggan

From: Julia O <julia777@gmail.com>
Sent: Saturday, June 15, 2019 10:03 PM
To: PlanningDev; Suthers, John; Herington, Meggan
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Re: FLYING W RANCH Appeal - CPC AP 19-0006
2830 Brogan's Bluff

Mayor John Suthers
Mr. Peter Wysocki, AICP, Director of Planning and Community Development
Ms. Megan Herrington, City Planner

Thank you for your service, and for your due diligence in sending the "notification of public hearing" in relation to the Flying W. Ranch appeal referenced above. After reviewing the online appeal documents, and also obtaining input from area neighbors via nextdoor.com, I wish to convey my support of Mr. Berdon's appeal for the six reasons that he listed in his filing.

Moreover, I do not feel that the new owners of the Flying W. (apparently residing in Pennsylvania?) have provided any valid reason for requiring a fence of the height and magnitude, (and location) being requested. It appears they basically want to impede wildlife movement from their property due to landscape damage. I reside in Mountain Shadows and can empathize with that issue. However, people in this area use alternative methods to preserve landscape. They cage trees, use deer off spray, and plant trees (such as Pinions) that the deer normally avoid. You can drive through the area and see beautiful landscape that did not require 10 foot high fencing. The prior owners made do with a four foot fence prior to the fires, and I see no compelling argument for the new owners to impact neighbors, wildlife, and esthetic views with a prison style fence.

I ask that you respect current zoning rules, and the wishes of the majority of this community. If the new owners insist on having that type of structure, then they need to seek out land that is zoned for that purpose. Hopefully, they will reconsider and want to work with their neighbors, just as the prior owner had done. I understand that the prior owner had an excellent relation with the community.

Homeowners make lifetime investments monetarily, and also of sweat equity, to purchase homes in areas zoned according to their preferences. That zoning should not be changed unless the majority of that specific community requests a change or agrees to a variance. Please represent your constituents wishes.

Finally, this past year, we have on several occasions witnessed a herd of Big Horn Sheep in the area. These animals need protection.

Thank you for your consideration.

Julia Owens
Colorado Springs, CO 80919

<https://eoc.springsgov.com/LDRSDocs/LUISPlanner/Documents/App/119890.pdf>

Herington, Meggan

From: Don Austin <don-ahi@hotmail.com>
Sent: Tuesday, June 18, 2019 1:01 PM
To: Herington, Meggan
Subject: FLYING W WILDLIFE FENCE / STAFF RESPONSE TO APPELLANT

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MEGGAN,

I HAVE READ THRU HILLSIDE DESIGN MANUAL AND CAN'T FIND THE PORTION THAT READS "The Hillside Overlay includes language that the manager may waive certain hillside review criteria." WOULD YOU PLEASE HELP WITH THIS, I MUST BE MISSING IT.

3) Hillside Overlay – The appellant states that the hillside design manual guidelines are not met for the fence and that the grading and erosion control plan was erroneously waived.

Staff findings: The Hillside Overlay includes language that the manager may waive certain hillside review criteria. In the construction of the fence, the manager waived several of the hillside criteria based on the following:

THANKS FOR YOUR HELP,

Don Austin
Austin Hospitality Interiors
955 Pinon Ranch View
Colorado Springs, Co 80907
Office: 719-265-8555
Cell: 719-232-7380
Fax: 719-260-4720

Herington, Meggan

From: Carrie Rottenborn <cebug@q.com>
Sent: Tuesday, June 18, 2019 11:35 AM
To: Herington, Meggan
Subject: Opposition of File #CPC AP 19-00069

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Good morning, Meggan --

I am a 21 year resident of Mountain Shadows. Although I am unable to attend this week's upcoming meeting at City Hall, I would like to express my concern and opposition regarding the Flying W Ranch development proposal file #CPC AP 19-00069.

The proposed 10 foot animal fence will mar the appearance of the hillside that is already marred enough by the devastation of the Waldo Canyon Fire. I feel having an unsightly fence running across the backdrop of our neighborhood will not only diminish my enjoyment of the view from looking out my window, but will also lower property values ... an ugly fence projects a message "not only is the neighborhood unfriendly, it is unsafe." I have always found the neighborhood to be both safe & friendly, and I feel Flying W's fence will change the "feel" of Mountain Shadows for the negative.

In addition, I am concerned that the fence which is designed to keep wildlife out will result in funneling wildlife into a specific area of the neighborhood if they are forced to skirt the fence. I don't want bears and mountain lions funneled onto my property.

Saying the fence is in support of ranch's "agricultural and ranching operations" seems debatable, as the ranch's primary herd wasn't held on the Flying W Ranch Mountain Shadows property prior to the fire, and I suspect the decimated landscape would not be hospitable to increased ranching operations at this time, even had the ranch management desired to run more cattle on the site.

I would respectfully request that the project be prohibited from approval and continuation.

Regards,

Carrie Rottenborn

Herington, Meggan

From: Joan Grant <joanegrant@comcast.net>
Sent: Tuesday, June 18, 2019 10:48 AM
To: Herington, Meggan
Subject: File CPC AP 19-00069

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This email is in regards to Flying W's proposal to build a 10' fence that will border some homes in the Mountain Shadows neighborhood. We are submitting this email as concerned citizens as well as residents of Mountain Shadows.

We respectfully request the City Planning Commission consider the following and deny Flying W's proposal:

1. The issues raised by James Berdon, appellant, are significant and demand revisiting Flying W's fence proposal.
2. This project involves more than one home, not just the single address assigned to the project.
3. The fence will undoubtedly lower property values of homeowners who will be looking at a significantly high fence rather than the low profile fence that now exists.
4. The fence will curb/eliminate views that property owners have paid significant sums of money for the lots where their houses are located.
5. The victims of this fence will be the property owners and the neighborhood.
6. The visual impact of the fence will effect the look and feel of the neighborhood changing it from one of openness to one of a prison.
7. The permanence of this fence mandates careful consideration of its impact to the homeowners as well as the neighborhood.
8. The fence will detract from the aesthetics of the neighborhood.
9. Flying W Ranch has used a low barbed wire fence for years, why now?
10. Of what benefit is the fence to Flying W, what wildlife are they trying to keep out?

As concerned homeowners in the Mountain Shadows neighborhood, we hope the City Council will only give Flying W Ranch permission to rebuild a fence of the same height and nature as the one that currently exists.

Yours,

Joan Grant and Tim Duesing

5550 Wilson Rd.

Herington, Meggan

From: Scott & Lyn Hente <slamhente@comcast.net>
Sent: Tuesday, June 18, 2019 9:52 AM
To: Herington, Meggan
Subject: CPC AP 19-00069

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I would like to comment on the Flying W Ranch plan for a 10 ft fence around their property. I am opposed to this for several reasons.

- trash may accumulate on this fence. It is often very windy in this neighborhood and trash gets caught on fencing.
- wildlife may become trapped inside this area.
- depending on whether areas are considered "backyard" or "front yard" determines the distance the fence needs to be from the property line. A 10' fence along roadways will be unsightly. And a 10' fence behind private property is unacceptable.
- I understand the purpose of the fence is to protect new vegetation and trees from the deer. I understand this problem! However, the upper area to be fenced is now an open wild field since the Waldo Canyon fire. This area is beautiful as it is and fencing it seems to over-reach the area being planted with new trees and unnecessary.
- I am thankful for the this process of being able to voice concerns about what happens in a neighborhood. Without this process, Flying W Ranch would have installed a 10' fence without a permit and not within guidelines of placement.

Thank you for listening,
Lyn Hente
2760 Brogans Bluff Dr, C/S, 80919

Herington, Meggan

From: Nolen Brown <nolen.brown@gmail.com>
Sent: Tuesday, June 18, 2019 9:35 AM
To: Herington, Meggan
Subject: Appeal File Number: CPC AP 19-00069

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The fence that the Flying W Ranch is proposing does not fit in with the character of the neighborhood nor is it similar to the pre-existing fencing or setback. I support the appeal and do not support the approval of the fencing.

Flying W has blocked access to Pike National Forest from the Mountain Shadows neighborhood for decades. When the ranch burned down, they were said to be a city "landmark" and we should all pitch-in to help them out. The Flying W Ranch has been a poor neighbor and I see no reason for it's neighbors to approve the building of this fence. The Flying W Ranch does not understand that being a good neighbor is a two-way street.

Nolen Brown