

## Wintz, Katelynn A

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**From:** wayne intermill <wintermill@hotmail.com>  
**Sent:** Monday, April 17, 2023 5:40 PM  
**To:** Rich Sevcik; Wintz, Katelynn A; Dot Williams  
**Cc:** lcwelsch@yahoo.com; pat\_gustavson@msn.com; crs@crshea.com; cora\_michael@hotmail.com; wsspaff@msn.com; dayscottberry@gmail.com; daykarenberry@gmail.com; randy@rgmorley.com; ed.gannon1@gmail.com; gjvarner2@gmail.com; jlohman57@aim.com; svfeldman@msn.com; lisa@isirail.com; hedge@pcisys.net; ingen60@yahoo.com; nancys@crshea.com; timhromadka@gmail.com; sarahwyckoff719@gmail.com; duncanjmcnabb@gmail.com; dtrombocos@yahoo.com; jannarombocos@yahoo.com; ingenearl@gmail.com; bonner7051@msn.com; drhaney@q.com; nhaney612@gmail.com; Sarah K; elev7200@msn.com; seerykennedy@comcast.net; bbusch77@msn.com; mljac4@msn.com; haneygabe5@gmail.com; bendhaney@gmail.com; terry@friendsofblackforest.org; uofmstudent20@hotmail.com; atjrobinson@msn.com; enalleoj@yahoo.com; michelepbaire@gmail.com  
**Subject:** Re: Kettle Creek North

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Hello Kate,

My name is Wayne Intermill, I would like to introduce myself. First of all, I am a home owner off of Howells and Arrowhead Dr. I have lived here for 54 years. I have been a custom home builder here in the county for the last 30 years and was the developer for a minor subdivision in the immediate area. I have also done 4 other major subdivisions in El Paso County and served on El Paso County's Board of Adjustments for 8 years to help maintain smart growth and make sure that rules are followed.

As you know, in every development there is an Early Assistance meeting that is required. This is so the developer knows what is expected to make the community work and to conform with city and/or county regulations. I know that this developer went through this and knew what was expected and budgeted accordingly (or should have) for all infrastructure that would be needed for the community. Due diligence is needed by all that want to profit off of any developments that are applied for. It seems to me that this issue has been thrown towards Black Forest residents because the developer has not done their due diligence beforehand and now has found out that a bridge or an on/off ramp onto Powers is not in their budget. This is not our fault! We should not be forced into this issue period! Just because they own a piece of land and want to profit off it does not entitle them to impose their problems on us! The simplest answer to this problem is to have them build their emergency egress/ingress bridge over Kettle Creek and go out onto Shoup Road.

I'm sure you're being overwhelmed with this project and the reasoning should tell you that the developer needs to be held accountable and responsible for this matter and not the residents in the immediate area.

Respectfully

Wayne Intermill  
4075 Arrowhead dr.  
719-287-3495

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**From:** Rich Sevcik <rs@truevine.net>

**Sent:** Monday, April 17, 2023 9:47 AM

**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>; Dot Williams <dot11555@gmail.com>

**Cc:** lcwelsch@yahoo.com <lcwelsch@yahoo.com>; pat\_gustavson@msn.com <pat\_gustavson@msn.com>; crs@crshea.com <crs@crshea.com>; cora\_michael@hotmail.com <cora\_michael@hotmail.com>; wsspaff@msn.com <wsspaff@msn.com>; dayscottberry@gmail.com <dayscottberry@gmail.com>; daykarenberry@gmail.com <daykarenberry@gmail.com>; randy@rgmorley.com <randy@rgmorley.com>; ed.gannon1@gmail.com <ed.gannon1@gmail.com>; gjvarner2@gmail.com <gjvarner2@gmail.com>; jlohman57@aim.com <jlohman57@aim.com>; svfeldman@msn.com <svfeldman@msn.com>; lisa@isirail.com <lisa@isirail.com>; hedge@pcisys.net <hedge@pcisys.net>; ingen60@yahoo.com <ingen60@yahoo.com>; nancys@crshea.com <nancys@crshea.com>; timhromadka@gmail.com <timhromadka@gmail.com>; sarahwyckoff719@gmail.com <sarahwyckoff719@gmail.com>; duncanjmcnabb@gmail.com <duncanjmcnabb@gmail.com>; dtrombocos@yahoo.com <dtrombocos@yahoo.com>; jannarombocos@yahoo.com <jannarombocos@yahoo.com>; ingenearl@gmail.com <ingenearl@gmail.com>; bonner7051@msn.com <bonner7051@msn.com>; drhaney@q.com <drhaney@q.com>; nhaney612@gmail.com <nhaney612@gmail.com>; Sarah K <sknowley@aol.com>; elev7200@msn.com <elev7200@msn.com>; seerykennedy@comcast.net <seerykennedy@comcast.net>; bbusch77@msn.com <bbusch77@msn.com>; mljac4@msn.com <mljac4@msn.com>; haneygabe5@gmail.com <haneygabe5@gmail.com>; bendhaney@gmail.com <bendhaney@gmail.com>; terry@friendsofblackforest.org <terry@friendsofblackforest.org>; uofmstudent20@hotmail.com <uofmstudent20@hotmail.com>; atjrobinson@msn.com <atjrobinson@msn.com>; enalleoj@yahoo.com <enalleoj@yahoo.com>; wintermill@hotmail.com <wintermill@hotmail.com>; michelepbaired@gmail.com <michelepbaired@gmail.com>

**Subject:** Re: Kettle Creek North

Kate,

This is Rich Sevcik. I'M CONFUSED!

Did the developer change the access to Howells, as emergency exit ONLY. The City Fire Marshall has insisted that the access to Howells MUST be open to all traffic.

No matter, either way, Dot is correct!!!! Another road connecting to Old Ranch Road (our only exit) is useless.

THX, Rich

On 4/17/2023 9:20 AM, Wintz, Katelynn A wrote:

Hi Dot –

I appreciate your comments. I am able to share this with the folks in the City, including Planning Commission and City Council through our public hearing review process but would not necessarily share this information with the Board of County Commissioners.

Thank you for your continued interest in this application.

Kate

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**From:** Dot Williams <[dot11555@gmail.com](mailto:dot11555@gmail.com)>

**Sent:** Monday, April 17, 2023 7:13 AM

**To:** Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)>

**Cc:** [lcwelsch@yahoo.com](mailto:lcwelsch@yahoo.com); [pat\\_gustavson@msn.com](mailto:pat_gustavson@msn.com); [crs@crshea.com](mailto:crs@crshea.com); [cora\\_michael@hotmail.com](mailto:cora_michael@hotmail.com); [wsspaff@msn.com](mailto:wsspaff@msn.com); [dot11555@gmail.com](mailto:dot11555@gmail.com); [dayscottberry@gmail.com](mailto:dayscottberry@gmail.com); [daykarenberry@gmail.com](mailto:daykarenberry@gmail.com); [randy@rgmorley.com](mailto:randy@rgmorley.com); [ed.gannon1@gmail.com](mailto:ed.gannon1@gmail.com); [gjvarner2@gmail.com](mailto:gjvarner2@gmail.com); [jlohman57@aim.com](mailto:jlohman57@aim.com); [svfeldman@msn.com](mailto:svfeldman@msn.com); [lisa@isirail.com](mailto:lisa@isirail.com); [hedge@pcisys.net](mailto:hedge@pcisys.net); [ingen60@yahoo.com](mailto:ingen60@yahoo.com); [nancys@crshea.com](mailto:nancys@crshea.com); [timhromadka@gmail.com](mailto:timhromadka@gmail.com); [sarahwyckoff719@gmail.com](mailto:sarahwyckoff719@gmail.com); [RS@truevine.net](mailto:RS@truevine.net); [duncanjmcnabb@gmail.com](mailto:duncanjmcnabb@gmail.com); [dtrombocos@yahoo.com](mailto:dtrombocos@yahoo.com); [jannarombocos@yahoo.com](mailto:jannarombocos@yahoo.com); [ingenearl@gmail.com](mailto:ingenearl@gmail.com); [bonner7051@msn.com](mailto:bonner7051@msn.com); [drhaney@q.com](mailto:drhaney@q.com); [nhaney612@gmail.com](mailto:nhaney612@gmail.com); Sarah K

**Subject:** Kettle Creek North

At the City Planning Commission meeting on April 12, 2023, the person who stood up to request the subdivision plan be postponed, said that Howells Road was proposed to be an EMERGENCY EXIT road. Katelynn, THAT WILL NOT SOLVE THE PROBLEM AT ALL!!

A new road that connects to HIGHWAY 83 OR POWERS WILL SOLVE THE PROBLEM. Already, you have angry homeowners in North Fork, angry homeowners in Black Forest, and adding HUNDREDS of new homeowners and businesses will only make the problem much worse, as well as more dangerous.

Please share this letter with the developers, the new City Council, and the new mayor. Would you please share it with the Board of County Commissioners? If you cannot, please let me know and I will.

Dot Williams  
Homeowner on Howells Road for 52 years

## Wintz, Katelynn A

---

**From:** Dot Williams <dot11555@gmail.com>  
**Sent:** Monday, April 17, 2023 7:13 AM  
**To:** Wintz, Katelynn A  
**Cc:** lcwelsch@yahoo.com; pat\_gustavson@msn.com; crs@crshea.com; cora\_michael@hotmail.com; wsspaff@msn.com; dot11555@gmail.com; dayscottberry@gmail.com; daykarenberry@gmail.com; randy@rgmorley.com; ed.gannon1@gmail.com; gjvarner2@gmail.com; jlohman57@aim.com; svfeldman@msn.com; lisa@isirail.com; hedge@pcisys.net; ingen60@yahoo.com; nancys@crshea.com; timhromadka@gmail.com; sarahwyckoff719@gmail.com; RS@truevine.net; duncanjmcnabb@gmail.com; dtrombocos@yahoo.com; jannarombocos@yahoo.com; ingenearl@gmail.com; bonner7051@msn.com; drhaney@q.com; nhaney612@gmail.com; Sarah K; elev7200@msn.com; seerykennedy@comcast.net; bbusch77@msn.com; mljac4@msn.com; haneygabe5@gmail.com; bendhaney@gmail.com; terry@friendsofblackforest.org; uofmstudent20@hotmail.com; atjrobinson@msn.com; enalleoj@yahoo.com; wintermill@hotmail.com; michelepbaire@gmail.com  
**Subject:** Kettle Creek North

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At the City Planning Commission meeting on April 12, 2023, the person who stood up to request the subdivision plan be postponed, said that Howells Road was proposed to be an EMERGENCY EXIT road. Katelynn, THAT WILL NOT SOLVE THE PROBLEM AT ALL!!

Kettle Creek North is the first of at least three new housing groups to be proposed on this huge parcel of land, with two commercial areas being designed for the north end of the parcel. THOUSANDS of new people who need to drive. ALL of these need a road - a regular, 24/7 ROAD, for people to get in and out all the time. To/from schools, work, recreation, construction trucks, service trucks, delivery vans, ambulances, school buses, social events, sports events...all the things that go on every day. ANY road that connects to OLD RANCH ROAD is not sufficient.

A new road that connects to HIGHWAY 83 OR POWERS WILL SOLVE THE PROBLEM. Already, you have angry homeowners in North Fork, angry homeowners in Black Forest, and adding HUNDREDS of new homeowners and businesses will only make the problem much worse, as well as more dangerous.

The developers have the engineers, and the money to correct their short-sighted plan (which is based only on financial cheapness) and create a pleasant living environment for all the new residents and businesses, AND they know there are municipal funds to pay for the road and bridge over the creek!

Please share this letter with the developers, the new City Council, and the new mayor. Would you please share it with the Board of County Commissioners? If you cannot, please let me know and I will.

Thank you.

Dot Williams

Homeowner on Howells Road for 52 years

## Wintz, Katelynn A

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**From:** crs crshea.com <crs@crshea.com>  
**Sent:** Monday, April 10, 2023 3:04 PM  
**To:** Wintz, Katelynn A  
**Subject:** Fwd: Kettle Creek North

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Please acknowledge receipt of this email. Thank you

> Katelynn,

>

> It's been a while since we've spoke so I felt it necessary to revisit some of our comments & concerns with you, the Planning Commission and EPC BOCC in ref to the Kettle Creek North Development.

> One of the first questions I have is who removed the Condition for Approval #7 submitted by The Colorado Springs City Council at the July 13, 2021 meeting? I've asked this question before and never got an answer. As I review the minutes from the City Council Meeting on July 13, 2021 they voted in favor of Kettle Creek North provided the developer agreed to 7 conditions (these conditions can be identified in the Council minutes). On the City Planning Commission Agenda for the March 8, 2023 meeting, staff requested that 2 of the conditions be removed because they had been completed; the connection of Milam to Union and a traffic light installation on Thunder Mtn at Pine Creek High School. I completely understand staffs request to remove these conditions due to completion, however in the staff write up of recommendation for approval (which is included in the agenda) there is only has 4 conditions. Some how, some way, someone removed a very important condition that City Council required and the developer agreed to comply with. The removed condition read; "provide an additional egress route which travels west or north, and not south". Again, why was this condition removed? And if the developer agreed to the condition then he should be accountable.

> Then I reviewed the Regular Meeting Agenda for Wednesday April 12, 2023 (which we all are aware that the developer has requested a postponement until June 14, 2023) but I happened to notice #3 Review Criteria (by staff) has basically the same write up with very few changes as the March 8, 2023 meeting agenda. Again, how can City Planning go from 7 conditions, then request removal of 2 conditions due to completion, and end up with 4? That math doesn't work.

> It appears obvious that City Council wants to see an emergency egress to go west or north across Kettle Creek and tie into Highway 83 where there already is an ingress / egress access built, plus according to the EPC Assessors website that property is owned by the developer.

>

> The next observation that became clear to several of the residents in opposition was that the "proposed" access point to Howells Rd now states that it will be constructed and maintained by the Metropolitan District not the HOA. So if there is a Metropolitan District in place, then the monies spent to build and maintain the ungated, full use and unlimited access road to Howells, along with the required improvements and paving of Howells Rd south to Old Ranch Rd., should be redirected to build the egress road north across Kettle Creek and connect to Highway 83. The distance north to Highway 83 appears to be less than the overall length from Kettle Creek North east to Howells Rd and then south to Old Ranch Rd. I know what a Metropolitan District is and I know how they work; they are put in place to aid the developer in building infrastructure for a future "attractive & desirable" community such as Kettle Creek North. MD money can only be spent on public improvements like water, sewer, curbs, gutters, roadways, bridges, asphalt, landscape, etc....

> There does not have to be a bridge across Kettle Creek going north, but merely a crossing that goes over large concrete culverts. Examples of this type of crossing can be seen in numerous places throughout the Black Forest. There are several locations along Kettle Creek that could accommodate such a crossing at a fraction of the cost of a bridge. And, the best part is, it will serve as the perfect ingress, egress and emergency evacuation that seems to be the BIG issue.

>

> One last point of contention is that the traffic study is far from accurate. When the engineer claims that there will only be perhaps an additional 100 vehicles per day added to Howells Rd, was he thinking of Sunday only? Upon completion of Kettle Creek North and the proposed 247 new homes our estimates for vehicular traffic is more like 200-300 per day. Once people realize there is an easier way to access the elementary school both morning & afternoon (with a projected enrollment in 2024 of 600+ children), along with the residents wanting to go to work in the morning in order to avoid Thunder Mtn, the estimate of 100 vehicles is absurd. There is much more information about improvements to Howells Rd that will surface in the near future that will probably impact the developers desire to access Howells Rd.

>

> May I suggest that more due thought and consideration be brought to the planning of Kettle Creek North Development before any approval is granted by City Planning Commission and our City Council. I ask you all to be diligent with your decisions and not rush into failure. I'm not opposed to development, however, I am all about safe & smart development!

>

> Thank you,  
> Charlie & Nancy Shea  
> 11520 Howells Rd.  
> 719-499-6531

>

> Sent from my iPad

## Wintz, Katelynn A

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**From:** Cora Michael <corymike44@gmail.com>  
**Sent:** Thursday, April 6, 2023 6:29 PM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle Creek North and Howells Road

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My name is Cora L. Michael and I live at 4275 Ridgeway Lane off of Howells Road. I have lived here since 1975. Howells Road is my only exit from my property. Via Howells I access Old Ranch Road, or Milam Road via Arrowhead Drive.

First of all, I think this development plan should have been discarded when the designation of Powers Blvd was changed. Having two schools and two communities emptying onto Old Ranch Road via two roads close to each other is bad planning, and dangerous for everyone, especially in the case of fire.

Utilizing Howells Road to have three roads doing the same thing is not much better. Because of that, people from Kettle Creek North and North Fork will take Howells to Arrowhead and go to Milam. Arrowhead already has increased traffic because of its access to Milam and needs frequent maintenance.

Howells Road connects my neighborhood. People walk along it, walk their dogs, ride their bikes, ride/drive horses, jog. It is not just for cars and trucks. People from North Fork also use it for similar purposes. Paving it will increase the speed of traffic along it, and make it dangerous. Increasing the traffic on it will make it even more so.

With the exception of fire evacuation, the traffic issues at Thunder Mountain Avenue and Forest Creek Drive and Howells Road could be mitigated by requiring school students to ride the bus. Pine Creek currently has 842 driving age students. Add in parents driving children to school and you have traffic jams. This student/parent traffic also makes walking or riding a bike to school more hazardous. There are good crosswalks, but there are also people in vehicles who are in a hurry.

Colorado Springs is quickly becoming the largest city in the state. A city needs efficient public transportation. Excellent public transportation would solve many of our traffic problems, and parking problems, including the issues along Old Ranch Road.

Colorado Springs continues to grow. I feel that this growth is unsustainable. Park lands and open spaces get smaller, and difficult to access. Wildlife corridors are disappearing. We have developments all around the city being built in ways that ignore our current climate situation. Housing could have solar panels, and heat pumps. We could be building parks with solar gardens and rainwater collection systems. We could be conserving our native grasslands within the city for carbon capture, and water conservation. We could be innovative in our approach to growth. Instead we are rushing to build, and we are creating infrastructure that is inappropriate for the times in which we are living. We will be stuck with this infrastructure for a long time. During that time, we risk destroying the biological systems that sustain us.



Please reject Kettle Creek North. Please protect the people already living in North Fork, and the students and staff of Pine Creek High School and Encompass Heights Elementary by providing egress to the west or north. Please let Howells Road be a country road with the amenities there of.

Thank you. Cora L. Michael

## Wintz, Katelynn A

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**From:** Pat <pat\_gustavson@msn.com>  
**Sent:** Wednesday, April 5, 2023 5:27 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: Kettle Creek City Planning Updates

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Katelynn,

For safety reasons folks have all ready been experiencing the negative effects of Kettle Creek North Subdivision planning.

1. I can understand well how they can be concerned trying to exit the area in a fire . Black Forest Fire 10 years ago had folks on Howells...mandatory evacuation. Can you imagine packing up necessary items plus your animals? There are Horses on Howells Road. We are zoned A-4 and have had a variety of animals.....cats, dogs, chickens, horses etc.
2. Presently, there is still traffic congestion to and fro from Thunder Mountain on to Old Ranch Road. In spite of a traffic light which has been installed to aid folks entering and leaving this area for work or heading to the high school . Yet recently, coming home from an appointment, a "3" car accident in the area was being attended to.
3. Its obvious, that for safety purposes developers who own a large land area should be able to go North or West. More future homes to be developed and alleviate this present problem. This would solve the current subdivision problem and not add to the increase traffic conditions that neighbors on Howells and surrounding streets are having.

Regards,

Pat Gustavson

On 3/31/2023 11:39 AM, Wintz, Katelynn A wrote:

All –

You are receiving this communication because you have expressed interest in the Kettle Creek City Planning application. Below details the next steps in the application review process.

It was confirmed by El Paso County that a public hearing related to the ownership discussion of Howells Road is scheduled for the El Paso County Board of County Commissioners meeting scheduled for **this coming Tuesday, April 4, 2023 at 9 AM**. Please reach out to officials with El Paso County if you have specific comments related to this proposed ownership change as I am not directly involved with this discussion (although I am following it & the outcome of the hearing closely).

At the March City Planning Commission meeting, the Planning Commissioners voted to *postpone* the public hearing to April 12, 2023. As it stands, planning staff expects that the public hearing **will occur on that date**. The Planning Commission meeting begins at 9 AM and is held at 2880 International Circle.

Please continue to submit your comments, concerns & objections to me as the case planner on the project so that I can share your thoughts & written comments with the Planning Commissioners in advance of the April 12<sup>th</sup> public hearing.

If you have any other questions related to the information above, please let me know!

Thank you,  
Kate W.

**Please note:** I am currently attending the National Planning Conference and am out of the office at present. I am checking my emails periodically throughout the week & will return to the office on Wednesday April 5. Thank you!



**Katelynn Wintz, AICP** (she/her)  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5192  
Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)  
[Why Pronouns?](#)

**Links:**

[Planning & Community Development Home](#)  
[Look at Applications Online \(LDRS\)](#)  
[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

## Wintz, Katelynn A

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**From:** The Virgil Team Annette, Blake and Randy <virgilteam@msn.com>  
**Sent:** Wednesday, April 5, 2023 3:40 PM  
**To:** Wintz, Katelynn A; All Council - DL  
**Subject:** Kettle Creek North

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Hello Katelynn and City Council Members,

Thank you for reviewing our objections to Kettle Creek North's access.

We are residents at 11285 Howells Rd., Colorado Springs, CO. 80908

We are only one house from the intersection of Mountain View and Howells, where they are attempting to bring the road through from Kettle Creek North.

We have lived in our home for 23 years. Our daughter and granddaughter live with us too. When we bought the property that we love dearly, we were told there would never be access to Howells Rd. from the city side. We have been told this over and over from the City of Colorado Springs verbally and in writing. Apparently, these promises are being ignored. Last year, we finally were able to build our dream addition. We felt safe we would not be dealing with this development problem with it getting shut down twice.

We have horses, ducks, chickens and would like to still be able to continue riding on the dirt roads without increased traffic and risk. We have another issue, us and our next door neighbor's to the south, Con and Helen Kennedy are located at the dip of Howells. There is a blind spot there and is already dangerous for all. The road isn't wide enough to handle the increased traffic. David and Noah Haney have a petition that the entire neighborhood signed. Does this mean nothing? Nobody wants this, as we are sure you are aware. We as a neighborhood, feel The City should deed their half of the road back to the County since the county has been maintaining it and protect our way of life.

From what we heard yesterday at the County Commissioners meeting. The track reports are way off, especially since one was done during COVID where people were working from home.

We are also in agreement with having the developer access Hwy 83 with putting in a bridge that appears has been started off Hwy 83 and Powers. It's not our problem that they didn't plan appropriately. We agree the Metropolitan District (which was identified in condition #4 of Staffs Recommendation for approval) then selling bonds to investors in order to build the bridge north to Highway 83. The investors are paid back through property taxes in the sale of lots and new homes of the future. They can always sell more expensive homes. We still have a short supply of homes and many buyers paying cash.

We are also very concerned on Fire routes. We were here during the Black Forest Fire and it was a nightmare getting out of here with horse trailers during evacuation then, before North Fork was built. It would be a disaster with the increased traffic we are already dealing with, we can't imagine with 247 more houses, for now. It appears there will be 2 more subdivisions or filings, plus 2 commercial lots. How many drivers are going to be in those homes? Potentially, many young drivers with limited safety awareness. Something needs to be done on emergency access to Powers, even if the Governor has to get involved. Providing access to Howells is only a temporary, poor choice for ingress and egress. The developer needs to bite the bullet and plan for the future with these other developments coming and build the bridge.

Please help save our rural community and help maintain our property values.

Respectfully,

Randy and Annette Virgil, CRS  
RE/MAX Properties, Inc.  
RE/MAX Lifetime Achievement Recipient  
RE/MAX Hall of Fame Recipient  
719-330-1307 Cell/Text  
[www.virgilteam.com](http://www.virgilteam.com)

## Wintz, Katelynn A

---

**From:** Dot Williams <dot11555@gmail.com>  
**Sent:** Wednesday, April 5, 2023 1:34 PM  
**To:** Wintz, Katelynn A  
**Subject:** Please copy this letter to the Land Use Development members and the old and new City Council

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Katelynn,

I have expressed to you my opposition to the Kettle Creek North subdivision - until the developers come to their senses and create an entrance/exit route ACROSS THEIR OWN LAND connecting to perhaps Highway 83, (where an intersection is currently being constructed) or elsewhere. YES, this will involve a bridge. YES, the developers have the money to build a bridge. YES this will help the future developments and the commercial developments coming on this huge piece of land.

Please do NOT put an access/egress road through Black Forest. I know the developers want it , because it is the cheap way to go, and they clearly don't care about " those rural folks" and are no doubt donating huge amounts to everyone's campaigns/pet projects to get this through. But destroying a rural way of life, which has been here LONG before Kettle Creek was even THOUGHT about - is WRONG.

We have kids from the high school who run on Howells, seniors from the assisted living home who walk with walkers or are in wheelchairs exercising on Howells, kids walking their dogs, a lady who drives her pony cart, and all of those need to remain and be safe.

Pushing a paved road from a new development into the Forest to connect with Milam should NOT happen. As more and more developments are built, it will become more of a raceway. We LIKE our gravel roads, and for decades the County has maintained them well. Deed the City's half of Howells to the Country (NOT the other way around) and let the County continue to maintain it.

Find another way for people to get in and out of Kettle Creek North, whatever comes next, and North Fork. A road to the WEST..that connects to Highway 83? or work out an emergency exit onto Powers? But NOT slicing up the Forest! In case of a fire (remember the Black Forest fire? ) an exit needs to go AWAY from the forest, not INTO it!

No, the people who live in the Forest will not "someday want to be annexed!!" Many documents and maps - Briargate's Master Plan and others - all state that Howells is not to be accessed. Keep the city's promise.

By doing as YOU want, you are endangering all of us who live here - more vandalism, porch pirates, speeding teens, collisions, cars in ditches.

Put this development on hold until the developers come up with a solution that does NOT enter Black Forest. They have the money...look at how much has been funneled to Wayne Williams's election campaign ..let them get creative and find a way to get people in and out using their OWN land. They have the clout - they can negotiate with the state for access to Powers.

Keep Black Forest AS IS - there are other solutions to Kettle Creek's self-created difficulty.

Dot Williams

Black Forest resident since 1971



## Wintz, Katelynn A

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**From:** robert thorne <rvn528@yahoo.com>  
**Sent:** Friday, March 31, 2023 12:27 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: Kettle Creek City Planning Updates

**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!**

Thank you for keeping us updated. I strongly oppose this effort. The traffic light on Thunder Mountain has not eliminated the traffic in the mornings. Adding 400+ more homes will make this worse. In addition the High school has raised their enrollment which means more students. Please let me know if there is anything more I need to do.

Sherrill Thorne

Sent from my iPhone

On Mar 31, 2023, at 11:39, Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

All –

You are receiving this communication because you have expressed interest in the Kettle Creek City Planning application. Below details the next steps in the application review process.

It was confirmed by El Paso County that a public hearing related to the ownership discussion of Howells Road is scheduled for the El Paso County Board of County Commissioners meeting scheduled for **this coming Tuesday, April 4, 2023 at 9 AM**. Please reach out to officials with El Paso County if you have specific comments related to this proposed ownership change as I am not directly involved with this discussion (although I am following it & the outcome of the hearing closely).

At the March City Planning Commission meeting, the Planning Commissioners voted to *postpone* the public hearing to April 12, 2023. As it stands, planning staff expects that the public hearing **will occur on that date**. The Planning Commission meeting begins at 9 AM and is held at 2880 International Circle.

Please continue to submit your comments, concerns & objections to me as the case planner on the project so that I can share your thoughts & written comments with the Planning Commissioners in advance of the April 12<sup>th</sup> public hearing.

If you have any other questions related to the information above, please let me know!

Thank you,  
Kate W.

**Please note:** I am currently attending the National Planning Conference and am out of the office at present. I am checking my emails periodically throughout the week & will return to the office on Wednesday April 5. Thank you!

<image001.png>

**Katelynn Wintz, AICP** (she/her)  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5192  
Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)  
[Why Pronouns?](#)

**Links:**

[Planning & Community Development Home](#)

[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

**Wintz, Katelynn A**

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**From:** Holly Clark <hclarkmail@gmail.com>  
**Sent:** Tuesday, March 14, 2023 1:10 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!

Hello,

I am writing to share my concerns, considering the development of Kettle Creek North.

As I'm sure you are aware, residents of Northfork have concerns regarding the safety of adding hundreds of additional homes. There is already limited access in and out of the neighborhood, with an elementary school and a high school to consider evacuation plans for should there be an emergency such as a fire in Black Forest.

Being able to see the trees of Black Forest from my front door is a daily reminder of exactly how close we are to a fire zone. One cannot help but remember the terror from 2013.

While there appear to be plans to add an additional exit to Howell, this will not grant enough relief in an emergency situation.

Please consider the safety of our community and school students. Please do not allow the development to happen.

Respectfully,  
Holly DeHerrera

Sent from my iPhone

## **Wintz, Katelynn A**

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**From:** Shea Pressley <pressley60@gmail.com>  
**Sent:** Friday, March 10, 2023 6:44 PM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle Creek

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The purpose of this email is to expressed my concern for the kettle Creek development. Our family moved here three years ago and have Joe enjoyed the neighborhood very much. We are very concerned about the new development and how that will impact the traffic flow through the neighborhood and the potential for an issue, if a fire were to occur how much , I would suspect that the city would also be concerned that this might provide some type of legal obligation, if that did occur that would also me tremendous liability for the city after so much public concern.

Shea Pressley  
Homeowner NorthFork Subdivision

Shea  
Sent from my iPhone

## Wintz, Katelynn A

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**From:** Susan's Gmail <sheapressley@gmail.com>  
**Sent:** Thursday, March 9, 2023 6:25 PM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle creek possible development.

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My family lives in northfork subdivision. and I am very concerned about adding all of those homes to the north side of our subdivision. We only have one major exit with 2 schools in our neighborhood and if there was an emergency or a fire al feel many people will be trapped. If Homes were to be built, they would need to be an exit out on Powers or Interquest. I thought that area was a reserve and not to be built on though.

Susan Pressley  
Sent from my iPhone

## Wintz, Katelynn A

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**From:** Megan Parr <timeout4mommy@gmail.com>  
**Sent:** Wednesday, March 8, 2023 8:38 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!**

Good Morning,

I'm writing regarding the review of revised Kettle Creek North, proposing 247 detached residential lots and a final plat, with revisions to include changes requested by City Council on July 13, 2021, including access to Howells Road, etc. Hearing TODAY @9:00 am. I am not able to attend in person and will be viewing via online resource.

I want to make clear I am not against development. I understand and respect a developer's right to purchase and develop property. I am, however, concerned that the current revision to only gravel Howell's road without adding any additional access points, doesn't resolve safety concerns in the event of an emergency such as fire-- a valid concern here in Colorado Springs. As it currently stands, Howells' only exit on the south side, is Old Ranch Rd. Old Ranch Rd already suffers from extreme congestion heading both east and west from traffic due to Pine Creek High School, which is already at max capacity, and Encompass Heights Elementary. I live 1 minute from the elementary school and it takes me 15-20 mins from the time I leave my house to the time I drop my child off at the school drop-off. Add an emergency that requires evacuation of both schools, and traffic from an additional 247 residences all exiting onto the same road- Old Ranch, and we have a serious problem.

The only thing that graveling this side of Howells Rd does, is add a third exit onto the same road. It in fact adds to the existing problem. Someone explained it as putting three exits in a room, but putting them all right next to each other.

I am asking that we put the lives of us all- our children especially- at the forefront of this business deal. I am asking that the city, developer, and residents involved, come together to find a responsible solution for development that includes access to Kettle Creek North from a road other than Old Ranch Rd. I am asking the city to deny the current petition, as it is still a risk to the lives of my community.

Thank you,  
Megan Parr  
North Fork resident  
Thunder Mountain & Tranquil Water

## Wintz, Katelynn A

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**From:** Cora Michael <cora\_michael@hotmail.com>  
**Sent:** Wednesday, March 8, 2023 7:53 AM  
**To:** Wintz, Katelynn A  
**Subject:** Fw: RE Kettle Creek North

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**From:** Cora Michael  
**Sent:** Wednesday, March 8, 2023 7:36 AM  
**To:** Katelynn Wintz <Katelynn.wintz@coloradospings.gov>  
**Subject:** RE Kettle Creek North

My name is Cora Louise Michael. I live at 4275 Ridgeway Lane. I have lived here since 1975. From my property I have watched the Waldo Canyon Fire take out Mountain Shadows. My neighbors stomped out hot spots from its embers. I watched the Black Forest Fire rage with the wind and watched houses explode. I have no delusions about how quickly wildfires spread. I no longer have delusions about the "protection" of housing after watching the Marshall Fire. Kettle Creek North does not have adequate exit routes in case of fire. To provide on the city is proposing putting my community at risk.

Howells Road is my community's spine. It is our exit to the south. Arrowhead Drive is our exit to the east. I access Arrowhead via Howells. Howells Road is multiple use. People from North Fork and my community use it for walking, jogging, bicycling, horse driving/riding. It humbly takes the place of trails and bike paths and dog parks. Adding traffic from the proposed Kettle Creek North access takes that away.

Some of the excess traffic on Old Ranch Road could be taken care of by requiring students to ride school buses. Public transportation would help people living in North Fork and Cordera get to work. More roads are not always the answer. Sometimes the answer is not to build more communities in areas difficult to access.

Sincerely,  
Cora Louise Michael

## Wintz, Katelynn A

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**From:** Robin Reno <rlynnreno@yahoo.com>  
**Sent:** Wednesday, March 8, 2023 7:01 AM  
**To:** Wintz, Katelynn A  
**Subject:** Vote No Kettle Creek North  
**Attachments:** Video.MOV

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 Katelynn,

I hope that my email finds you well. Due to a work conflict I am unable to attend the Planning Commission meeting today regarding the development of Kettle Creek North. My home is directly adjacent to the proposed development. I am against the plan to develop Kettle Creek North for multiple reasons. I believe that the developer High Valley Land Company is attempting to sway the vote of the city by the donation of 352 acres. Part of which is right next to the very land they are seeking to develop. I also feel that the city working with this same developer to purchase the plat of land on Interquest that is the site of a proposed fire station that would coincidentally service this contested development is again of concern. The area adjoining the proposed development is home to the endangered Preble Jumping Mouse. My street has very obvious flooding issues that I have unsuccessfully reached out to the city regarding multiple times with no response or resolution. The drainage from the initial development also a project of La Plata is atrocious and causes flooding in the street and my yard. If the City Planning Commission allows for the development of Kettle Creek North the drainage from that community will most certainly impact the area of the Preble Jumping Mouse. I have attached photos of the street flooding on Thunder Mountain Ave. the same street that Kettle Creek North would gain access from. To allow for the development next to the habitat of an endangered species is irresponsible. Have studied been completed on how building right next to this habitat could cause flooding and erosion of the natural environment for this protected species? I vote no on Kettle Creek North and hope that our City Planning Commission will see through the donations and vote no as well.

Warm Regards,  
Robin Reno  
11169 Galaxy Hunter Dr.  
Colorado Springs, CO. 80908

719-393-5413







## Wintz, Katelynn A

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**From:** Cora Michael <cora\_michael@hotmail.com>  
**Sent:** Wednesday, March 8, 2023 6:46 AM  
**To:** Katelynnwintz@coloradosprings.gov  
**Subject:** Re: 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!**

My name is Cora L. Michael and live at 4275 Ridgeway Lane off of Howells Road. I have lived here since 1975. Howells Road is my only exit from my property. Via Howells I access Old Ranch Road or Milam Road via Arrowhead Drive.

First of all, I think this development plan should have been discarded when the designation of Powers Blvd was changed. Having two schools and two communities emptying into Old Ranch Road via two roads close to each other is bad planning, and dangerous for everyone, especially in the case of fire.

Utilizing Howells Road to have three roads doing the same thing is not much better. Because of that people from Kettle Creek North and North Fork will take Howells to Arrowhead and go to Milam. Arrowhead already has increased traffic because of its access to Milam and needs frequent maintenance.

Howells Road connects my neighborhood. People walk along it, walk their dogs, ride their bikes, ride/drive horses, jog. It is not just for cars and trucks. People from North Fork also use it for similar purposes. Paving it will increase the speed of traffic along it, and make it dangerous. Increasing the traffic on it will make it even more so.

With the exception of fire evacuation, the traffic issues at Thunder Mountain Avenue and Forest Creek Drive and Howells Road could be mitigated by requiring school students to ride the bus. Pine Creek currently has 842 driving age students. Add in parents driving children to school and you have traffic jams. This student/parent traffic also makes walking or riding a bike to school more hazardous. There are good crosswalks, but there are also people in vehicles who are in a hurry.

Efficient public transport along Old Ranch Road and Cordera would be very helpful for residents as well. Some could ride a bus to work.

Colorado Springs continues to grow. I feel this growth is unsustainable. We are creating a tarmac desert. The rain we do get is turned into toxic runoff and channeled away. Park lands and open spaces get smaller, and difficult to access. Wildlife corridors are disappeared. We have developments all around the city, with little concern for how they are built,(fire resistant?) accessed,watered, powered, and heated., This construction will be with us a long time, making a carbon footprint that is inappropriate for the times in which we are now living.

I have more to say. It appears I am out of time for now—unless today's meeting is actually postponed.

Sincerely, Cora L. Michael

I

## Wintz, Katelynn A

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**From:** Clara Gordon <bookcookoo@gmail.com>  
**Sent:** Wednesday, March 8, 2023 3:55 AM  
**To:** Wintz, Katelynn A  
**Subject:** Public hearing for 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!**

We're the house at 11335 Howells Rd at the corner of Howells and Mountain View Lane where you want to put access to this new mess. We've been here since 1969 and witnessed many changes, weather wise and city and county wise. We've watched new houses drive away the native wildlife and pave over watersheds and ramp up the run-off to where it does not go where it can soak in and resupply the underground water.

The area you want to pave over and overbuild is a watershed. It handles the water runoff from at least 10 5 acre lots. And when we get a heavy rain the water fills the retaining ponds on the east side of Howells then flows over and under the road to fill the retaining pond on the property you want to destroy the watershed on by building houses. Destroying the watershed would be a big mistake and I can't see you building anything without destroying it because it's so much easier to fill in the ravines and flatten the land instead of maybe building with the land. I have seen the gully below the current retaining pond running 7-8 feet deep and wide with water from one big heavy storm. I don't think the houses built on that filled in ravine would last a "gully washer".

I've seen the new improvements to handle water at Research and Powers. That same amount of water has runoff the land you want to build over. I don't think the houses would win.

In 1969 that gully started not far from the road as a little drop off of about 2 feet. It isn't that now. All the ravines are way deeper and larger from handling the water that travels that land in the last 50+ years we've been living here. There are even a few Prebble mice left in the gullies and ravines and along the creek side. The best solution all around would be to turn the whole area into a park and that would be the ONLY way anyone would want to give you access off Howells. Nothing else makes sense.

Putting that many houses on that watershed would be just plain setting up for a major mess. It doesn't make any sense just to go in and destroy a watershed.

Sincerely,  
The Gordons  
Beverly J, Clara K

## Wintz, Katelynn A

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**From:** sarah keeker <sarahwyckoff719@gmail.com>  
**Sent:** Tuesday, March 7, 2023 11:46 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: 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!**

Hi Katelynn,  
My email that I sent to you was not included in the public comments on the agenda, please include it before the meeting & include in information to the commissioners.  
Thank you.

Sent from my iPhone

On Mar 7, 2023, at 1:56 PM, Sarah Wyckoff <sarahwyckoff719@gmail.com> wrote:

Hello Katelynn,

I live on Arrowhead Dr. which intersects with Howells Rd. I am concerned about the possibility of the use of Howells Rd as access into and out of the Kettle Creek North development and also the impact of traffic from North Fork. We also have many concerns about the SAFETY OF OUR neighborhood just as North Fork has of theirs with the added homes from Kettle Creek North. We too have children in our neighborhood, people riding horses, pedestrians on roads, bicycle riders, that are affected by increased traffic from Kettle Creek North. Traffic will be increased significantly in our neighborhood if Howells Rd is used as an entrance/exit into the Kettle Creek North and North Fork neighborhoods. There is no advantage to use Howells as an exit point to Old Ranch as Old Ranch is already overwhelmed by the traffic it has now.

Arrowhead Drive intersects with Howells on the west and Milam on the east. Arrowhead will become direct access for cars traveling from Union Blvd to Milam then down Arrowhead for entrance to this development. Human nature is to take the shortest, fastest route, people will use our road to drop their kids off at the elementary school, high school students and staff will use our road and residents of Kettle Creek North and North Fork. The expectation that there will only be 100 cars a day on Howells Rd. from the development that has approximately 1,000 homes, 300 elementary students + staff, 1,600 high school students with 300 staff members is far fetched.

We too may be required to evacuate, but we will also be evacuating livestock with trucks and trailers, we will have to turn left into the steady stream of vehicles on Howells Rd from North Fork but adding even more vehicles by the development of Kettle Creek North will only add to the chaos of evacuation.

We moved to Black Forest to escape the city, to enjoy the peace and quiet and privacy that Black Forest offers. We never dreamed that a developer could manipulate the annexation of Howells Rd. into the City of Colorado Springs. The boundary between El Paso County and the City has been in place for decades.

We do not believe that the long term stipulation in the master plan that Howells Rd. would not be used as access into this development can be reneged on just because there is a perceived loophole to change the master plan from implemented to operative. Please provide documentation in the City Code that a master plan ceases to have regulatory power?

The developer has known for some time the limitations of the site that they selected and it should be their responsibility to provide a bridge to the North or additional access to west if they need to alleviate traffic concerns.

I have been going to the neighborhood meetings for the last 25 years and Howells was always off limits. Our community made concessions when the developer refused to honor other commitments they had made such as a buffer zone between Howells and North Fork with 5 acre lots, a berm, solid walls and landscaping similar to Cordera along Old Ranch Rd. But we could never have imagined that a developer with assistance from the planning department would have the power to annex a part of our neighborhood into the City, how is that possible???

Thank you in advance for answering my questions, I look forward to hearing from you.

Sincerely,  
Sarah Keeker

## Wintz, Katelynn A

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**From:** michael vlahos <michael.vlahos@protonmail.com>  
**Sent:** Tuesday, March 7, 2023 9:28 PM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle Creek North Access to Howell's Road

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Hello Katelynn,

I am a resident of Arrowhead Drive near the proposed location of the connection to Howells road.

I do not think that connecting the proposed development to Howell's Road is a good idea for the city. Howells Road simply connects back to Old Ranch Road, which is the same place the only other two exits from proposed development also exit to. This creates a dangerous single point of failure.

In case of emergency (say a large fire coming from the Black Forrest Direction) all traffic will still be going through the single point of failure on Old Ranch Road. Thus if something happens on Old Ranch Road that disrupts traffic flow during an emergency, hundreds of people could be stuck on Howell's Road possibly in the path of an oncoming fire. People getting stuck in their cars in the path of a wildfire is not a liability that the City of Colorado Springs wants to expose itself to.

Instead, I suggest making access roads North to Shoup and West to Interquest. Each of those would be actually independent evacuation routes in case of disasters such as fire. This will remove the possibility of liability exposure from the city. In addition these north and west connections would make it easier for the residents of this proposed development to access to shopping on North Gate Blvd, which would also be an economic boon to that area.

In short, it makes no sense and actually increases the city's exposure to liability to connect this new development into Howells Road, but there are multiple benefits for the city to connect the development into Shoup and Interquest.

Thank you for your time and I will talk to you at the City Planning Commission Public Hearing Tomorrow.

All the best,  
Michael Vlahos



## Wintz, Katelynn A

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**From:** Sarah Desprat-Reed <sarahbellumd@gmail.com>  
**Sent:** Tuesday, March 7, 2023 8:30 PM  
**To:** Wintz, Katelynn A  
**Cc:** Rich Sevcik; samanddarcy@aol.com  
**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!**

Dear Ms. Wintz, City of Colorado Springs, and members of the Colorado Springs City Council:

In July of 2021, we wrote to the City Council regarding the proposed Kettle Creek North development that would add hundreds more homes to the area without regard for current residents of North Fork and Cordera. We're extremely disappointed — not to mention disturbed — by the fact that, once again, the developer is proposing hundreds of homes in the Kettle Creek North development without any concern for current residents. The developer doesn't seem interested in considering the repercussions of proceeding without first making the necessary accommodations, but the City of Colorado Springs, which is ostensibly looking out for the best interests of Colorado Springs residents, *needs* to care.

Right now, Old Ranch Road is the only way into and out of North Fork. If, God forbid, North Fork and Cordera had to evacuate, it would not only be a logistical nightmare, but it could also put thousands of lives at risk. The City should be well aware by now that wildfires happen, and in the event of a mandatory evacuation, thousands of residents would effectively be trapped without a way out. One road is simply not enough, and that the City would even consider allowing the development to move forward without requiring that the developer also add at least one additional exit to the west or north is, quite frankly, a slap in our faces.

Any members of the council who are planning to give the developers the green light under the current circumstances should be ashamed of themselves. Were they in our position, they wouldn't hesitate to require alternate exit routes as a condition of development. To be clear, we are not against the Kettle Creek development on its face, but it must absolutely include measures to offset the increased risks to our safety. Lives literally depend on an alternative route in and out of the area.

And if safety concerns aren't enough to move the needle for the City, perhaps they can muster some concern about the daily horrendous traffic congestion on weekday mornings and afternoons caused by having not one, but TWO schools along Thunder Mountain Ave. We live on the corner of Thunder Mountain and Daydreamer Drive, so we're all too familiar with the traffic situation and the headache it causes for working parents or anyone who has to leave their house in the mornings and afternoons. Surely there are at least *some* members of the city government who can understand why bad neighborhood traffic on weekdays is awful and unsustainable long-term.

Their indifference could potentially affect thousands of people, and they should be aware that if people lose their property or are injured — or worse — as a result of inadequate evacuation routes and access for emergency vehicles, residents of North Fork and Cordera will hold the city and Kettle Creek developers responsible and will proceed accordingly. The City has a chance to put their money where their mouths are and show that they care first and foremost about the residents of this city. Spending the money now to protect our safety is a small price to pay relative to the financial burden the city and developer will face if angry residents who have suffered losses as a result of the council and Kettle Creek developers' depraved indifference demand compensation. And make no mistake: if we suffer losses, we *will* demand compensation.

We sincerely hope that members of the City Council and government reconsider their deference to Kettle Creek's developers, who seemed far more concerned with padding the area with more high-end housing than they do with the safety of the people who would be living in those houses and the people who already live here. We understand that Colorado Springs is growing, but that cannot happen at the expense of residents' safety.

Thank you,  
Sarah Desprat-Reed and Andrew Reed

## Wintz, Katelynn A

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**From:** Dan Ballance <dan.ballance@icloud.com>  
**Sent:** Tuesday, March 7, 2023 5:51 PM  
**To:** Wintz, Katelynn A  
**Cc:** Leann Ballance  
**Subject:** Comments on AR PUD 20-00538; AR FP 20-00539

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Ms. Wintz,

I am writing to provide my comments as a resident of the North Folk (NF) community on the Development Proposal for Kettle Creek North (File Numbers AR PUD 20-00538; AR FP 20-00539).

My family, community members, and I are strongly opposed to this development. There are significant safety and quality of life concerns regarding the proposed construction, including routine road congestion, evacuation route degradations, pedestrian safety impacts, and quality of mobile telecommunications infrastructure availability.

NF's current 813 residences generate a large amount of vehicle traffic that have only two exits from the community onto Old Ranch Road (ORR): Thunder Mountain Avenue (TMA) or Forest Creek Drive (FCD). Vehicles entering and exiting the NF community are further impeded by traffic congestion at Pine Creek High School (PCHS) and Encompass Heights Elementary School (EHES). This does not account for the already-high amount of traffic on ORR caused by commercial developments on Blue Horizon View Drive or the over 4,500 residences in Cordera that also are required to use ORR. Increasing the NF area's residence count to almost 1,100 residences will only serve to further burden overcapacity public roads.

While the above concerns are significant in day-to-day situations, they become of paramount importance in emergency situations. In the event of evacuation, the public road infrastructure in NF specifically—and the immediate area in general—is simply not equipped to enable the safe and effective movement of 1,060 families via TMA or FCD. This issue is further compounded with over 5,600 families pouring onto ORR.

In addition to vehicle-only traffic issues, there are significant pedestrian safety concerns. Both PCHS and EHES generate a significant amount of foot traffic throughout the day, mostly comprised of children. Additional traffic in the vicinity of EHES increases the risk of a vehicle striking a small child to unacceptable levels.

More significantly, increasing the amount of vehicle traffic at and around PCHS will make an already dangerous and untenable situation negligently more dire. PCHS students and parents are forced to run a gauntlet that leads to unsafe driving behavior and risky movement on foot in an attempt to get students to school in a reasonable timeframe. I personally have experienced vehicles driving in a risky manner and students darting out in front of vehicles during pick up, drop off, and lunch periods. Any increase in the traffic navigating the intersection of TMA and ORR makes tragedy only a matter of time.

Finally, I am severely disappointed in the lack of any information on Colorado Spring's or the Kettle Creek North developer's engagement with major telecommunications service providers (e.g., T-Mobile US, Verizon Wireless, etc.) to address the substandard service in the NF area. The towers serving this area are miles away and provide such poor service that anything beyond traditional telephone calls are impossible. Adding a number of mobile devices commiserate with 247 proposed residences will only further strain poor telecommunications infrastructure. This would

become a significant safety issue in a disaster situation where terrestrial Internet connectivity may be unreliable and efficient mobile communications to Colorado Springs residents would be necessary to navigate the situation.

The risk are significant and self-evident; without significant improvements to NF area infrastructure, it is nothing short of a dereliction of duty for any public official to authorize or endorse the Kettle Creek North development.

Sincerely,  
Dan Ballance  
North Fork Resident

## Wintz, Katelynn A

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**From:** Sarah K <sknowley@aol.com>  
**Sent:** Tuesday, March 7, 2023 4:50 PM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle Creek North Public Hearing Comments  
**Attachments:** Signatures.pdf

**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,

We live on Mountain View Drive, which would intersect with the proposed connection road onto Howells. We, like our community (see attached), have many concerns surrounding the implications this change will bring. Adding access to Howells Road does not present a safe solution for evacuation for either the city or county communities; Howells Road's only outlet is Old Ranch Rd, which is where all other current evacuation routes lead. The Staff Report states that there is a potential access north, if a bridge is built over Kettle Creek at the cost of the developer. We understand that costs can prohibit development and we are not against development, but at what point do the residents have to cover that cost for the developer? The city is legally obligated to plan a safe community, and if the developer cannot affordable to put in proper evacuation routes and accesses, then how can they ask all these residents to cover that cost with a diminished, daily quality-of-life, and possibly with the lives of their loved ones during a congested, bottlenecked evacuation gone wrong? We ask that the original guarantee added the Briargate Master Plan be upheld; that no access onto Howells Road is granted. We ask to hold the developer to planning a north and/or west access that will benefit all lives involved.

Below are some questions/concerns we had while reviewing the proposal.

### **Additional Access:**

1. The staff report states that staff reached out to CDOT to inquire about either a full access or emergency-only access of Thunder Mountain Avenue with Powers Boulevard. The "CDOT Decision on Powers Boulevard Access" attachment addresses only emergency access to Powers Blvd.
  - a. Is there documented denial from CDOT of a public way access request to Powers per Section 3.2(1) of the State Highway Access Code, Volume 2, Code of Colorado Regulations 601-1?
2. The staff report states *"the legislative status of the Briargate Master Plan from "operative" to "implemented" as part of that report opened Howells Road as a potential tertiary access point"*
  - a. Neither the City Code section 7.5.402.B., the city code definition of an "implemented" plan, nor the 2021 PlanCOS Annual Report states that "An implemented master plan ceases having regulatory power", nor explain how that legislative switch "opens" Howells road.
    - i. What code allows for a change to the Master Plan without filing an amendment?

### **Evacuation Concerns:**

1. Will there be any documented coordination between the City and County fire departments to ensure the current plans will allow all neighborhoods to evacuate safely?
2. The staff report states the access road will not discourage daily use or limit increase traffic on Howells Road, and that Howells will be paved upon approval of the subject development plan and final plat
  - a. Will construction traffic be restricted on Howells Rd?
  - b. Will Howells road be paved in stage four?

Thank you for your consideration and clarification on the above concerns.

Sincerely,

Noah Haney and Sarah Knowley  
3970 Mountain View Drive 80908

**Wintz, Katelynn A**

---

**From:** Janine Kuntz <j9twink1@aol.com>  
**Sent:** Tuesday, March 7, 2023 3:19 PM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle Creek North dispute From Monte Kuntz  
**Attachments:** Scan Mar 7, 2023 (1).pdf

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Sent from my iPhone

## Wintz, Katelynn A

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**From:** crs crshea.com <crs@crshea.com>  
**Sent:** Tuesday, March 7, 2023 3:15 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; Earl Goecker; gregedwards2542@gmail.com; vilbilt@gmail.com; lisa@isirail.com  
**Subject:** Re: Kettle Creek North Development Proposal  
**Attachments:** KettleCreekNorth\_DP\_2.15.2023.pdf; Kettle Creek North Update -- report (combined).pdf; JulyCC\_Appeal\_Minutes.pdf

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Good afternoon Kate & City Planning Commission,

I just read through the agenda for tomorrow's meeting and have a couple more questions, concerns and comments for you and the City Planning Commission.

On Page 4 of the May 20, 2021 meeting the developer emphasized the importance of an "emergency evacuation". If so, as I know an emergency evacuation route, it is blocked off and only used as such; and emergency.

Let me back up a second. In June 5, 2020 Gazette article, Hanna Van Nimwegen was quoted that a road connecting Howells Road to North Fork and Kettle Creek North would not be built because the developer agreed that no such road would be built. So how did this all of a sudden go from prohibiting a vehicular connection to Howell Rd., to an ungated paved road, that is no longer used for emergency egress ONLY??

The agenda states that it will be used by residents and emergency personnel alike. The traffic study said there will only be an additional 100 cars per day is absolutely absurd.

Do you all have any idea once the residential construction starts that every trade & subcontractor will use this access point to get to work on time, especially when school is in session. Don't be surprised when the vehicular trips per day are in excess of 4-6 times the estimate. Why would a workman drive through the subdivision when he can zip down Howells and go in the back way avoiding all the mass confusion we are currently dealing with?? Also, has the emergency evacuation problem REALLY been solved when you funnel all those cars south to Old Ranch Rd?

Next the agenda says the CSFD has identified a location for the new fire station.

Where is that going to be built?

I reviewed the 7 conditions agreed to by the developer that was proposed by City Council on July 13, 2021. I completely understand removing 2 of the conditions because they have been met. But the most important condition was for the developer to provide additional egress to the north and west, not the south. Why did staff at the Planning Commission override the City Council conditions when it appears to be the BIGGEST issue we all are dealing with??

We can meet the challenge of growth in a deliberate and cooperative manner by working together and looking for real long term solutions. The developer owns the property to the north across the creek and we all know that it will eventually be developed in the future. Why not put the bridge in now and create the necessary egress so needed.

It seems that you are putting a bandaid on something that needs major surgery.

Let's be smart and not rush into failure.

Respectfully submitted,

Charlie & Nancy Shea

11520 Howells Rd

719-499-6531

Sent from my iPad

On Feb 27, 2023, at 12:46 PM, Wintz, Katelynn A <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>

Sent: Monday, February 27, 2023 12:29 PM

To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>

Cc: nancys crshea.com <nancys@crshea.com>; Duncan McNabb <duncanjmcnabb@gmail.com>; Dot Williams <dot11555@gmail.com>; Louellen Welsch <lwelsch@yahoo.com>; Janna Rombocos <jannarombocos@yahoo.com>; Demetri Rombocos <dtrombocos@yahoo.com>; Helen Kennedy <seerykennedy@comcast.net>; conkusa@gmail.com; Jim Bonner <bonner7051@msn.com>; Jody Lohman <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**

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**From:** Janine Kuntz <j9twink1@aol.com>  
**Sent:** Tuesday, March 7, 2023 2:54 PM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle Creek North Development Proposal dispute  
**Attachments:** Scan Mar 7, 2023.pdf

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Sent from my iPhone

## Wintz, Katelynn A

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**From:** J BONNER <bonner7051@msn.com>  
**Sent:** Tuesday, March 7, 2023 2:53 PM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle Creek North  
**Attachments:** Kettle Creek North.docx

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## Wintz, Katelynn A

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**From:** Janette Bogdanov <bogdanovfam@gmail.com>  
**Sent:** Tuesday, March 7, 2023 2:36 PM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle Creek North Comment

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Hello City Planner,

Our family lives on Falling Snow Drive in the Northfork North neighborhood.

We would like to comment on the proposed subdivision that would be developed directly north of our home.

As a resident of this neighborhood we have seen the congested roads in the morning as we drive our teens to Pine Creek High School. With my husband commuting south on Powers to work near the Colorado Springs Airport, we have experience the traffic in and around Old Ranch Road during prime commuting times.

With the development of almost 300 new households, with many having two or more cars per house!, we are opposed to adding more cars on our already busy roads. Thunder Mountain has two schools right off of the road. With the addition of 200 plus more cars, the congestion would increase as would drive times and wait times at their current stop signs and traffic lights. That is unacceptable.

We would like to voice our concern in strong opposition to this development! If the investment by the developer to open roadways, not increase the amount of traffic on Thunder Mountain and Old Ranch Road and make new freeway entrance is not required, it should not be approved.

Thank you,

Janette Bogdanov

## Wintz, Katelynn A

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**From:** andrew robinson <atjrobinson@msn.com>  
**Sent:** Tuesday, March 7, 2023 2:09 PM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle Creek North opposition for 3/8/23 meeting

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3-4-2023

Ms. Wintz,

I am writing today to voice my continued opposition to the proposed Kettle Creek North Subdivision, located north of Thunder Mountain Ave. and Old Ranch Rd.

I understand another appeal has been filed, and I am asking City Council members to continue to uphold their previous decision to block the project until solutions are found which are not detrimental to the surrounding neighborhoods.

According to the posted timeline, the subject site has been master planned since 1982. In 1997 Powers Blvd. was changed to an expressway, removing Thunder Mountain Ave. as a permitted intersection. Kettle Creek North developers knew access to the proposed neighborhood had become highly limited yet continued with their plans for future development. In 2014, KCN proposed developing 141 single family lots on 61.71 acres. In 2019, while still having the knowledge of poor access/egress, Kettle Creek North applied again to rezone, this time developing 247 lots on 61.71 acres. As a condition to the new 2019 plan, Kettle Creek North promised zero roadway access from the development east to Howells Rd. Kettle Creek North is now suggesting paving a connecting road onto Howells Rd., paving Howells Rd. To Old Ranch Rd., and annexing Howells Rd. into Colorado Springs.

It appears Kettle Creek North has been negligent in finding answers since 1997 to a known access/egress problem and is seeking solutions at the expense of the North Fork neighborhood and the communities to the north and east of Howells Rd. The proposed addition of a gated emergency-only access and evacuation road is a possible solution, but opening a connecting road onto Howells Rd. will only create an extra traffic burden through rural neighborhoods where homes were built long before the 1982 Briargate Master Plan. Howells Rd., Mountain View Dr., and Arrowhead Dr. will become a direct route to Milam. A bridge over Howells Rd. north to Shoup would affect yet another well-established neighborhood, not to mention the destruction of endangered Preble's meadow jumping mouse habitat.

Despite what Kettle Creek is proposing, it is not the surrounding neighborhood's obligation to accommodate a developer who has increased the number of homesites from 141 to 274 while knowing a main access point into the subdivision was no longer available. If Kettle Creek North wishes to build this subdivision, it is their responsibility

to conform to the parameters in place and not infringe upon existing homeowners or neighborhoods. If the land, services, and roads can only hold 50 homes, then only 50 homes should be allowed to be built. Adding a fire station and a 50' fuel management area is not enough.

It is egregious to allow existing neighborhoods to suffer because a developer lacked the forethought to plan accordingly.

With regards,

Patricia Robinson

## Wintz, Katelynn A

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**From:** Sarah Wyckoff <sarahwyckoff719@gmail.com>  
**Sent:** Tuesday, March 7, 2023 1:57 PM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle Creek North

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Hello Katelynn,

I live on Arrowhead Dr. which intersects with Howells Rd. I am concerned about the possibility of the use of Howells Rd as access into and out of the Kettle Creek North development and also the impact of traffic from North Fork. We also have many concerns about the SAFETY OF OUR neighborhood just as North Fork has of theirs with the added homes from Kettle Creek North. We too have children in our neighborhood, people riding horses, pedestrians on roads, bicycle riders, that are affected by increased traffic from Kettle Creek North. Traffic will be increased significantly in our neighborhood if Howells Rd is used as an entrance/exit into the Kettle Creek North and North Fork neighborhoods. There is no advantage to use Howells as an exit point to Old Ranch as Old Ranch is already overwhelmed by the traffic it has now.

Arrowhead Drive intersects with Howells on the west and Milam on the east. Arrowhead will become direct access for cars traveling from Union Blvd to Milam then down Arrowhead for entrance to this development. Human nature is to take the shortest, fastest route, people will use our road to drop their kids off at the elementary school, high school students and staff will use our road and residents of Kettle Creek North and North Fork. The expectation that there will only be 100 cars a day on Howells Rd. from the development that has approximately 1,000 homes, 300 elementary students + staff, 1,600 high school students with 300 staff members is far fetched.

We too may be required to evacuate, but we will also be evacuating livestock with trucks and trailers, we will have to turn left into the steady stream of vehicles on Howells Rd from North Fork but adding even more vehicles by the development of Kettle Creek North will only add to the chaos of evacuation.

We moved to Black Forest to escape the city, to enjoy the peace and quiet and privacy that Black Forest offers. We never dreamed that a developer could manipulate the annexation of Howells Rd. into the City of Colorado Springs. The boundary between El Paso County and the City has been in place for decades.

We do not believe that the long term stipulation in the master plan that Howells Rd. would not be used as access into this development can be reneged on just because there is a perceived loophole to change the master plan from implemented to operative. Please provide documentation in the City Code that a master plan ceases to have regulatory power?

The developer has known for some time the limitations of the site that they selected and it should be their responsibility to provide a bridge to the North or additional access to west if they need to alleviate traffic concerns.

I have been going to the neighborhood meetings for the last 25 years and Howells was always off limits. Our community made concessions when the developer refused to honor other commitments they had made such as a buffer zone between Howells and North Fork with 5 acre lots, a berm, solid walls and landscaping similar to Cordera along Old Ranch Rd. But we could never have imagined that a developer with assistance from the planning department would have the power to annex a part of our neighborhood into the City, how is that possible???

Thank you in advance for answering my questions, I look forward to hearing from you.

Sincerely,  
Sarah Keeker

## Wintz, Katelynn A

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**From:** Duncan McNabb <duncanjmcnabb@gmail.com>  
**Sent:** Tuesday, March 7, 2023 1:25 PM  
**To:** Wintz, Katelynn A  
**Cc:** Charlie Shea; Nancy Shea; Duncan McNabb; Dot Williams; Louellen Welsch; Janna & Dimitri Rombocos; Demetri Rombocos; Helen Kennedy; Jody Lohman; Jim Bonner; gregedwards2542@gmail.com; Linda McNabb  
**Subject:** Comments on Revised Kettle Creek North Plan for 8 Mar 2023 Meeting  
**Attachments:** COS Letter to Council Jun 2020.pdf

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Dear Katelynn Wintz and City Planning Commission,

Reference the City Planning Commission on March 8, 2023. We have a home on Howells Road and I wanted to let you know I strongly object to the current Kettle Creek North Development proposal. I have submitted a number of letters on the reasons we must get this right and we are still not there. I have attached the letter I sent to the City Council for the July 13, 2021 meeting. The City Council's discussion following that public meeting and 9-0 decision could not have been clearer...for the safety of the North Fork, potential Kettle Creek North, and the Black Forest residents on Howells Road and surrounding area, we must have an egress route to the North or West, not South. Indeed, it was the first criteria they directed must be included in the plan. Unfortunately, this proposal once again recommends another route onto Howells Road going South to Old Ranch Road and connecting just East of the traffic coming out of North Fork and future Kettle Creek North developments. This proposal not only wouldn't make the North Fork and Howells Road and surrounding community safer during an emergency evacuation, it actually makes it materially much worse with the proposed addition of 247 families from the Kettle Creek North development to an already saturated emergency egress system. Here are the main reason I believe this proposal should not go forward.

1. The proposal does not meet the primary criteria the City Council directed by unanimous vote that the plan must include an egress route to the West or North, not South. This is the major operational criteria for this development to be safe for the people affected in an emergency evacuation. Further, since the plan doesn't address this major criteria, it doesn't follow that per your e-mail to Charlie Shea, the Planning Commission should be the final decision making authority on this proposal. I do not think that was the City Council's intent.
2. The original Briargate Master Plan developed for the 1982 annexation included a connection from Thunder Mountain Avenue onto Powers Road. When CDOT changed that approval in 1997, the Briargate Master Plan was not adjusted to accommodate the change, leading us to where we are now. Today the only options which materially will give the desired safety is to the West and North. It could be an access road onto Powers Blvd as originally planned, a frontage road next to Powers Road that shares the Powers Road Bridge, or a road out of The Kettle Creek North development with a new bridge linking onto Hiway 83. The City Planning Commission Agenda for the 8 March 2023 meeting goes into what the planning staff has done to work with CDOT and the developer on these options. Unfortunately, CDOT said no and the developer considers the building of a new bridge to be cost prohibitive. Simply stated safety cannot be compromised and to continue to add family homes without a good emergency egress plan is simply wrong. What I haven't seen is, while the staff has done a good effort on reaching out to CDOT and the developer, I haven't seen our City, County, and State elected officials get personally involved on figuring out the best path forward...ie, frontage road that shares the bridge over Kettle Creek, or the City/State share the expense with the Developer for a new bridge...they will certainly be benefitting from the new tax revenues.



3. My third issue is about the promises made to the landowners on Howells Road and the Black Forest Community. The promise that was part of the City's Briargate Master Plan that the development could not include "a connection to Howells Road". This promise was repeated over the years and was included as "a condition on the Briargate Master Plan prohibiting a vehicular connection to Howells Road". In a June 5, 2020 Gazette Article Hannah Van Nimwegen, a city planner, was quoted "a road cannot be built from Kettle Creek North or North Fork to connect Howells road to the east because, when the property was annexed, the developer agreed that no extension would be built". Despite this history, on page 8 of the City Planning Commission Agenda for March 8, 2023, under the bullet "Howells Road", the staff discusses that by changing the legislative status of the Briargate Master Plan from "operative" to "implemented" has opened Howells Road as a potential tertiary access point. This was very offensive to me. This wasn't just a condition, this was a promise made to citizens that lived there....made during annexation and captured in the City's Briargate Master Plan. A decision that for the Citizens effected might change the very reason they bought the property and lived in El Paso County and Black Forest. It goes on to say the city staff consulted with El Paso County's Public Works Department on the proposed access point to Howells Road, without talking to the "people"...and the people effected most have come out consistently against the plan of using Howells Road as being insufficient to protect their safety. Again what makes this especially troubling is this updated plan does nothing to really make things safer, while asking much of the citizens involved.

I hope this is helpful in your deliberations.

Respectfully, Gen Duncan J McNabb, USAF, retired

(703) 798-7734

## **Wintz, Katelynn A**

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**From:** Margaret Lyman <mlyman10@yahoo.com>  
**Sent:** Tuesday, March 7, 2023 11:51 AM  
**To:** Wintz, Katelynn A  
**Subject:** Kettle Creek North

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We got the the flyer in the mail from the planning and community development department for the kettle Creek development and we see that you're soliciting comments by March 8 but we're also curious when the actual meeting is.

Thank you.  
Margaret Lyman  
Sent from my iPhone