

To: El Paso County Board of County Commissioners:

Re: Project File # AL-19-019

Project Name Urban Firewood

Parcel No 5412003011

We the residence of Corral Valley are in opposition of this request for special use firewood sales at 11556 Highway 94 Colo Springs, CO 80929. Our concerns are for preserving the environmental, health, safety, financial and aesthetics of our residential community.

Signature	Address	Date
William V. Lee	11465 West Lane	9-3-2020
Lloyd R. Shoup	11415 WEST LANE	9-3-2020
Dan Miller	11545 WEST LANE	9-3-20
Dorinda K. Brock	13150 Highway 94 Colo Springs	9-3-20
Michael H. Ferguson	Wild Horse Ranch Hwy 94 ^{*w/undo Morris}	9-3-2020
Ed Miller	650 Corral Valley Rd	9-3-20
Ken H. [unclear]	11580 Boucher Rd	9-3-20
Michael H. Ferguson	11570 West Lane c/s 10	9-3-2020
Robert Ferguson	970 CORRAL VALLEY RD	9-3-20
Bill Hays	11650 Boucher Rd	9-3-20
John [unclear]	11265 WEST LN	9-3-20
Robert Ferguson	11380 West Lane	9-3-20
Lina Brown	920 CORRAL VALLEY Rd CS CO	9-3-20
Bill SELKE	11330 WEST LANE 80929	9-3-20
Elizabeth Seica	920 CORRAL VALLEY Rd CO	9-3-20
[unclear]	11510 West Lane	4 sep 20
Carlene P. Lewis	11150 West Ln	
Dan & Connie Seise	11445 Boucher Rd CS CO	9/4/20
Robert W. Pace	1080 Corral Valley Rd	9-4-20
Lisa Holdbrook	11585 Boucher Rd CSC	9-4-20
Billy [unclear]	11740 Boucher Rd. Cos 80929	9-7-20
M [unclear]	11260 West Ln 80929	
Greg Wojtyla	11470 Hwy 94 80929	

208 2020 BOCC Meeting
Item No. 11
Exhibit No. 1



Sept 8 20*20* BOCC Meeting
Item No. 11
Exhibit No. 2



Sp8 2019 BOCC Meeting
Item No. 11
Exhibit No. 3



Sep 8, 2019 BOCC Meeting
Item No. _____
Exhibit No. 4

September 2, 2020

RE: Urban Firewood

Board of County Commissioners
El Paso County

Dear County Commissioners,

I am unable to attend the meeting due to a previous commitment therefore I am submitting this letter of protest in my stead.

In response to Urban Firewood's request that their business move to the Corral Valley area off of State Highway 94, I would just like to point out a few derogatory effects that it will have on the families that live here in the valley.

Instead of citing the obvious of not wanting a company that is unattractive, it will bring more traffic onto Hwy 94, I want to delve further into the noise effects that it would bring to our community.

Geographically, we live in a valley. A valley is described as being a low land surrounded by hills, or in our case bluffs. Living in a valley means that we are subject to frequent temperature inversions. Temperature Inversions can be described as occurring when ground level air temperatures are cooler than the warmer air temperatures above. With these conditions the sound waves will be refracted downwards, and will be heard louder and over larger distances. [1] The same thing also occurs when we have overcast skies, the clouds being the barrier and the sound waves are refracted downwards.

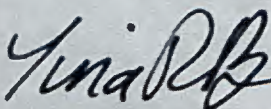
Even without the frequent temperature inversions or overcast skies, the fact that we are in a valley and have neither ground impedance nor shielding, of the sound of the saws, this will also potentially cause amplified sound. There's nowhere for the sound to travel but into our valley.

Another point that I would like to make is that when we purchased our land in 1977 and built our house here, all of the surrounding plots were either Residential or Agricultural. So we felt that we were building in a location that would not be ruined by urban sprawl. We wanted a place that is peaceful and quiet. We unfortunately, will not ever be open to the idea of allowing a business to come in and ruin the tranquility of the Valley.

I do realize that the current location is no longer acceptable to the residents that have purchased homes around Urban Firewood, but they willingly purchased with full knowledge regarding that business. It's like purchasing a house by the airport and complaining about airplane noise. We chose not to purchase our homes and land by businesses that could potentially ruin our peacefulness.

Please allow us to remain the small quiet community that we have chosen for ourselves and not force us to accept a business that by all accounts can only be considered as loud and unsightly.

Sincerely,



Tina Brown
920 Corral Valley Drive
Colorado Springs, CO 80929

9/2/2020

DAVID LIEBMANN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184039072
MY COMMISSION EXPIRES OCTOBER 2020

Sept 5 2020 BOCC Meeting
Item No. 11
Exhibit No. 5

08-25-20

Lindsay Darden
El Paso County, Community Development
2880 International Circle Suite 110
Colorado Springs, Co 80910

Ms Darden ,

I am a home owner in Corral Valley opposed to the Urban Firewood business being approved to locate in our neighborhood. (AL1919)
Included is my opposition letter that was intended to be included in the documents packet. Apparently it did not reach it's intended destination. I would like my comments to be included in the case documents as a permanent record.

Sincerely,



Barbara K. Delph
11265 West Ln.
Colorado Springs, CO 80929

Sep 8 2020, BOCC Meeting
Item No. 11
Exhibit No. 6

Corral Valley is a natural amphitheater formation which presents unique qualities as well as vulnerable risks from un-scrutinized land use decisions.

For over 55 years it has been a community that families have called home to raise their kids here, to retire here, to die here. Where each new generation has continued to call this community their home. The original families who moved to and established Corral Valley as a community in 1965 were military WWII and Viet Nam veterans. That number has grown over the years and is still representative of the kind of people that represent this neighborhood. Hard working, law abiding, tax paying citizens and it is a neighborhood we are proud to be a part of. It is the kind of neighborhood that any County Commissioner whose district it falls within should be proud of and fight to preserve.

Corral Bluffs has been designated as a Trails, Open Space & Parks project with the City of Colorado Springs purchasing over 700 acres to include significant portions of Corral Valley. The unique and natural beauty of the area has been popular with guided Nature walks and educational tours. The formation that is now known as Corral Valley was once home to indigenous peoples over 5,000 years ago. Corral Bluffs and surrounding areas have been designated a Colorado Natural Area in part due to the local habitat and protected wild life. Paleontologist, Geologist, Botanist, Archaeologists and others have studied Corral Bluffs and surrounding area for over 120 years. This past year it was thrust onto the global stage for its most significant fossil discovery to date.

Unless you live in this valley community you can't appreciate or understand its unique nuances. Because it is an amphitheater, noises and sounds can vary depending on the atmosphere or wind on any given time of day. From still quiet to hearing a rooster crow or a donkey bray from several hundred yards away. You can hear reveille at 7 am, the noon siren and taps at 10 pm from Peterson Air Force Base 5 miles away, the latter usually accompanied by coyotes chiming in from a distant field. After several days of heavy rain, you can hear the rushing water in a nearby creek and the deafening sound of frogs from a nearby pond. These are welcomed sounds of nature. You can hear when your neighbor, several 5 acre lots away, is mowing or when a neighbor is getting a new roof installed. Maybe that is why the meadowlarks, doves, quail and great horned owls sound so vibrant. These are the common sounds in our neighborhood, not a nuisance, but the sound of homeowners working in their yards, improving their homes and mitigating against grass fires.

The unwelcomed noises come from property that has been zoned without any consideration given to the negative impact it will have on neighboring communities such as ours. Whether it is the Aztec Family Race track or the Pikes Peak Gun Club firing range, the noise from both of these businesses reverberates throughout the valley and that is a nuisance.

Highway 94 because of high traffic volume can on any given day or evening be silent, sound like ocean waves or roar like a busy interstate. Highway 94 is no longer a sleepy highway, between the Landfill traffic and Schriever AFB who has staggered their shifts to accommodate the heavy volume of traffic. Highway 94 is subject to traffic stalls and slowdowns due to inclement weather or serious traffic accidents. It is a single lane highway with no turn lanes between Jimmy Camp and Corral Valley Rd.

Now, Mr. Yost believes he has a good grasp on what this neighborhood is all about. He believes *that it is a fairly remote property with very few residences and it is removed from the city.* Actually, up to 30

residences will be impacted from the noise alone from his business. While it is removed from the city proper of Colorado Springs it is 200-300 yards from the city limits known as Banning Lewis currently owned by Norwood Development.

Mr. Yost cites not once but four times, in his Letter of Intent, the conditions of the properties on either side of him. He reports in great detail about the extreme disarray, buildings that are collapsing, garbage piles and unregistered repair shops etc. etc. He cites the Landfill, dirt bike park, junk yards and dump sites none of which are affiliated with Corral Valley. He so persistently brings these observations up as if he were trying to explain to you that the neighborhood has gone to hell so my business would fit in quite nicely. If what he is saying is true maybe Code Enforcement should take a look.

Mr. Yost plans *to lease out the home for residential use and the resident will have access to the two smaller buildings*.

During the past several years, and I can only speak for West Lane, we have had three incidents where residents caused a disruption to the neighborhood and as a result no longer reside here. Each of those cases were people who were renting or leasing the property and have since been evicted by the property owners or as a result of code violations.

Mr. Yost cites that *there are three properties behind his land that will be more than 5 acres away from our operation and will not be affected by the noise*. For reasons earlier stated this is not true and that number would be closer to 30 residences that would be affected by the noise alone.

Mr. Yost mentions and describes the equipment his business uses and how quiet they are. He denies that his business uses chainsaws but then explains why and when they do. I've already detailed how sound travels in the valley even from distances miles away.

Mr. Yost falsely believes *that his business would come as a sigh of relief to our neighborhood*. He is referencing the illegal marijuana grow bust a couple years ago. The only reason I knew of this is that the day they executed the search warrant I was in my front yard and the Sheriff's bull horn was so loud and clear it stopped me in my tracks. Relief in this neighborhood does not come in the form of a business like this.

Mr. Yost says *During the cold we use a home-made chiminea out door fireplace to keep warm*. I haven't even discussed how valleys, specifically this one, respond to smoke in the air. I believe some of my neighbors have already addressed this health issue in their letters of concern to Ms Darden.

Respectfully submitted:

Barbara Delph (Home Owner)



11265 West Ln.

Colorado Springs, CO 80929