

From: Judy von Ahlefeldt <blackforestnews@earthlink.net>
Sent: Tuesday, January 5, 2021 7:29 PM
To: Ryan Howser
Subject: Re: Forest Heights Properties Public Review - 01-04-2021

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Thanks for the clarification.

Judy

On 1/5/2021 5:09 PM, Ryan Howser wrote:

That is correct. We will send out the hearing notice at least two weeks prior to the first hearing. We cannot approve something like this without the full hearing process, since we need to establish water sufficiency and that can only be done by the BOCC.

From: Judy von Ahlefeldt <blackforestnews@earthlink.net>
Sent: Tuesday, January 5, 2021 1:20 PM
To: Ryan Howser <RyanHowser@elpasoco.com>
Subject: Re: Forest Heights Properties Public Review - 01-04-2021

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Perfect - thanks so much.

I will not say anything about the resubmittal in my letter to the neighbors but thanks for the clarification. I will just say that public hearings will be scheduled after the reviews are completed, including public comments which can be sent anytime to ryanhowser@elpasoco.com. Will copy you in on it.

I am assuming the property will be posted, and the neighbors notified by certified mail when the hearing gets scheduled (like maybe a minimum of 2 weeks notice?)

I am hoping that this will not be approved without the full hearing process as there likely may be existing issues (at least per this first submittal) which need to be addressed which don't necessarily have to do with The Code checkoff boxes per se.

I had hoped there would have been full discussion of these before submittal but that is not what the chosen path was by Kupferer or the Ditleauxs. Maybe these can be resolve during the resubmittal with the help of Planning.

Appreciate your help!

Judy

On 1/5/2021 11:58 AM, Ryan Howser wrote:

Hi Judy,

Please see responses to your questions below in red. Let me know if I have adequately addressed your questions or if you need me to clarify anything.

Thanks,

Ryan

From: Judy von Ahlefeldt <blackforestnews@earthlink.net>

Sent: Monday, January 4, 2021 1:12 PM

To: Ryan Howser <RyanHowser@elpasoco.com>

Cc: Nina Ruiz <NinaRuiz@elpasoco.com>; EXTERNAL Black Forest News <blackforestnews@earthlink.net>

Subject: Forest Heights Properties Public Review - 01-04-2021

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Monday, January 4, 2021

Hello Ryan,

This is Judith von Ahlefeldt, adjacent neighbor to Forest Heights Properties project MS206.

When I spoke to you by phone in mid-December I inquired about the scheduling for this Minor Subdivision Review, and I believe you said the Internal Review comments were due Jan. 5, 2021 (tomorrow).

I am familiar with use of EDARP and the general subdivision review process but the other adjacent neighbors who have Addresses on Forest Heights Circle, are not. In March of 2020, Phyllis Didleau (Applicant) hosted a neighbors meeting at her home, which three of the four other existing adjacent neighbors attended (Chuck Bauer was ill). All received the minutes which I wrote up for Phyllis from that meeting and she sent out to everyone. Planning Consultant Dan Kupferer was in this loop and his preliminary drawings were discussed as well as issues and possible

solutions. There have been no other meetings with Phyllis since that first one.

I offered in March to let the others, whose properties are located on, and accessed from, Forest Heights Circle know when public comments could be submitted on the proposed reviewed Plans after the County's Internal review was completed, which I believe is tomorrow, Jan 5, 2021.

So I am checking with you to ascertain:

1. if the January 5, 2021 date is still the end of the official internal review, and is also the beginning of the public comment period – We will likely be uploading planning and engineering comments prior to end of business tomorrow. You are welcome to provide public comment at any point in the process, but I would recommend holding off until we are near completion of our review, as some of your concerns may be addressed with our review. We will be requesting a resubmittal and will not be scheduling for public hearing at this time. As always, adjacent property owners will receive a notification of the public hearing after it has been scheduled but we will accept public input at any time during the process.

2. that comments can be submitted to you at: [<ryanhowser@elpasoco.com>](mailto:ryanhowser@elpasoco.com). This is correct. Any public input should be sent directly to me.

3. the closing date for the public comments during the public review period. We will accept public comments up through the hearing date.

4. whether this Final Plat will be approved Administratively within PCD without Planning Commission/BoCC hearings if the application meets County Technical Requirements, or if there will be public hearings at Planning Commission and BoCC (as stated in the May 28, 2020 certified letter for Forest Heights Estates), and how/when this procedural decision is made. We can only approve administratively if a previous water finding of sufficiency has been made. This is not the case and the applicant will need to request a finding of sufficiency from the BOCC in order to receive approval. The process for a minor subdivision follows the same as a preliminary plan and a final plat, but combined the requirements into a single consolidated process.

The procedures for Minor Subdivisions, and how the public process works within this category are not clear to me.

Per my promise to the other neighbors in March of 2020, I will be sending out an e-mail very soon to to inform them that the Forest

Heights Properties project (formerly Forest Heights Estates) is posted on EDARP and let them know they can submit comments to you.

The certified letter about Forest Heights Estates was sent to all adjacent property owners by Gabe Sevigny on May 28, 2020, but no additional information (to my knowledge) about the public review period, or the process, has been sent out to adjacent property owners along the road, or otherwise bordering the subdivision have been physically posted. I am not sure how the information that the material is available on EDARP is communicated to these neighbors. **Anyone can access the public view in EDARP and look at the documents that have been submitted. However, in-progress comments and reviews are not viewable to the public. Please see the following link:** <https://epcdevplanreview.com/Public/ProjectDetails/162002>.

In the interest of good communication I look forward to your prompt response so I can let the others, who are directly affected by the subdivision and its road, know the status of this subdivision, review the documents on EDARP, and submit timely comments.

Thanks very much,

Judith von Ahlefeldt



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