

Kylie Bagley

From: Kari Parsons
Sent: Monday, June 20, 2022 1:05 PM
To: Kylie Bagley
Subject: FW: Smith Plumbing - Variance of Use EA 2173

Please upload her email into EDARP file



Kari Parsons
Senior Planner
E.P.C. Planning & Community Development
2880 International Circle
Colorado Springs, CO. 80910
719.520.6306 719.373.8562
<https://planningdevelopment.elpasoco.com/>

To review all El Paso County projects in EDARP go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code (2021) go to:
https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

From: Kevin Mastin <KevinMastin@elpasoco.com>
Sent: Monday, June 20, 2022 1:01 PM
To: Longinos Gonzalez, Jr <LonginosGonzalezJr@elpasoco.com>
Cc: Kari Parsons <kariparsons@elpasoco.com>
Subject: RE: Smith Plumbing - Variance of Use EA 2173

Thank you Commissioner.



Kevin Mastin
Executive Director, Department of Public Works
Interim Executive Director, Planning & Community Development
719.520.6900 (Office)
<https://publicworks.elpasoco.com/>
<https://planningdevelopment.elpasoco.com/>

From: Longinos Gonzalez, Jr <LonginosGonzalezJr@elpasoco.com>
Sent: Monday, June 20, 2022 12:33 PM
To: Kevin Mastin <KevinMastin@elpasoco.com>
Cc: Kari Parsons <kariparsons@elpasoco.com>
Subject: FW: Smith Plumbing - Variance of Use EA 2173

FYI,

v/r,

Longinos Gonzalez Jr., Lt Col, USAF (retired)
El Paso County Commissioner District 4
Office: (719) 520-6414
Cell: (719) 272-1185

From: SUSAN SPENCER <scspencer99@msn.com>
Sent: Monday, June 20, 2022 12:30 PM
To: Longinos Gonzalez, Jr <LonginosGonzalezJr@elpasoco.com>
Subject: Smith Plumbing - Variance of Use EA 2173

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Dear Commissioner Gonzalez: Below is correspondence I directed to Kylie Bagley, EPC Project Manager regarding the Smith Development site project. I had hoped to attend tomorrow's Board of County Commissioners' hearing to voice my concerns, but I will not be able to adjust my schedule to attend the meeting, so I am sending you a copy of my email. I will also be forwarding my email to the other four commissioners for the purpose of having my concerns on record.

I am a relatively new owner at Elm Grove, but it has become clear to me the original development plans to utilize Elm Grove's property as a conduit for storm water drainage has become woefully inadequate due to so much development in the surrounding properties. We are a very small (43 units) 55 plus community, and we do not have the resources to make any improvements to our valley gutter or our ponds.

I know development will not stop, but I am asking that projects be analyzed in more depth to truly gain an understanding of the existing neighborhoods which may incur potential impacts due to approved new development. As I stated in my email to Ms. Bagley, my home is my biggest investment, and I do not want that investment put at risk because of new development.

Thank you for taking time to consider my request.

Best regards,

Susan Spencer
4855 Elm Grove Drive
719.650.8649

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

From: SUSAN SPENCER
To: KylieBagley@elpasoco.com
Sent: Wednesday, June 15, 2022 9:37 PM

Subject: Smith Plumbing - Variance of Use

Hello Ms. Bagley: I attempted to contact you on June 13, 2022 to discuss Smith Plumbing's new project located to the north of Elm Grove Townhomes. Unfortunately, I was unable to reach you. I have spoken with Lisa Peterson at Hammers Construction twice this week. My home is located on the south side of the townhome complex where the Elm Grove ponds are located. The storm water run off from Smith's new facility is a very big concern for me.

Ms. Peterson explained a detention pond will be constructed to accommodate all of the water from the impermeable surfaces from Smith's new construction. However, this is a detention pond and not a retention pond, so I believe water will be released from the Smith's ponds to the southwest corner of the Elm Grove property which will flow through the Elm Grove ponds.

In November of 2021, I submitted a ticket (DM2021-305578) through El Paso County CES. I was a member of the Elm Grove TOA at the time, and I wanted to gain a better understanding of the origination of the storm water which flows through the three culverts into the Elm Grove property. In addition, I was hoping to speak with someone who might have been able to assist with a solution to slow the amount of water which flows from the culverts. I never was contacted by an engineer from EPC. Now there will be additional storm water flowing through the Elm Grove property.

Drainage has been a problem during different years. The homes that face the west within the complex often times have run off up to their driveways. The valley gutter in which the run off should flow is quite shallow. Admittedly, this was a poor design for all the construction which has taken place over the years. The first year I lived here, I was concerned water would flow over the Elm Grove ponds.

The drainage which flows through the Elm Grove ponds exits through a culvert on the east side of the property and follows a not well defined path to another detention pond maintained by EPC. The neighbors on Pecos Drive near the EPC pond have experienced water from the pond entering their homes. My understanding is Widefield Drive really doesn't accommodate the run off very well, either. I am concerned about any additional water entering the current system.

Besides the Smith project, American Homes has a project under review with the county. They are proposing 98 single family homes to the east of the EPC pond. Their project plan includes building a detention pond. With all of this new construction surrounding the Elm Grove Townhomes, I am concerned the Elm Grove ponds will not be able to handle more flow, and what will happen downstream from the Elm Grove ponds even with a new detention pond should American Home's project be approved.

I know the first variance of use meeting is tomorrow, so I apologize for sending my concerns so late. In addition, I am sorry that I do not have a clear understanding of Galloway's drainage report. My home is my biggest investment, and I do not want new construction to put this investment at risk.

Please let me know if there is anything else I can do to make my concerns known.

Best regards,

Susan Spencer
4855 Elm Grove Drive
719.650.8649