

From: Meggan Herington
Sent: Tuesday, February 13, 2024 4:34 PM
To: Kristy Driessen
Cc: Justin Kilgore; Christian Haas
Subject: RE: 3980 Walker Road Permit/Traffic Analysis Issues

Thank you for the email. We've received a few on this topic and will enter them all into the record. I've talked to staff about the property and the issue at hand. A religious institution is an allowed use in the zone district. We need to take applicants at their word and review the information that is provided as part of that application. We've let the property owner know the requirements for a school. Right now, they are opening a religious institution that may have classroom space per the County Code definition. We will continue to work with the applicant and reiterate what needs to occur if this morphs into a "school". The applicant has filed a site development application with the County. That is still under review. Nothing has been approved yet. A traffic study as well as other technical documentation is required as part of the process. Again, still under review. Justin Kilgore in our office is the Planning Manager working directly on the application. He can give you an update on the documentation as it moves through the staff review process. All documents that are submitted can also be reviewed online. If you are interested and don't already have the link, Justin can provide it. Thank you, Meggan



Meggan Herington, AICP
Executive Director
El Paso County Planning and Community Development
719-520-7941
<https://planningdevelopment.elpasoco.com>

From: Kristy Driessen <kristydriessen@yahoo.com>
Sent: Tuesday, February 13, 2024 4:16 PM
To: Meggan Herington <MegganHerington@elpasoco.com>
Cc: Justin Kilgore <JustinKilgore@elpasoco.com>; Christian Haas <ChristianHaas@elpasoco.com>
Subject: 3980 Walker Road Permit/Traffic Analysis Issues

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Dear Meggan:

I am writing regarding some relevant safety issues not considered in the traffic analysis for 3980 Walker Road that is under consideration for an additional use permit. Any additional traffic related to the proposed uses at this location will only add to already hazardous road conditions. Specifically:

1. There are numerous wrecks at the intersection of Walker Road and Kerry Run. Cars have to turn at this intersection to reach 3980 Walker Road. A District 38 bus stop at this intersection was eliminated because it was considered too dangerous. There is a sharp bend in the road, indicated by numerous arrow signs and a flashing light, that results in limited sight around the bend. Kerry Run shoots sharply off the bend on the north side. The bus stop was eliminated after the bus was cut off several times by cars turning onto Kerry Run, narrowly avoiding accidents. Cars frequently run/slide off the road going around the bend, taking out arrow signs and often crashing into a nearby electrical pole.

2. Many times during the winter, an all-wheel or 4-wheel drive is needed to traverse the road. The county does not maintain the road because it is narrow, and the grades are too steep. We do not employ a snowplow. It is only plowed when a resident is able to do so. The road is flanked by ditches on both sides and the portion leading to the location is only wide enough for one car during the winter months. To access the location, you have to drive around a sharp bend at the start of our private road. Cars frequently slide into the ditches at this location and get stuck, often times blocking the road. Any increase in traffic would cause a greater likelihood of this occurring. If the road becomes blocked at this location, emergency response vehicles cannot reach the 23 homes located on our road. There have been several emergency responses to our area over the past few years. One response resulted in three police cars getting stuck in the ditch.

Please reject the permit request based on the serious safety issues it poses to residents on who live on the private Walker Road.

Sincerely,

Kristy Driessen