

Ashlyn Mathy

From: Meggan Herington
Sent: Wednesday, September 6, 2023 10:45 AM
To: Ashlyn Mathy
Subject: FW: subdivided property

Ashlyn, this email came to Commissioner Gonzales. Please add this letter of opposition to the record and provide in the packet to the PC and BoCC.



Meggan Herington, AICP

Executive Director

El Paso County Planning and Community Development

719-520-7941

<https://planningdevelopment.elpasoco.com>

>
>> On Apr 3, 2022, at 7:25 PM, Jason <rojoburn@gmail.com> wrote:
>>
>>
>> Sir,
>> We are writing to bring a matter to your attention. There is a 40 acre parcel located at 22755 McDaniels Rd in Ellicott. The current owner of the parcel, Z Investments is petitioning to county to change the zoning to RR-5 to allow subdivision of the property into four 10 acre lots.
>> We are writing to ask to please look at all the aspects of this before voting. We have a number of concerns. We live directly south of this parcel.
>> This parcel is part of a trust agreement that states the parcel cannot be subdivided into smaller parcels. Interestingly, while we have a recorded copy of this agreement, it does not show up on the McDaniels property on the county recording website.
>> The proposed subdivision calls for three additional wells and septic. This is potentially hazardous for our current water supply. As almost the entirety of the property is located in a flood zone, more specifically the property is in an old river bottom, we hope county health would not issue septic permits for this project.
>> The county has a hard enough time maintaining the roads in our area. While three additional homes does not seem like much, the additional use of the road will only add to the already strained resources of the maintenance department.
>> Z Investments is asking for the zoning change to "provide much needed housing for residents of El Paso County." They are talking about building three additional houses. How does this help? With the new Mayberry subdivision being built within one mile, this request of three houses to help the housing situation in El Paso county seems silly.
>> The firm representing Z Investments, William Guman and Associates, in the certified letter we received has not shown due diligence in the letter itself. The letter has no signature. The letter states they are letting us know they are requesting a zoning change for property located at 20990 Jones Rd; however, the tiny map detail shows the McDaniels property of 22755 McDaniels Rd. We emailed the contact on the letter, Mr. Ed Morgan. He informed us the address in our letter is not correct, it is the McDaniels property. He also says they have reviewed the FEMA map from December 2018 and the flood zone area is a "no build on our conceptual plans." Our concern with the letter is simply this: if they cannot get the address correct on correspondence, how can we have faith they will have work done properly? While this may seem trivial, as our water supply is potentially affected, what assurances do we have other small details won't be ignored or overlooked?
>> As you can see, we have numerous concerns regarding this project.
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>> Thank you for your time. We understand once a hearing date is set, we will be notified.

>>

>> Jason and Jennifer Plumley

>> 1210 Log Rd

>> Calhan, CO 80808