

Len Kendall

From: Craig Dossey
Sent: Sunday, August 12, 2018 6:16 PM
To: Nina Ruiz; Len Kendall
Subject: Fwd: Sunshine Behavioral Health in Monument

For the file.

Craig Dossey
Executive Director
El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO
80910
(719) 520-6300 (main)
(719) 520-7941 (direct)
Sent from my iPhone

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: August 12, 2018 at 11:11:28 AM MDT
To: Cheryl Brower <cherbrower@comcast.net>
Cc: Craig Dossey <craigdossey@elpasoco.com>
Subject: Re: Sunshine Behavioral Health in Monument

Ms Brower,

Thank you for your input. I will make sure your comments are forwarded to the Planning and Community Director for his consideration when reviewing the application.

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

On Aug 11, 2018, at 9:03 PM, Cheryl Brower <cherbrower@comcast.net> wrote:

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 Service at 520-6355 if you are unsure of the integrity of this message.

Dear Mr. Glenn,

Len Kendall

From: SEAN TUCKER <tucksg@comcast.net>
Sent: Thursday, August 16, 2018 3:28 PM
To: Len Kendall
Subject: RE: Suspense Date for Public Comments? - Re: 865 Woodmoor Drive, Site Development Plan to Allow for a Rehabilitation Facility

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 Service at 520-6355 if you are unsure of the integrity of this message.

Len,

Thank you very much.

Can you please keep me posted as to upcoming suspense dates so as to ensure that the public does not miss any opportunities to comment on the subject Site Development Plan?

Thank you again!!

Sean

On August 16, 2018 at 2:46 PM Len Kendall <LenKendall@elpasoco.com> wrote:

Mr. Tucker,

At this time the anticipated decision date is unknown, the application is still in the review process.

Best,

Len Kendall

Planner I

El Paso County Planning and Community Development

2880 International Circle, Suite 110

Colorado Springs, CO 80910

(719) 520-6300 – Main

(719) 520-6447 – Direct

From: SEAN TUCKER <tucksg@comcast.net>

Sent: Thursday, August 16, 2018 2:15 PM

To: Len Kendall <LenKendall@elpasoco.com>

Subject: RE: Suspense Date for Public Comments? - Re: 865 Woodmoor Drive, Site Development Plan to Allow for a Rehabilitation Facility

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 Service at 520-6355 if you are unsure of the integrity of this message.

Len,

Great news. However, we must ensure that your office receives our public comments "prior" to your office making its approval or disapproval decision, based on comments from your office at the Public Meeting your office personnel attended on 8 August 2018 at the Tri-Lakes Chamber of Commerce.

Perhaps we're asking the wrong question.

What is the suspense date that your office is required to provide its approval or disapproval decision?

Thank you,

Sean

On August 16, 2018 at 2:07 PM Len Kendall <LenKendall@elpasoco.com> wrote:

Hello again Mr. Tucker,

There is no suspense date for public comments.

The County Attorney's Office is looking at what an appeal process would be, for this project as well as other future developments like this.

Best,

Len Kendall

Planner I

El Paso County Planning and Community Development

2880 International Circle, Suite 110

Colorado Springs, CO 80910

(719) 520-6300 – Main

(719) 520-6447 – Direct

From: SEAN TUCKER <tucksg@comcast.net>

Sent: Thursday, August 16, 2018 1:40 PM

To: Len Kendall <LenKendall@elpasoco.com>

Subject: RE: Suspense Date for Public Comments? - Re: 865 Woodmoor Drive, Site Development Plan to Allow for a Rehabilitation Facility

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 Service at 520-6355 if you are unsure of the integrity of this message.

Len,

Thank you for getting back to me.

However, again:

1. What is the "suspense" date for Public Comments?
2. Is there a formal Appeal Process through your office or through El Paso County?
3. If not, is your office establishing/requesting a formal Appeal Process through El Paso County for this and future types of these significant issues?

Thank you,

Sean

On August 16, 2018 at 1:08 PM Len Kendall
<LenKendall@elpasoco.com> wrote:

Hello Mr. Tucker,

The Planning Department is filing all of the comments that we receive. If you have a comment to make you can email me again and I will include it in the file.

Best,

Len Kendall

Planner I

El Paso County Planning and Community Development

2880 International Circle, Suite 110

Colorado Springs, CO 80910

(719) 520-6300 – Main

(719) 520-6447 – Direct

From: SEAN TUCKER <tucksg@comcast.net>

Sent: Monday, August 13, 2018 6:45 PM

To: Len Kendall <LenKendall@elpasoco.com>

Subject: Suspense Date for Public Comments? - Re: 865 Woodmoor Drive, Site Development Plan to Allow for a Rehabilitation Facility

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 Service at 520-6355 if you are unsure of the integrity of this message.

Hello Mr. Kendall,

Again, what is the Planning Department suspense date for Public Comments regarding the subject site?

Thank you,

Sean Tucker

On July 26, 2018 at 12:21 PM SEAN TUCKER
<tucksg@comcast.net> wrote:

Dear Mr. Kendall,

Can you please provide me the future dates
and locations to provide Public Review and
Comments on the proposed subject
Rehabilitation Facility?

Thank you!

Sean Tucker

719-487-0225

Len Kendall

From: Joan Ryan <ewjcryan@gmail.com>
Sent: Thursday, August 16, 2018 9:14 AM
To: Darryl Glenn; markwaller@elpaso.com; stanvanderwerf@elpaso.com; Len Kendall; LonginosGonzalesJr@elpaso.com; PeggyLittleton@elpaso.com; CraigDossey@elpaso.com
Cc: terri@trilakesChamber.com; wia@woodmoor.org; Laura Curtin
Subject: Please help

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 Service at 520-6355 if you are unsure of the integrity of this message.

I'm writing to express opposition to the proposed drug rehabilitation facility on Woodmoor Drive. My husband and I have been living in the Tri-Lakes area since 1981, and have been teachers in the Lewis-Palmer School District until our retirement. In 2013, we purchased a home in which to reside in a peaceful area on Moorwood Point, just .4 mile from the former Ramada Inn with beautiful Ponderosa Pines in the back yard. Since then, over fifty homes have been built, and an alcohol and drug treatment facility is now planned, within walking distance. What a change to our real estate values, and our quiet and calm neighborhood!

There is already a large recovery center in Palmer Lake, about three miles away, to help with alcohol and drug addictions, in an area that is not impacting housing and schools. We wonder why we are being targeted in northern El Paso County? The Sunshine Behavioral Health Company has begun unfavorably, with poor treatment to the restaurant tenant, and unsympathetic responses to the community at the information at the meeting I attended last week. They already have facilities in California, Texas, Pennsylvania, and possibly more, seeming like a possible problem situation for our residents to deal with. It appears that they are interested in financial gain in this purchase. I have read articles about the abundance of treatment centers in California and how they are profiting from insurance billings, and unsuccessful treatments. I will cite these articles if requested.

We and local residents are asking that our elected commissioners will act in our defense and find a way to disallow this out of state company to set up the treatment facility, expanding their profits, but leaving us with a strain on our services, lowering our property values and quality of life in our peaceful community.

There are many other areas for a treatment center, also in other counties, away from the population along I-25, not impacting our local residents.

Sincerely,
Joan and Edward Ryan
1795 Moorwood Pt.
Monument, Co. 80132

Charles N Cooke
18720 Toboggan Hill Road
Monument, CO 80132-9010
ccpalmeridge@gmail.com (719) 426 2844

Tuesday August 1st, 2018

**Honorable Commissioner Darryl Glenn
Centennial Hall, 200 South Cascade Ave., Ste 150
Colorado Springs, CO 80903**

Re: Proposed use change of Woodmoor Ramada Inn to Huge Drug Rehab Facility

Dear Commissioner Glenn,

We, your constituents, here in Monument and Woodmoor are adamantly opposed to this change in use being allowed. Our organizing to fight this has begun.

Please find enclosed our first flyer that is presently being distributed to Residents. This is step #1. Step #2, is to accumulate funds as quickly as possible, and confer with legal counsel.

The enclosed flyer expresses our views on this proposed change.

We ask that you and your fellow County Commissioners not allow this of usage to occur. It is simply too detrimental to our quality of life.

Respectfully,

A handwritten signature in black ink, appearing to read "Charles", followed by a long horizontal line extending to the right.

Charles N. Cooke
Enclosure

HUGE DRUG REHAB FACILITY COMING TO WOODMOOR

- **Meeting by Proponents scheduled for Wednesday August 8th, 6:00 P.M. to 8:00 P.M. @ Tri-Lakes Chamber of Commerce, 166 2nd Street Monument. --- Please come in opposition! The More the Better!**

Who is holding the meeting? The Proponents (Sellers) who will try to sugar coat this as best possible. Also wanting to gage the opposition and what they are up against.

- **Their proposal is presently before El Paso County Commissioners who are expected to approve it. --- That The Ramada Inn sell the property to Sunshine Behavioral Health. Purpose? Turn it into a Huge Drug Addicts + Alcoholics Rehab Facility. Who is 'NES' that is conducting this 'sell' meeting? They are the Project Managers for SBH.**
- **While all of their proposal is nothing but a HUGE negative for our residential way of life in Woodmoor, also very concerning is their plan to build a large structural fence with an entry gate. Why? Can you imagine drug addicts wandering around the street, driving cars on Woodmoor Drive, harassing the nearby Firemen at our Fire Station, getting onto Woodmoor Drive, possibly harming the school children at our Middle School? Harassing nearby residential neighbors? Particularly in The Dunes. This, while Woodmoor Security tries to aid the school traffic at the same time? This is chaos, any way they may attempt to paint it. The whole thing is a negative and a potential disaster to Woodmoor. --- I am sure they will point to the facility near Palmer Lake on the hill there. Yet that is 'remote' and isn't in the middle of a similarly developed semi residential area like Woodmoor Drive and The Ramada Inn.**
- **This is The Most Potentially Devastating negative that could happen to Woodmoor. We will be known in the future as,**

"WOODMOOR; HOME OF THE HUGE DRUG ADDICT REHAB FACILITY".

Please see attachment --- Tell everyone you know to attend!!!!!!

Rehab clinic coming to Monument, replacing Ramada by Wyndham hotel

**By Jessica Barreto
KOAA News5
Jul 26, 2018 4:48 PM**

A new rehab clinic is set to move into the city of Monument and replace the current Ramada by Wyndham Hotel on Woodmoor Drive.

The current zoning district the property falls under allows for this change of use from a hotel to a drug and alcohol rehab facility.

The property owner has filed a site amendment plan which calls for some improvements to prepare the area for a rehab clinic. These include more parking lot islands, shade trees and the installment of a perimeter fence and an entry gate.

El Paso County's planning department is currently reviewing the plan, but since the changes are minimal, they'll likely approve the plan in the next few weeks.

But local residents like Sam Schafer, who's lived down the street for more than a decade says the planning department should think twice.

"When you have people that are going to come in and look for a home to buy in our area and we come by and we see this place with the high fence that they propose and you tell them what it is, they're going to turn around and go away," she said.

Schafer also has safety concerns with schools nearby.

"I'm worried about the children that are in school," she added.

Residents have the option of appealing the approval, but only if they can prove unlawful practices took place.

And with fair housing laws protecting people struggling with addiction from discrimination in the housing market, it could be a tough sell.

"There may be some people who say well we just don't want this kind of facility in our neighborhood," said Dave Rose, a spokesperson for El Paso County.

"And that may not comport with federal housing requirements."

News 5 reached out to the project manager overseeing construction at N.E.S. Inc., who said she did not have permission from their client, Sunshine Behavioral Health, to comment on the project at this time.

However, you can view the site plan [here](#) and contact staff [here](#).

Len Kendall

From: Craig Dossey
Sent: Wednesday, August 15, 2018 12:20 PM
To: Nina Ruiz; Len Kendall
Subject: FW: Drug rehab in Monument

Craig Dossey

Executive Director
El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
719-520-7941
craigdossey@elpasoco.com

From: Darryl Glenn
Sent: Wednesday, August 15, 2018 10:34 AM
To: Mary Norton
Cc: Craig Dossey
Subject: Re: Drug rehab in Monument

Ms Norton,

Thank you for your input.

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

On Aug 15, 2018, at 7:51 AM, Mary Norton <mary.norton@gmail.com> wrote:

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 Service at 520-6355 if you are unsure of the integrity of this message.

Dear Mr. Glenn

As a constituent I would like you to know that our area, Monument and Woodmoor, does NOT need a drug and alcohol rehabilitation center right beside our middle school!

This is a poorly designed zoning issue that your office needs to address for the safety of our children.

Not only will this “facility” welcome visitors into our residential neighborhood, it will also add to the extremely heavy traffic at the intersection where the entrance to the facility is located at Woodmoor Rd. and Monument Hill Rd (frontage to I-25). On school days the foot traffic of school kids and the car traffic is totally congested when the middle school and high schools let out. Someone in site planning needs to take a serious look at this!

This area is not a good location for this type of facility!

Please stand up for the residents and especially school kids in our area.

-Sincerely,
Mary Norton

Len Kendall

From: Joan/Ed Ryan <ewjcryan@gmail.com>
Sent: Monday, August 13, 2018 5:49 PM
To: Darryl Glenn; Len Kendall; terri@trilakesChamber.com; wia@woodmoor.org; slbgerber@gmail.com; swansea68@yahoo.com; lauragcurtin@gmail.com
Subject: Fwd: Problems and some solutions for Sunshine Behavioral Health

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 Service at 520-6355 if you are unsure of the integrity of this message.

Please read this letter that I am sending to several people...

Subject: Problems and some solutions for Sunshine Behavioral Health

1. Competition from Recovery Village (RV) 3 miles away -

(RV) isolated from homes, unobstructed mountain view outdoor tennis and basketball court, covered swimming pool. Approximately 50-60 patients below capacity . No detriment to property values nearby. Few local complaints or problems.

(SBH) close location to homes, schools, local brewery offering temptation, tiny rooms, unattractive seven foot fence looking like a prison facility. Capacity of 150 patients, causing a strain on local resources. Absolute detriment to surrounding homes.

According to their website, Sunshine Behavioral Health has not managed

a facility of this size, and faces strong competition and opposition from the local community.

2. Possible solutions -

Since the location on Woodmoor Drive is a gateway to a desirable community, a small Commercial Center could be developed, with the assistance of Tri-Lakes Chamber of Commerce, Woodmoor Improvement Association, local realtors, NES, etc.

3. Ideas for future development could include -

Relocation of the Monument Branch Library, businesses such as Trader Joe's, Whole Foods, Restaurants such as Curry Kitchen and other popular trendy restaurants, or combining and remodeling several existing hotel rooms into nice apartments.

Since the adjoining parcel of land directly to the south is publicly listed for sale, possibly this parcel could be combined to the former Ramada location, and connected to the existing Woodmoor Center.

4. Hopefully, there will be problems with permits, licensing, appeals or other roadblocks which will prompt Sunshine Behavioral Health to search for another location.

Submitted by Joan Ryan, Tri Lakes resident since 1981

Email address ewjcryan@gmail.com

Len Kendall

From: Craig Dossey
Sent: Wednesday, August 15, 2018 7:54 AM
To: Nina Ruiz; Len Kendall
Subject: FW: Ramada Rehab

Craig Dossey

Executive Director
El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
719-520-7941
craigdossey@elpasoco.com

From: Darryl Glenn
Sent: Wednesday, August 15, 2018 7:08 AM
To: DON BROOKS
Cc: Craig Dossey
Subject: Re: Ramada Rehab

Thank you for your input.

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

On Aug 14, 2018, at 9:07 PM, DON BROOKS <BRO59@msn.com> wrote:

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 Service at 520-6355 if you are unsure of the integrity of this message.

Please mark me down at 100% **against** the rehab facility in the old Ramada in Monument!!!

Thank you,

Don Brooks

Len Kendall

From: Craig Trask <chtraskllc@gmail.com>
Sent: Tuesday, August 14, 2018 10:51 PM
To: Darryl Glenn; Len Kendall; PLNWEB
Subject: SBH - Monument - Personal Negative Financial Impact

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 Service at 520-6355 if you are unsure of the integrity of this message.

Dear Mr. Glenn, Mr. Dossey, & Mr. Kendall,

I wanted to write you in response to the Drug & Alcohol Rehabilitation Center that Sunshine Behavioral Health is scheduled to open early next year in the old Ramada Inn in Monument, CO. I know you have received many communications concerning this rehab center, but I wanted to write you a short note on the negative financial impact this facility has already caused my family.

My Wife and I purchased a new home in the Dunes at Woodmoor sub-division in the Spring of this year which is just North of the Ramada Inn. While we had intended to eventually retire in this home, we decided to initially rent the property out. The short-story is that we had tenants competing to rent this property and had scheduled to sign a lease with our selected tenant last week. Unfortunately, I got a call from the perspective tenant who indicated they would not be signing the lease since they were afraid to live anywhere near this rehab center. Since that cancellation occurred I have had little to no interest in this property. My Wife and I spent a large portion of our retirement savings to purchase this property due to its location and rapidly increasing real estate values in Monument and are devastated that our investment could now end up being a loss and could jeopardize our ability to even retire.

Everyone understands that rehab centers like this one are beneficial to the drug and alcohol addicted, but the only ones that seem to benefit from this facility in Monument are SBH, its employees and the addicted that are accepted by the facility. I believe that far more people will be negatively affected by this facility than the few it will benefit and it will ultimately create a negative cost impact to Monument, its citizens and El Paso County due to reduced real estate values and investment that seem to be supported by historical statistics relating to facilities like this one.

I understand that this will be an uphill battle for the citizens of Monument due to Fair Housing Laws for the type of zoning at this location, but I wanted to let you know that the negative impact to the community and your constituents has been immediate and real.

Sincerely,
Craig Trask
(719)447-7816
chtraskllc@gmail.com



Virus-free. www.avg.com

Len Kendall

From: Craig Dossey
Sent: Tuesday, August 14, 2018 9:34 PM
To: Nina Ruiz; Len Kendall
Subject: Fwd: Appeal Process

For the file.

Craig Dossey
Executive Director
El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO
80910
(719) 520-6300 (main)
(719) 520-7941 (direct)
Sent from my iPhone

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: August 14, 2018 at 3:35:00 PM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
Subject: Fwd: Appeal Process

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: gary smith <garylylesmith@hotmail.com>
Date: August 14, 2018 at 1:28:21 PM MDT
To: Laura Curtin <lauragcurtin@gmail.com>, "lenkendall@elpasoco.com"
<lenkendall@elpasoco.com>, "DarrylGlenn@elpasoco.com"
<DarrylGlenn@elpasoco.com>
Subject: Re: Appeal Process

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 Service at 520-6355 if you are unsure of the integrity of this message.

Re: Monument Appeal,

SBH rehab facility provides us with a glimpse of a shattered community. A short sighted, profitable SBH view needs to be calculated with among other things, an image loss for the Monument community and a black mark on the Town of Monument that up until now represents one of the best quality of life that can be experienced in the State of Colorado.

The use of the Palmer Lake rehab facility a short 3 miles away (within our community boundaries) in a rural setting that is only being used to 60% capacity is a tell tale sign of the need we have here in Monument and how many people are taking advantage of that need, very few. The Palmer Lake rehab facility placement, in a rural community, works. SBH rehab facility placement in an urban setting does not, they need to address relocation. As far as a Monument public health concern, my analysis of the Palmer Lake rehab facility (3 miles away) usage does not necessitate one needed in Monument.

If you allow the SBH rehab (for profit) facility, the Monument community risks are great to:

- 1-our children,
- 2-economy,
- 3-increased crime for a short staffed police force (town of Monument and El Paso County that currently has just 1 officer on duty from Briargate to the Douglas County line)
- 4-property values
- 5-multiple schools adjacent
- 6-Woodmoor/residential population next door

The community rewards are none.

Our expectations are for the El Paso Commissioners to do what is in the best interest of the community which would be to repeal the 2014 addition to C-2 zoning allowing a rehab facility (how did that happen in the first place? Public notification in the Fountain Valley News is unacceptable for Monument rezoning and ethically improper when my guess is no one in Monument receives that paper). Obviously the 'vision' in 2014 was clouded and errors in zoning were made, correct the zoning errors which will prevent SBH (and/or future rehab facilities) from locating in Monument and retain Monument's quality of life.

Concerned Monument Citizen,
Gary Smith

From: Laura Curtin <auragcurtin@gmail.com>
Sent: Tuesday, August 14, 2018 10:12 AM
To: Tri-Lakes Concerned Citizens
Cc: radostdg@gmail.com; auragcurtin@gmail.com; swansea68@yahoo.com
Subject: Re: Appeal Process

Hello Craig,
Laura Curtin here,
We would like both to occur,
- Complaint filed with Craig Dossey & Len Kendall
lenkendall@elpasoco.com
- As well as the same post here to share with the group.
Others having the same property value concerns can utilize your letter & create one for themselves.
We will be combining the information for one of our Legal Appeals.
Thanks & Regards
~Laura

On Tuesday, August 14, 2018 at 8:49:53 AM UTC-6, Craig Trask wrote:
Stacy,

I was getting ready to email the County Commissioners with the how this Drug rehab facility has already negatively affected some in the community financially. I have a house in the Dunes at Woodmoor that I'm renting out and I lost a new tenant that was ready to sign a lease on my property the night of the town hall meeting. But, when they heard about this facility going in they cancelled our appointment and said there is no way they would live any where near this facility. In addition, since word has gotten out that this facility is coming to our community, I have had no additional interest in my property. In the recent past I had people competing to rent this property. My Wife and I have invested a huge amount of our retirement into this property and we are now devastated that it looks our investment has gone bad and the town of Monument will no longer be the appealing place to live it was just a few short weeks ago. This facility may be a financial win for SBH and possibly the drug/alcohol addicted, but for the community at large this looks to be a big negative before it even goes in.

Should I send this information to the County Commissioners myself or would you like to consolidate it with the attorney's response?

Thanks,
Craig Trask

On Sunday, August 12, 2018 at 7:33:22 PM UTC-6, Stacy Gerber wrote:
Hi everyone,

Wanted to reach out to the group at large again. I know some folks would like to submit individual appeals. I also think others don't have the time to really dig into the process and ensure they comply with the appeal process.

What I'd like to do is collect any individual comments and ideas of what should be in the appeal, pull together that information, and get it in to Sam for review as well as a legal review before we submit. I believe consolidating into less appeals is better than inundating the county with many appeals. My concern is many appeals filed with the county could potentially back fire on our effort.

I would like to collect all info from individuals who would like to provide by Monday night or Tuesday night. This way I can get a consolidated product in to Sam.

Appreciate everyone's desire to stop this effort and keep our community and children safe.

Thanks!
Stacy

On Sun, Aug 12, 2018 at 16:37 Daniel Geary <<https://protect-us.mimecast.com/s/zsqlCyP57EC9nAmsZQxSq>> wrote:
Excellent question.

Woodmoor Water is extremely expensive already – \$90 in fees before I open a tap. How will SBH impact water quality (toxicity) and cost?

<http://www.kktv.com/content/news/11-Call-for-Action-Investigation-Purple-and-pink-water-in-Monument-480335023.html>

Best regards,
-dg

On Aug 12, 2018, at 4:29 PM, 'S Wan Chua' via Tri-Lakes Concerned Citizens <tri-lakes-conc...@learningpeaks.com> wrote:

Another food for thought that some of you may want to attack:
Since this is a "hospital" for 150 drug addicts, their waste discharge may go back to Woodmoor water and sanitation? Do we already have proper monitoring for opioid or whatever substance level in our water supply, how can we protect our community from this kind of pollution?

On Sunday, August 12, 2018, 2:20:00 PM MDT, Stacy Gerber <<https://protect-us.mimecast.com/s/vpbbCDkr65ugPDrhlsjkk>> wrote:

Thanks for clarifying....smart move to inundate the board of commissioners with our appeals.

Regards,

On Sun, Aug 12, 2018 at 1:03 PM Laura Curtin <<https://protect-us.mimecast.com/s/DkVQCERv15fRPkoUQkbLN>> wrote:

Please review this document & begin to understand the different parts

You can join together with 2 or 3 other people you know in your neighborhood & file an appeal together

OR

You can Provide your own Appeal & let others see what you have created.

Then The county will receive hundreds of appeals. Decide which piece your comfortable working on... post it & someone else will have another piece or View & then you can build a team from here.

Beginning process to break into groups, Divide & conquer Approach. Sharing is vital

If you would like to file an entire Appeal on your own that is also great !!!

On Sunday, August 12, 2018 at 11:59:59 AM UTC-6, Laura Curtin wrote:

Link To The Entire Document

Let's get moving People

<http://dev.adm2.elpasoco.com/planning/ldc/LDC-Sec1.asp>

Here Is The Appeal Process

M. APPEALS

The Board of County Commissioners is the ultimate interpreter of the meaning and application of these Zoning Regulations as to the type, nature and rights of uses, both conforming and nonconforming, as permitted or otherwise allowed under these Zoning Regulations. Matters pertaining to physical dimensions, structural locations, bulk limitations or setbacks, such as found in the Development Requirements of each zone district, along with any other matters expressly delegated by these Zoning Regulations are subject to the review and decision of the County [Board of Adjustment](#), as provided elsewhere in this *Land Development Code*. Except for those procedures expressly prescribed for the appealing of certain administrative decisions, all interpretations or applications by County staff as they relate to uses under these Zoning Regulations and believed to be erroneous or inapplicable may be appealed by the aggrieved party to the Board of County Commissioners in accordance with the following procedures:

1. The aggrieved party may appeal within thirty (30) days following the specific interpretation or application of the Zoning Regulations by County staff. In no event is an appeal to be made after a decision by the Board of County Commissioners on a Zoning, Rezoning, Use Subject to Special Review or Use Variance application which decides or addresses the disputed matter. An appeal may be filed concurrently with a Zoning, Rezoning, Use Subject to Special Review or Use Variance application which might, through a decision of the Board on the application, resolve the dispute otherwise.

2. Any appeal shall be initiated by the filing of a written notice of appeal to the Development Services Department setting forth in detail the name and interest of the appealing party, the nature of the appeal, the legal description of the property affected, the reasons and any written or photographic documentation supporting the appeal, and any other information as may be required by the Development Services Department. There shall be no fee required for the filing of an appeal pursuant to this Subsection M.

3. Upon receipt of an appeal, the Development Services Department shall refer such appeal to the appropriate County departments and agencies for their review and recommendations, and shall schedule the appeal to be heard before the Board of County Commissioners within thirty-five (35) days.

Written notice of the date, time and place of the appeal hearing shall be given no later than ten (10) days prior to the hearing, to the appellant, appropriate County departments or agencies, and any other person or entity expressing an interest therein.

4. The appellant shall have the burden of proof of establishing that the interpretation or application made by the County staff was erroneous or inapplicable.

5. The Board of County Commissioners shall consider the evidence submitted in support of or opposition to the appeal, the recommendations of the appropriate County departments and agencies, and any additional evidence which it deems relevant and appropriate. The Board shall either approve or disapprove the appeal.

6. No Board action on any Zoning, Rezoning, Use Subject to Special Review, or Use Variance which may be dispositive on the disputed issue may be taken until there is a final determination on the appeal. Likewise, the Board's negative decision on an appeal is not a final action for judicial review purposes if the disputed matter could be resolved in favor of the impacted property owner by an action of the Board on a Zoning, Rezoning, Use Subject to Special Review, or Use Variance application by the property owner.

--

You received this message because you are subscribed to the Google Groups "Tri-Lakes Concerned Citizens" group.

To unsubscribe from this group and stop receiving emails from it, send an email to tri-lakes-concenred-citizens+unsubscribe@learningpeaks.com.

To post to this group, send email to tri-lakes-conc...@learningpeaks.com.

Visit this group at

<https://groups.google.com/a/learningpeaks.com/group/tri-lakes-concenred-citizens/>.

--

You received this message because you are subscribed to the Google Groups "Tri-Lakes Concerned Citizens" group.

To unsubscribe from this group and stop receiving emails from it, send an email to tri-lakes-concenred-citizens+unsubscribe@learningpeaks.com.

To post to this group, send email to tri-lakes-conc...@learningpeaks.com.

Visit this group at <https://groups.google.com/a/learningpeaks.com/group/tri-lakes-concenred-citizens/>.

--

You received this message because you are subscribed to the Google Groups "Tri-Lakes Concerned Citizens" group.

To unsubscribe from this group and stop receiving emails from it, send an email to tri-lakes-concenred-citizens+unsubscribe@learningpeaks.com.

To post to this group, send email to tri-lakes-conc...@learningpeaks.com.

Visit this group at

<https://groups.google.com/a/learningpeaks.com/group/tri-lakes-concenred-citizens/>.

--

You received this message because you are subscribed to the Google Groups "Tri-Lakes Concerned Citizens" group.

To unsubscribe from this group and stop receiving emails from it, send an email to tri-lakes-concenred-citizens+unsubscribe@learningpeaks.com.

To post to this group, send email to tri-lakes-concenred-citizens@learningpeaks.com.

Visit this group at <https://groups.google.com/a/learningpeaks.com/group/tri-lakes-concenred-citizens/>.

Len Kendall

From: Mark VanEsselstine <mvanesse@comcast.net>
Sent: Tuesday, August 14, 2018 1:29 PM
To: Darryl Glenn; PLNWEB; Len Kendall
Subject: Re: Proposed Rehab Center on Woodmoor Drive

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 Service at 520-6355 if you are unsure of the integrity of this message.

+Kendall

On August 14, 2018 at 9:48 AM Mark VanEsselstine <mvanesse@comcast.net> wrote:

Mr Dossey and Mr Glenn,

I've not seen an acknowledgment of this concern. My weekly plans should not have to include harassing the county about this over sight or just plain lack of consideration for the people it would effect.

I'd appreciate in writing that when my properly values plummet I will be duly compensated in property tax relief.

At the same time the town of Monument's police force is already lacking, when this facility goes in and the crime rate goes up what is the plan to pay for additional officers?

Mark VanEsselstine

On August 9, 2018 at 7:23 PM Mark VanEsselstine <mvanesse@comcast.net> wrote:

Mr Dossey and Mr Glenn,

I went to the meeting last night and am, more than ever, irate at the way the county has handled this Rehab center. I JUST purchased my home and this WILL drop the value by, I'm told, 17%!! That is 66 THOUSAND DOLLARS!!

I can only assume I WILL, if this project is allowed to go through due to your oversight in not protecting us from this, get a HUGE property tax break, right??

This sheds a spotlight on what the whole country is facing with our POTUS, your fellow Republican Mr Glenn, that the government doesn't give a damn about the middle class as long we shut up and pay our taxes.

Mark VanEsselstine

1714 Sandy Shore Ln

Monument, CO

Address just in case your curious how GD close I'm WITH MY TWO TEENAGE GIRLS!!!, to this fiasco!

On August 8, 2018 at 1:12 PM Mark VanEsselstine
<mvanesse@comcast.net> wrote:

Mr Dossey,

I just learned of this proposal as I fairly recently purchased a home in the Dunes at Woodmoor. I'm trying and failing to control my temper of it!!

Why was this BS kept such a secret until the last days of closing this deal.

This will drag down the value of my new home and increase the crime rate. I've got two kids I now have to worry more about playing outside with a concentrated gathering place for drug addicts.

I cannot get over this is happening and will absolutely be opposing it tonight.

Nice job, too bad it isn't going in YOUR backyard!!

Mark VanEsselstine

Len Kendall

From: gary smith <garylylesmith@hotmail.com>
Sent: Tuesday, August 14, 2018 1:28 PM
To: Laura Curtin; Len Kendall; Darryl Glenn
Subject: Re: Appeal Process

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 Service at 520-6355 if you are unsure of the integrity of this message.

Re: Monument Appeal,
SBH rehab facility provides us with a glimpse of a shattered community. A short sighted, profitable SBH view needs to be calculated with among other things, an image loss for the Monument community and a black mark on the Town of Monument that up until now represents one of the best quality of life that can be experienced in the State of Colorado.

The use of the Palmer Lake rehab facility a short 3 miles away (within our community boundaries) in a rural setting that is only being used to 60% capacity is a tell tale sign of the need we have here in Monument and how many people are taking advantage of that need, very few. The Palmer Lake rehab facility placement, in a rural community, works. SBH rehab facility placement in an urban setting does not, they need to address relocation. As far as a Monument public health concern, my analysis of the Palmer Lake rehab facility (3 miles away) usage does not necessitate one needed in Monument.

If you allow the SBH rehab (for profit) facility, the Monument community risks are great to:

- 1-our children,
- 2-economy,
- 3-increased crime for a short staffed police force (town of Monument and El Paso County that currently has just 1 officer on duty from Briargate to the Douglas County line)
- 4-property values
- 5-multiple schools adjacent
- 6-Woodmoor/residential population next door

The community rewards are none.

Our expectations are for the El Paso Commissioners to do what is in the best interest of the community which would be to repeal the 2014 addition to C-2 zoning allowing a rehab facility (how did that happen in the first place? Public notification in the Fountain Valley News is unacceptable for Monument rezoning and ethically improper when my guess is no one in Monument receives that paper). Obviously the 'vision' in 2014 was clouded and errors in zoning were made, correct the zoning errors which will prevent SBH (and/or future rehab facilities) from locating in Monument and retain Monument's quality of life.

Concerned Monument Citizen,
Gary Smith

From: Laura Curtin <lauragcurtin@gmail.com>
Sent: Tuesday, August 14, 2018 10:12 AM
To: Tri-Lakes Concerned Citizens
Cc: radostdg@gmail.com; lauragcurtin@gmail.com; swansea68@yahoo.com
Subject: Re: Appeal Process

Hello Craig,
Laura Curtin here,
We would like both to occur,
- Complaint filed with Craig Dossey & Len Kendall
lenkendall@elpasoco.com
- As well as the same post here to share with the group.
Others having the same property value concerns can utilize your letter & create one for themselves.
We will be combining the information for one of our Legal Appeals.
Thanks & Regards
~Laura

On Tuesday, August 14, 2018 at 8:49:53 AM UTC-6, Craig Trask wrote:
Stacy,

I was getting ready to email the County Commissioners with the how this Drug rehab facility has already negatively affected some in the community financially. I have a house in the Dunes at Woodmoor that I'm renting out and I lost a new tenant that was ready to sign a lease on my property the night of the town hall meeting. But, when they heard about this facility going in they cancelled our appointment and said there is no way they would live any where near this facility. In addition, since word has gotten out that this facility is coming to our community, I have had no additional interest in my property. In the recent past I had people competing to rent this property. My Wife and I have invested a huge amount of our retirement into this property and we are now devastated that it looks our investment has gone bad and the town of Monument will no longer be the appealing place to live it was just a few short weeks ago. This facility may be a financial win for SBH and possibly the drug/alcohol addicted, but for the community at large this looks to be a big negative before it even goes in.

Should I send this information to the County Commissioners myself or would you like to consolidate it with the attorney's response?

Thanks,
Craig Trask

On Sunday, August 12, 2018 at 7:33:22 PM UTC-6, Stacy Gerber wrote:
Hi everyone,

Wanted to reach out to the group at large again. I know some folks would like to submit individual appeals. I also think others don't have the time to really dig into the process and ensure they comply with the appeal process.

What I'd like to do is collect any individual comments and ideas of what should be in the appeal, pull together that information, and get it in to Sam for review as well as a legal review before we submit. I believe consolidating into less appeals is better than inundating the county with many appeals. My concern is many appeals filed with the county could potentially back fire on our effort.

I would like to collect all info from individuals who would like to provide by Monday night or Tuesday night. This way I can get a consolidated product in to Sam.

Appreciate everyone's desire to stop this effort and keep our community and children safe.

Thanks!
Stacy

On Sun, Aug 12, 2018 at 16:37 Daniel Geary <<https://protect-us.mimecast.com/s/zcoSCADoW5t7YG7hGZZKu>> wrote:
Excellent question.

Woodmoor Water is extremely expensive already – \$90 in fees before I open a tap. How will SBH impact water quality (toxicity) and cost?

<http://www.kktv.com/content/news/11-Call-for-Action-Investigation-Purple-and-pink-water-in-Monument-480335023.html>

Best regards,
-dg

On Aug 12, 2018, at 4:29 PM, 'S Wan Chua' via Tri-Lakes Concerned Citizens <tri-lakes-conc...@learningpeaks.com> wrote:

Another food for thought that some of you may want to attack:
Since this is a "hospital" for 150 drug addicts, their waste discharge may go back to Woodmoor water and sanitation? Do we already have proper monitoring for opioid or whatever substance level in our water supply, how can we protect our community from this kind of pollution?

On Sunday, August 12, 2018, 2:20:00 PM MDT, Stacy Gerber <<https://protect-us.mimecast.com/s/Am8sCG6xzjfg2jtkNmVs>> wrote:

Thanks for clarifying....smart move to inundate the board of commissioners with our appeals.

Regards,

On Sun, Aug 12, 2018 at 1:03 PM Laura Curtin <<https://protect-us.mimecast.com/s/O2iACJ6Azmf0Xg0HOIk3p>> wrote:

Please review this document & begin to understand the different parts
You can join together with 2 or 3 other people you know in your neighborhood &
file an appeal together

OR

You can Provide your own Appeal & let others see what you have created.

Then The county will receive hundreds of appeals.
Decide which piece your comfortable working on... post it & someone else will
have another piece or View & then you can build a team from here.
Beginning process to break into groups, Divide & conquer Approach. Sharing is
vital
If you would like to file an entire Appeal on your own that is also great !!!

On Sunday, August 12, 2018 at 11:59:59 AM UTC-6, Laura Curtin wrote:

Link To The Entire Document

Let's get moving People

<http://dev.adm2.elpasoco.com/planning/ldc/LDC-Sec1.asp>

Here Is The Appeal Process

M. APPEALS

The Board of County Commissioners is the ultimate interpreter of the meaning and application of these Zoning Regulations as to the type, nature and rights of uses, both conforming and nonconforming, as permitted or otherwise allowed under these Zoning Regulations. Matters pertaining to physical dimensions, structural locations, bulk limitations or setbacks, such as found in the Development Requirements of each zone district, along with any other matters expressly delegated by these Zoning Regulations are subject to the review and decision of the County [Board of Adjustment](#), as provided elsewhere in this *Land Development Code*. Except for those procedures expressly prescribed for the appealing of certain administrative decisions, all interpretations or applications by County staff as they relate to uses under these Zoning Regulations and believed to be erroneous or inapplicable may be appealed by the aggrieved party to the Board of County Commissioners in accordance with the following procedures:

1. The aggrieved party may appeal within thirty (30) days following the specific interpretation or application of the Zoning Regulations by County staff. In no event is an appeal to be made after a decision by the Board of County Commissioners on a Zoning, Rezoning, Use Subject to Special Review or Use Variance application which decides or addresses the disputed matter. An appeal may be filed concurrently with a Zoning, Rezoning, Use Subject to Special Review or Use Variance application which might, through a decision of the Board on the application, resolve the dispute otherwise.
2. Any appeal shall be initiated by the filing of a written notice of appeal to the Development Services Department setting forth in detail the name and interest of the appealing party, the nature of the appeal, the legal description of the property affected, the reasons and any written or photographic documentation supporting the appeal, and any other information as may be required by the Development Services Department. There shall be no fee required for the filing of an appeal pursuant to this Subsection M.
3. Upon receipt of an appeal, the Development Services Department shall refer such appeal to the appropriate County departments and agencies for their review and recommendations, and shall schedule the appeal to be heard before the Board of County Commissioners within thirty-five (35) days. Written notice of the date, time and place of the appeal hearing shall be given no later than ten (10) days prior to the hearing, to the appellant, appropriate County departments or agencies, and any other person or entity expressing an interest therein.
4. The appellant shall have the burden of proof of establishing that the interpretation or application made by the County staff was erroneous or inapplicable.
5. The Board of County Commissioners shall consider the evidence submitted in support of or opposition to the appeal, the recommendations of the appropriate County

departments and agencies, and any additional evidence which it deems relevant and appropriate. The Board shall either approve or disapprove the appeal.

6. No Board action on any Zoning, Rezoning, Use Subject to Special Review, or Use Variance which may be dispositive on the disputed issue may be taken until there is a final determination on the appeal. Likewise, the Board's negative decision on an appeal is not a final action for judicial review purposes if the disputed matter could be resolved in favor of the impacted property owner by an action of the Board on a Zoning, Rezoning, Use Subject to Special Review, or Use Variance application by the property owner.

--

You received this message because you are subscribed to the Google Groups "Tri-Lakes Concerned Citizens" group.

To unsubscribe from this group and stop receiving emails from it, send an email to tri-lakes-concerned-citizens+unsubscribe@learningpeaks.com.

To post to this group, send email to tri-lakes-conc...@learningpeaks.com.

Visit this group at <https://groups.google.com/a/learningpeaks.com/group/tri-lakes-concerned-citizens/>.

--

You received this message because you are subscribed to the Google Groups "Tri-Lakes Concerned Citizens" group.

To unsubscribe from this group and stop receiving emails from it, send an email to tri-lakes-concerned-citizens+unsubscribe@learningpeaks.com.

To post to this group, send email to tri-lakes-conc...@learningpeaks.com.

Visit this group at <https://groups.google.com/a/learningpeaks.com/group/tri-lakes-concerned-citizens/>.

--

You received this message because you are subscribed to the Google Groups "Tri-Lakes Concerned Citizens" group.

To unsubscribe from this group and stop receiving emails from it, send an email to tri-lakes-concerned-citizens+unsubscribe@learningpeaks.com.

To post to this group, send email to tri-lakes-conc...@learningpeaks.com.

Visit this group at <https://groups.google.com/a/learningpeaks.com/group/tri-lakes-concerned-citizens/>.

--

You received this message because you are subscribed to the Google Groups "Tri-Lakes Concerned Citizens" group.

To unsubscribe from this group and stop receiving emails from it, send an email to tri-lakes-concerned-citizens+unsubscribe@learningpeaks.com.

To post to this group, send email to tri-lakes-concerned-citizens@learningpeaks.com.

Visit this group at <https://groups.google.com/a/learningpeaks.com/group/tri-lakes-concerned-citizens/>.

Len Kendall

From: Darcy Dittenber
Sent: Tuesday, August 14, 2018 12:37 PM
To: Len Kendall
Cc: Darcy Dittenber
Subject: FW: Proposed Rehab Center on Woodmoor Drive

Another email from the same person.

From: Mark VanEsselstine [mailto:mvanesse@comcast.net]
Sent: Tuesday, August 14, 2018 9:49 AM
To: Darryl Glenn; PLNWEB
Subject: Re: Proposed Rehab Center on Woodmoor Drive

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 Service at 520-6355 if you are unsure of the integrity of this message.

Mr Dossey and Mr Glenn,

I've not seen an acknowledgment of this concern. My weekly plans should not have to include harassing the county about this over sight or just plain lack of consideration for the people it would effect.

I'd appreciate in writing that when my property values plummet I will be duly compensated in property tax relief.

At the same time the town of Monument's police force is already lacking, when this facility goes in and the crime rate goes up what is the plan to pay for additional officers?

Mark VanEsselstine

On August 9, 2018 at 7:23 PM Mark VanEsselstine <mvanesse@comcast.net> wrote:

Mr Dossey and Mr Glenn,

I went to the meeting last night and am, more than ever, irate at the way the county has handled this Rehab center. I JUST purchased my home and this WILL drop the value by, I'm told, 17%!! That is 66 THOUSAND DOLLARS!!

I can only assume I WILL, if this project is allowed to go through due to your oversight in not protecting us from this, get a HUGE property tax break, right??

This sheds a spotlight on what the whole country is facing with our POTUS, your fellow Republican Mr Glenn, that the government doesn't give a damn about the middle class as long as we shut up and pay our taxes.

Mark VanEsselstine

1714 Sandy Shore Ln

Monument, CO

Address just in case your curious how GD close I'm WITH MY TWO TEENAGE GIRLS!!!, to this fiasco!

On August 8, 2018 at 1:12 PM Mark VanEsselstine <mvanesse@comcast.net> wrote:

Mr Dossey,

I just learned of this proposal as I fairly recently purchased a home in the Dunes at Woodmoor. I'm trying and failing to control my temper of it!!

Why was this BS kept such a secret until the last days of closing this deal.

This will drag down the value of my new home and increase the crime rate. I've got two kids I now have to worry more about playing outside with a concentrated gathering place for drug addicts.

I cannot get over this is happening and will absolutely be opposing it tonight.

Nice job, too bad it isn't going in YOUR backyard!!

Len Kendall

From: Nina Ruiz
Sent: Monday, August 13, 2018 5:31 PM
To: Len Kendall
Subject: FW: 1865 Woodmoor Drive

For the file

From: Patricia Manus [mailto:plmanus1277@gmail.com]
Sent: Monday, August 13, 2018 4:34 PM
To: Nina Ruiz
Subject: Re: 1865 Woodmoor Drive

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 Service at 520-6355 if you are unsure of the integrity of this message.

Seems a bit suspicious that these were adjusted at that time, and that same property was purchased by 2 people in Aurora and they let it fall into disrepair, and then this California Rehabilitation business can come in and El Paso County look at them like saviors.

You guys dropped the ball in letting this property stay zoned C-2 after Schools and Neighborhoods were put in this area.

Maybe you should look up the word PLANNER -- I was a Corporate planner for 26 years and always looked out for RISKS. This was a huge risk allowed by your office in not rezoning the OBSOLETE C-2 from this property.

PLManus

On Mon, Aug 13, 2018 at 8:19 AM Nina Ruiz <NinaRuiz@elpasoco.com> wrote:

Good Morning,

You are correct that this amendment was approved May 28, 2014 by the Board of County Commissioners. Several sections of the [Land Development Code](#) were amended at that time in response to the Fair Housing Act, Americans with Disabilities Act, and Rehabilitation Act. Please see the attached staff report that provides further background and case law outlining why it was necessary to amend the [Land Development Code](#). The amendments were not completed for this parcel specifically. These amendments, and the [Code](#) as a whole, apply to all of Unincorporated El Paso County, and not the Woodmoor parcel alone. This means a Rehabilitation Facility is an allowed use in all C-2 parcels in Unincorporated El Paso County.

Please let me know if you have any questions regarding the [Code](#). Thank you!

Nina Ruiz

Project Manager/ Planner II

El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
(719) 520-6313 (Direct)

PERSONAL WORK SCHEDULE

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

DEPARTMENT HOURS

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

From: Patricia Manus [mailto:plmanus1277@gmail.com]
Sent: Friday, August 10, 2018 8:16 AM
To: Nina Ruiz; Darryl Glenn
Cc: Len Kendall
Subject: Re: 1865 Woodmoor Drive

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 Service at 520-6355 if you are unsure of the integrity of this message.

One more fact - YOU added Rehabilitation as an allowed business to the C-2 code 4 years ago when the prior Sundance Hotel was purchased by Coloradoan Hospitality as a Ramada.

Sounds like to me someone had a plan for this back then....

If I do find while researching real estate records that this was planned or these individuals or any of our Planning Officials were involved in any way to add REHABILITATION as an allowed business with this in mind --- I will make that known to all concerned citizens,

PM

On Fri, Aug 10, 2018 at 8:07 AM Patricia Manus <plmanus1277@gmail.com> wrote:

I am sure that you in so called Planning have covered your bases very well in making the definition fit what you want to allow in our County and near neighborhoods. My entire point is that the LACK of looking at OBSOLETE codes in areas near established Schools, neighborhoods has allowed this travesty to take place.

This is an injustice to home owners and children that have to be near this facility on the way to school.

This California business may start out keeping close eye on security etc --- but mark my words, this will be relaxed after they have set up shop and focus is not as intense. That is evident by the many reviews this company and their facilities in Texas and California have.

Your organization, due to your lack of **long term PLANNING** and doing the job you should have to change that OBSOLETE code now that schools are near have opened this area up to more crime, MORE drug selling and danger for our kids.

I am filing this email away because as this occurs, and it will - I will resend to all of you.

Patricia M

On Thu, Aug 9, 2018 at 5:31 PM Nina Ruiz <NinaRuiz@elpasoco.com> wrote:

Hello,

Per Section 1.14.1 of the Land Development Code “Words used in this Code have their dictionary meaning unless they are specifically defined in this Code. Words defined within this Code shall have the specific meaning assigned, unless the context clearly indicates another meaning.” Because the term is specifically defined in Chapter 1, our definition is the one we follow for purposes of administering the Code.

Please let me know if you have any other questions or concerns. Have a wonderful weekend!

Nina Ruiz

Project Manager/ Planner II

El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

(719) 520-6300 (Main)
(719) 520-6313 (Direct)

PERSONAL WORK SCHEDULE

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

DEPARTMENT HOURS

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

Begin forwarded message:

From: Patricia Manus <plmanus1277@gmail.com>
Date: August 8, 2018 at 1:52:49 PM MDT
To: <LenKendall@elpasoco.com>, <DarrylGlenn@elpasoco.com>
Subject: Re: 1865 Woodmoor Drive

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 Service at 520-6355 if you are unsure of the integrity of this message.

Hello Len,

I looked through the Codes document and do not see C-2 at all.

What is the definition of a C-2 area and where can I find that documented.

On the El Paso County site C-2 is listed under OBSOLETE ZONING DISTRICTS.

If these are obsolete then why hasn't county zoning changed these to be in standard?

Also, it is a wide stretch to call this just a "rehabilitation center". The true definition of a rehab center is shown on document attached from a general GOOGLE search. You officials are just using any loophole you can to get this in.

Two VERY DIFFERENT type of treatment centers....you cannot interchange REHABILITATION CENTER with DRUG REHABILITATION CENTER.

Rehabilitation facility- Rehabilitation hospitals, also referred to as inpatient rehabilitation hospitals, are

devoted to the rehabilitation of patients with various neurological, musculo-skeletal, orthopedic and other medical conditions following stabilisation of their acute medical issues.

Drug rehab center - Drug rehabilitation (often **drug rehab** or just **rehab**) is the processes of medical or psychotherapeutic treatment for dependency on psychoactive substances such as alcohol, prescription drugs, and street drug such as cocaine, heroin or amphetamines. The general intent is to enable the patient to confront substance dependence, if present, and cease substance abuse to avoid the psychological, legal, financial, social, and physical consequences that can be caused, especially by extreme abuse. Treatment includes medication for depression or other disorders, counseling by experts and sharing of experience with other addicts.^[1]

To try and push this forward as a simple rehabilitation center is not valid and an injustice on the community.

Regards,

Patricia

On Tue, Aug 7, 2018 at 4:30 PM Len Kendall <LenKendall@elpasoco.com> wrote:

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the Land Development Code (2018) and Engineering

Criteria Manual (2016). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

<https://planningdevelopment.elpasoco.com/land-development-code/>

<https://publicworks.elpasoco.com/wp-content/uploads/Documents/EngineeringCriteriaManual.pdf>

Best,

Len Kendall

Planner I

El Paso County Planning and Community Development

2880 International Circle, Suite 110

Colorado Springs, CO 80910

(719) 520-6300 – Main

(719) 520-6447 – Direct

Len Kendall

From: Terry Lowderman
Sent: Monday, August 13, 2018 7:07 AM
To: Craig Dossey
Subject: FW: Proposed Rehab Center on Woodmoor Drive

Craig,

Please see e-mail below.

Thank you

*Terry Lowderman
719-520-6307
2880 International Circle Suite 110
Colorado Springs, Colorado 80910*

From: Darcy Dittenber
Sent: Friday, August 10, 2018 9:20 AM
To: Terry Lowderman
Cc: Darcy Dittenber
Subject: FW: Proposed Rehab Center on Woodmoor Drive

I just wanted you to have a copy of this. I did not respond to it.

Darcy

From: Mark VanEsselstine [mailto:mvanesse@comcast.net]
Sent: Thursday, August 9, 2018 7:23 PM
To: PLNWEB; Darryl Glenn
Subject: Re: Proposed Rehab Center on Woodmoor Drive

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 Service at 520-6355 if you are unsure of the integrity of this message.

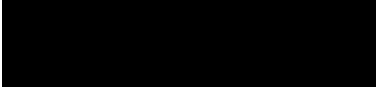
Mr Dossey and Mr Glenn,

I went to the meeting last night and am, more than ever, irate at the way the county has handled this Rehab center. I JUST purchased my home and this WILL drop the value by, I'm told, 17%!! That is 66 THOUSAND DOLLARS!!

I can only assume I WILL, if this project is allowed to go through due to your oversight in not protecting us from this, get a HUGE property tax break, right??

This sheds a spotlight on what the whole country is facing with our POTUS, your fellow Republican Mr Glenn, that the government doesn't give a damn about the middle class as long we shut up and pay our taxes.

Mark VanEsselstine



Monument, CO

Address just in case your curious how GD close I'm WITH MY TWO TEENAGE GIRLS!!!, to this fiasco!

On August 8, 2018 at 1:12 PM Mark VanEsselstine <mvanesse@comcast.net> wrote:

Mr Dossey,

I just learned of this proposal as I fairly recently purchased a home in the Dunes at Woodmoor. I'm trying and failing to control my temper of it!!

Why was this BS kept such a secret until the last days of closing this deal.

This will drag down the value of my new home and increase the crime rate. I've got two kids I now have to worry more about playing outside with a concentrated gathering place for drug addicts.

I cannot get over this is happening and will absolutely be opposing it tonight.

Nice job, too bad it isn't going in YOUR backyard!!

Mark VanEsselstine

Len Kendall

From: Terry Lowderman
Sent: Monday, August 13, 2018 7:07 AM
To: Craig Dossey
Subject: FW: 1865 Woodmoor Drive Plan to allow for a rehabilitation facility

Importance: High

Craig,

Please see e-mail below.

Thank you

*Terry Lowderman
719-520-6307
2880 International Circle Suite 110
Colorado Springs, Colorado 80910*

From: Darcy Dittenber
Sent: Friday, August 10, 2018 9:20 AM
To: Terry Lowderman
Cc: Darcy Dittenber
Subject: FW: 1865 Woodmoor Drive Plan to allow for a rehabilitation facility
Importance: High

Another complaint – I did not respond to it.

Darcy

From: Dave [mailto:dfox1979@comcast.net]
Sent: Thursday, August 9, 2018 3:18 PM
To: PLNWEB; Len Kendall
Cc: Darryl Glenn
Subject: 1865 Woodmoor Drive Plan to allow for a rehabilitation facility
Importance: High

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 Service at 520-6355 if you are unsure of the integrity of this message.

My wife & I have lived in Woodmoor for the past 25 years. So of course we made a point of attending last night's meeting held at Tri-Lakes Chamber of Commerce regarding converting the Ramada Inn to a "Rehabilitation Facility". We are stunned and disgusted at the utter disregard for the interests and concerns of we who live in this wonderful community that is being demonstrated by your approval of such an inappropriate business operation in this area. We

like the vast majority of our Woodmoor and greater Monument community neighbors are *resolutely opposed* to Sunshine Behavioral Health proposed operation.

During the meeting Executive Director Craig Dossey provided a cursory explanation of the C2 (an Obsolete Zoning District) of this property and the 2014 change approved by the county commissioners adding "Rehabilitation Facility" as an "Allowed Use" as the basis for the county approval for this project. We wish to better understand the legal/regulatory basis for your approval. Please provide/point me to the "Use Type" legal definitions/descriptions section of the El Paso County Land Development Code which was/is currently being used when reviewing project requests such as this one.

We look forward to your response.

Regards,
David & Mary Fox
1380 Catamaran Lane

Len Kendall

From: Craig Dossey
Sent: Sunday, August 12, 2018 6:17 PM
To: Nina Ruiz; Len Kendall
Subject: Fwd: Please help

For the file.

Craig Dossey
Executive Director
El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO
80910
(719) 520-6300 (main)
(719) 520-7941 (direct)
Sent from my iPhone

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: August 12, 2018 at 11:12:49 AM MDT
To: Edward Ryan <jetpc@aol.com>
Cc: Craig Dossey <craigdossey@elpasoco.com>
Subject: Re: Please help

Mr Ryan,

Thank you for your input. I will make sure your comments are forwarded to the Planning and Community Director for his consideration when reviewing the application.
Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

On Aug 11, 2018, at 7:19 PM, Edward Ryan <jetpc@aol.com> wrote:

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 Service at 520-6355 if you are unsure of the integrity of this message.

Hello, we reside .4 mile from the proposed drug and alcohol facility in Woodmoor. Many local residents are upset over declining property values, increased probable crime in our area and shortages of police coverage from the county. We have the cost of security systems installed, curtains closed, and loss of our peaceful current location.

There is already the Recovery Village about 2 miles away from this location, with an under capacity average of 50 patients. We don't need another facility in the area for 150 needing help.

Please see that the Sunshine Behavior Health Center does not be part of our community.

We appreciate any help in our efforts to stop this. Any support and or advice will be valuable. Other sites are probably available for this business with less local impact.

It appeared at the public meeting, that the applicant's purpose is monetary and making a surprise deal with no regard for the people in the Tri Lakes Area.

Sincerely,

Joan and Ed Ryan

1795 Moorwood Pt

Monument, Co

Sent from my iPhone

Due to the large attendance at the meeting on Wednesday we were unable to get in to voice our opposition to the project. The following reasons should be major considerations in denying the request for placing a drug/alcohol rehabilitation facility in the former Ramada Inn of Monument. Distances to 3 local schools are as follows:

1. Lewis-Palmer Elementary School - .9 miles
2. Lewis-Palmer Middle School - .4 miles
3. Palmer Ridge High School - 1.1 miles

In addition to the schools, the proposed facility would be merely a few hundred yards from the Pikes Peak Brewing Company. Recovery Village at Palmer Lake (a 58 bed addiction and drug recovery facility) is 2.8 miles from the proposed site.

We are well aware of the addiction problems in El Paso County but question the need for 2 facilities in the Tri-Lakes Area and, more importantly, why consideration would be given to such a facility within proximity to 3 schools and a brewery. We have lived in Woodmoor for 32 years and there have been many positive additions to the area. This would not be one of them. Thank you for considering our objections and we urge you to deny this proposal.

Sincerely,

Doug & Cheryl Brower