

2/24/20

From: Dale Gardner, 12680 Herring Rd, Colorado Springs, CO 80908

To: El Paso County Commissioners, and Gabe Sevigny, Planner II, El Paso Planning Dept.

Dear Sirs,

Regarding petition MS-19-003-SEVIGNY, Poenitsch minor subdivision.

I am an adjacent property owner, immediately to the North side of the petitioned subdivision.

I was not able to attend the February 18 Planning Commission meeting, however I did submit my concerns to Mr. Gabe Sevigny, Planner II, regarding his January 29, 2020 notification letter along with my 2/6/2020 letter of concern, which I completed, had stamped as received, and handed to the receptionist at the main desk. Since then, I have thought of some additional input which I wish to submit in case it would be useful in the planning process in preparation for the El Paso County Board of County Commissioners March 10, 2020 meeting regarding the subdivision.

Mr. Tom Poenitsch, owner of the proposed subdivision, told me that the county would not allow access to the subdivision by way of Shoup Rd., because future plans will make Shoup a very busy through fare. Many months ago, he started the subdivision development by building a road West from Herring Rd, along the length of the North side of his development, and immediately adjacent to my South property line. He also listed lots for sale with a relator, which then placed property for sale signs. I then thought the subdivision was a done deal, with no input from the community. However, I was pleased when I received the letter from Planning, asking for my concerns and input.

Mr. Poenitsch told me that he was subdividing the property, and that he would build his own home and asphalt business shop at the West end of the property. The access road that he built is dirt, and I am concerned about the dust it will generate, as well as the noise from the residential and business travel along my property line.

I believe there is a much better location for the access road to the three proposed properties. For several reasons, I think it should be positioned adjacent to, and parallel with Shoup Rd., with connection to Herring Rd at its East end. This would require a large volume of fill dirt, and it is readily available in the huge hill at the South West corner of the property. This hill extends right to the edge of Shoup Rd, and probably would require future removal from the right of way of Shoup as it becomes a main through fare. Also, immediately to the East of this huge hill, the land dips down to maybe 15 feet below the level of Shoup Rd. and immediately beside the roadway. This low place will be a hazard for the future high volume traffic, and now would be an ideal time for the development to be required to move dirt from the hill for a level right of way along the edge of Shoup, as well as to fill this dangerous low place immediately beside Shoup. If the above was accomplished, it would provide a place for a side road to Shoup as the means of access to the three proposed properties. This would keep the dust and noise immediately beside Shoup, instead of beside my property, and would provide some separation from Shoup traffic for the future division property owners.

Thank you for your consideration.

Sincerely, Dale Gardner