

Against CS-17-001

Sue Huismann

Gene Huismann

2010 View of property

- During the El Paso County planning commission meeting in June of last year it was discussed that this use was going to be the same or similar use as what existed on the property and that it would be no worse.
- As you can see from the below satellite photo back to 10/7/2010 the proposed area was not used for storage or the nursery as Mr. Hannigan has stated and that basically the impact has not changed. As you can see nothing was left over from the nursery and the visual impact was almost non-existent to the community.
- How can we at this point say that this is the same use as the old nursery as it was abandoned and removed from this property. Even the old nursery had very little visual impact on this particular piece of property. Older satellite photos can be provided for proof if needed.
- Approximate proposed site area



Our home - 18255 Davidson Street

- Our property has one deed but has two schedule numbers.
- Our property has two schedule numbers only for taxation purposes and was created this way by the town of Palmer Lake Sanitation District.
- Only one deed covers both schedule numbers. We can supply the original deed if needed.
- Our property is an original homestead for the town of Monument with part of our house dating back to the 1870's. It is the original post office for Monument. It was handed down to us from our grandfather. It is a very Special place for us and the community.
- To keep the pasture mowed and to help the cost of spraying for noxious weeds, we do lease the pasture out and are very careful to ensure over grazing does not happen. We try and be good stewards of the land. My wife is allergic to horses so we cannot personally own them. This is not a stable or full care facility. (In taking the petition around almost everyone asked about the horses and that they missed seeing them as we do not currently have any on the property)
- This rezoning would directly impact this property and it's value.

18255 Davidson St. (Continued)

- During the 2016 Variance hearings, Mr. Hellbush's team showed a picture of our property during the planning commission review for the variance approval with all of our willow trees and stated he found it hard to believe that we could even see the storage facility.
 - What he failed to mention is that deciduous trees lose their leaves and we have a view of the RVs for approximately 7-8 months out of the year
 - The storage is also clearly viewable from the rest of our property, so yes, it does negatively impact our homestead and property value.
 - It was also stated we would have to look up 20 feet to see his RV's. If you look at the elevation of our house compared to the current raised elevation of the RV site it is very similar in elevation. Also part of our home is a 2 story that is above that grade and that room is used daily.



Neighborhood Impact

- This site is clearly visible from the community
- The below picture is taken from the neighborhood across the highway
 - A petition (attached) was taken around to only those directly affected by the visual impact



Hellbush RV &
boat storage

Neighborhood impact (Continued)

- We did not take pictures from every angle but from this satellite photo you can see the areas that are above grade to the storage facility that are directly impacted. The signatures on the petition are from these areas.



Neighborhood Impact (Continued)

- This site is clearly visible from highway 105 going between Monument and Palmer Lake impacting the view of the front range and is the first view of the town of Monument.
- The below picture is taken from the highway 7/3/16

Hellbush RV &
boat storage



Current Property Variance

- Monument Small Engine Repair is currently operating under a variance. During the last Variance request it was stated this was a hardship request. How now does he have the ability to fulfill the rezoning that should have happened originally?
- The last variance to allow Monument Small Engine Repair to legally operate on RR5 was just approved in 2013.
 - Has he not fulfilled the requirements of that variance to put up a permanent structure.
 - What happens to this variance if this rezoning is approved, if it goes away, then does he need to remove the current temporary structure for Monument motors? Again we see a pattern of not living up to what is approved by the county.

Grading issues

- The natural slope of the property has been extremely altered. The natural slope of the land slopes down from the Railroad tracks on the east to the corner of the proposed site to the west.
- The Mount Herman Storage is much more hidden as this area was lowered and dug out years ago and an approx 6- 10 ft retaining wall was put in place. (Per the town of Monument, they had Mt Herman RV and Storage redo the retaining wall to comply with code)
- Pictures below of Mount Herman area.



Grading Issues (continued)

- You can see from this satellite picture the raised hill and how the Mount Herman RV and Storage is more hidden due to dirt being removed. The Proposed rezoning for the Hellbush RV and storage is raised causing a direct visual impact to the community.

20' Raised hill from old dump

Mt Herman Storage
below grade



Grading issues (Continued)

- The Proposed Hellbush RV and Boat storage now has an elevation that is approximately the same as the neighboring Mount Herman RV Storage
 - However due to raising the elevation of the site they have made their storage extremely visible to the surrounding neighborhoods.
 - The picture below is from our barn area. Our house sits at approx. the same elevation as the barn.

Mount Herman

Approx fence line between RV sites

Hellbush



Grading Issues (continued)

- During the planning commission meeting Mr. Hannigan stated that the raised slope that now has a steep bank both to our property and the property to the west had been there and stable for 20 years.
- What he failed to mention is in 2014, **prior** to applying for a variance or having a site plan this proposed site was re-graded further to allow for the RV Storage adding to the slope and raising of the property elevation in the NW corner. Pictures below are from 2014 after this regrading effort. No compaction was done at this time.
- At this juncture we called the county and had them stop this illegal action
- There was also significant re-grading that happened approx 9-10 years ago.
- Grading of the slopes are extremely steep and do not meet the county guidelines of a 3-1 slope.
 - http://adm.elpasoco.com/Development%20Services/Documents/General%20Documents/Landscape_Manual2006.pdf
 - Retaining Walls and Slopes Retaining walls higher than 4 feet may be appropriate in areas where special grading conditions exist. Retaining walls should be visually softened by the planting of trees and shrubs to avoid a continuous, monotonous effect and should also be “stepped” in fourfoot maximum height increments to slow water runoff and provide planting areas. Except where necessary to convey storm water as part of an overall site design, slopes **should not generally exceed 3:1**.



Other border issues

Left over bark and trash that were pushed into our property that border Mr. Hellbush. We asked Mr. Hellbush several times to remove it and today it is still there. Due to recent re-grading, now even noxious weeds are growing there but nothing is being done. We did see that this August after many years and right before this hearing the area was finally mowed down. Fencing issues have not been resolved.

2014

Bark and trash pushed to our property



2016

Trash Noxious weeds



Potential environmental issues

During the 1970's till approximately 2002 the proposed site had been used as a dump for the nursery. This was then buried and is now the hill on the NW corner of Mr Hellbush's property. Then in 2012 or so it was completely buried (causing the large elevation rise in the NW corner).

In a discussion with a local long time residence this was also a place that they charged to illegally dump anything.

We request an environmental impact study be done on what is buried there to ensure that this old dump is mitigated and does not affect the surrounding Crystal Creek watershed or cause ground water contamination with all the chemicals that a nursery uses or whatever else was potentially dumped there.

The picture below was taken in 2002 – this also further demonstrates this hill as not been in place for 20 years as Mr. Hannigan stated at the planning commission hearing for the variance. If needed we can contact the EPA on this.





Site Plan Issues from original variance

- Sloping issues that need an Engineered retaining wall to meet county standards
- Lack of retention pond as required by Monument for the Mt Herman RV and storage
- Good neighbor fence vs. solid Opaque required
- Min fence height requirement of 6' only was installed. Needs to be higher to help hide this from plain view.
- Grading issues detailed in the previous slides .

Timeline of the Hellbush RV Storage

- 2014 – leveled the land prior to applying for the variance.
- 2015 – Mr. Hellbush built the fencing around the property and started to move in RV's. Advertised both on line and in the Tri-lakes phone book as Big Toy RV Boat and Trailer Storage. This has been an 'active' business without going through the proper process.
 - www.bigtoystorageco.com
 - On their website
 - Big Toy Storage has been located in Monument since July 2015 and located behind Monument Small Engine. Quick and easy access to I-25. Let us put our experience to work for you.
- 2016
 - Variance denied by BOCC in July. At this time Mr. Hellbush was directed to remove all the trailers. They would only look at another variance if there was a substantial change to the request.
- 2017
 - Up till July of 2017 the RV's/trailers still remained.
 - Just in the past month or two he informed his tenants that he was shutting down and to remove their trailers. Very curious why this happened now and if he is going out of business as stated, why the request for the rezoning.

Timeline (cont)

- 6/21/16- Planning commission Hearing information sent to El Paso County planning commission.
 - In the conditions of this approval it is stated PRIOR to the establishment of use that they receive site development plan approval. Still this did not affect that Mr. Hellbush moved forward with storing RV's.
- 3. The applicant shall receive approval of a site development plan prior to the establishment of the use and/or prior to building permit authorization. The site development plan shall demonstrate compliance with the outdoor storage standards found in the Land Development Code, including, but not limited to, the applicable standards pertaining to screening and fencing.

Issues with the current property

- Land development code continued.
 - (2) Materials Screened by **Solid** Fence or Vegetation Outside storage shall be enclosed and concealed by a **solid** fence or wall at least 6 feet in height or any combination of berming, shrubs, trees fencing or walls which will provide at maturity a minimum of 6 feet of height and **100% opaque** screening for the area utilized for outside storage.
 - The way the fence is built (commonly known as a good neighbor fence) allows for the RV's to be seen from a side view.
 - Picture below is from their web site - <http://www.bigtoystorageco.com/>
 - As you can see from the side this type of fencing is not 100% opaque as required by the Land Development code of El Paso County














Summary

We do NOT believe this rezoning should be approved by the El Paso County Planning commission.

- It does not fit with the majority of the surrounding area which is housing.
- This is a big impact to the neighborhood and community.
- Our home and property are directly impacted by the:
 - View
 - Extremely steep recently graded hill (this was all done prior even to the variance request from last year) next to our property and the Crystal Creek watershed. This should be an engineered wall.
 - Trash leaking through the fence and noxious weeds. (even though these were cut down this week, Mr. Hellbush has shown a long history of ignoring these)
- High visual impact from the surrounding neighborhoods.
- Numerous grading issues.
- Potential environmental impact as it was an old dumping site. This should be resolved prior to approval.

Petition against Proposed Variance for Hellbush Outdoor RV and Boat Storage

Petition summary and background	The proposed Hellbush Outdoor RV and Boat storage is requesting a waiver on a RR5 property to allow storage on this property. Currently this is going through the approval process via file number: VA-15-007 and the meeting is currently scheduled for July 12 th , 2016 at approximately 9 a.m. The signers of this petition are against approving this variance as it negatively impacts the view and quality of the community as there are many trailers and RV's already in storage on this property. This now the first view of Monument Colorado coming from the North on Highway 105.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to not approve the proposed variance.

Printed Name	Signature	Address and Phone	Comment	Date
Juan Esquivela		831 Circle rd (719) 209 8225	We don't want it here	6/26/16
Tyree Houlman		833 Circle Rd 720/837-0825		6/26/16
Gretchen Anthony		839 Circle Rd	Do not want	6/26/16
Kevin Wilt		843 Circle Rd	Do not want	6/27/16
Jacemah Jarvis		859 circle rd.	—	6/27/16
Laura Paris		859 Circle Rd	—	6-27-16
Cory Schaefer		847 Circle Rd	Do not want	6-27-16
Robert Capar		851 Circle	Do not want	6-27-16
Kindra Hallway		833 Circle Rd	Do not want	6/27/16
Caleb David		825 Circle Rd	eye sore/don't want	6/27/16
RJ Maier		815 Circle Rd	RV Storage our concern	2/25/16

Printed Name	Signature	Address and Phone	Comment	Date
Jon Kibel	SKC	820 Circle Dr.		6/27/16
Max Oliver	MSO	806 Circle Dr.		6/27/16
Erin Johnson		802 Circle Dr.	Recess DAD also 1415 21 June 16	
Dalida Garanta	Delida Sheena	802 Circle Dr.		6/27/16
Miria White	Mirka	865 Circle Rd.		27-June-16
Raymond Lander	Ray E. L.	861 Circle Rd		27 June 16
Carolyn Diger	Carol Diger	2825 Roberts Dr	Resort on Residential - please	6/27/16
Bonnie Sands	Bonnie	2855 Mashane Dr		6-27-2016
Sheri Hunt		2810 McShane Dr	eyesore	6-27-16
Ros Gresser		2815 McShane Dr.	Follow Zoning laws	6-27-16
Shawn Ferris	Shawn Ferris	19330 Fuqua way		27 June 16.
Whitney Ritz	Whitney Ritz	4419 Washington		6/27/16
Nick Frachiser	Nick Frachiser	475 Washington		6/27/16
Livia Rocchia	Livia Rocchia	483 Washington	eyesore & please follow zoning laws	6/27/16
Glenn Johnson	Claudia Spensm	409 Washington	THIS IS NOT Proper, zoning - not should it be allowed	6/27/16
Cheryl Rogers	Cheryl Rogers	79 4th St	eyesore NOT TO MOUNT STAIRS	6/27/16

Printed Name	Signature	Address and Phone	Comment	Date
Daniel Schwab	[Signature]	39 4th Street 704-487-0605		6/27/16
Missy Huerkamp	[Signature]	47 Third St 719-487-0444		6-28-16
Alma Archuleta	[Signature]	47 Third St. 719-481-9600	NO more RV's in monument!	6/28/16
DEARA DeMETER	[Signature]	565 JEFFERSON ST 719-684-5385	NO MORE RV'S IN MONUMENT	6/28/16
David James Wilson	[Signature]	P.O. 514 Palmer Park, Co 80135	EYE SOME FOR EVERYONE	6/28/16
Michelle Fees	[Signature]	18330 Guire Way Monument CO 80132		6/28/16
Dawn Jensen	[Signature]	18330 Guire Way Monument, CO 80132		6/28/16
Thomas A. Thomsen	[Signature]	2685 Walker Ct. Monument, CO 80132	I don't want to see this from my deck!	6-30-16
FRANK JONES - JIMMY	[Signature]	849 Ellice Rd Palmer Lake, Co 80133		7-5-16
Sue Huisman	[Signature]	18255 Daylissen St Monument, CO 80132		7-5-16
GAIL H. JENSEN	[Signature]	18255 DAYLISSEN ST MONUMENT, CO 80132	PLEASE DON'T LET THIS HAPPEN	7-5-16