

MICHAEL AND TERRI WIEGE
6085 TEMPLETON GAP ROAD
COLORADO SPRINGS, CO 80923

April 22, 2020

El Paso County Planning and Community Development
ATTN: Radford T. Dickson

RE. Administrative Special Use Request for 6145 Templeton Gap Rd.

File: AL205

Parcel ID Nos. 6313000015, 6313000046

The purpose of this letter is to voice our concerns about the special use request for this property. We strongly oppose and disagree with this request for a special use of this property for the following reasons.

This property is zoned RR-5 as a residential property. Our property is adjacent to it and is also zoned RR-5. We purchased our property with the expressed desire to live in a quiet residential area and to enjoy it with the limits and protections that the RR-5 zoning provides.

Mr. Cottrell has violated the zoning ordinance for an extended period of time and has only taken steps to acquire the Special Use permit after the County Zoning inspectors found them in violation of the zoning code. He was well aware of the zoning for this property but chose to conduct his business in violation anyway. During that time he collected well over 30 cars and trucks that were not operable and stored them in different areas over the property. We have no idea how many vehicles they put through the process of stripping parts from or repairing for sale over that time period. Even as late as April 5th, 2020 there were over ten vehicles in different states of being stripped or repaired, stored on the property.

What measures did he take to prevent ground contamination from the fluids that leaked or were drained from these vehicles? My guess is none. Our water well is downstream from his property and that puts us at risk of having our water contaminated by them.

Noxious weeds are also a big concern. Because they chose to park the inoperable vehicles on pasture grass, this allowed noxious weeds to grow and spread. It also creates a fire hazard having vehicles stored on pasture grass and weeds.

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Mr. Cottrell's actions were taken with complete disregard for the neighborhood or those that are negatively affected by his actions. He did as he pleased and took actions that only benefited himself. Mr. Cottrell's statement is, "I had made the choice to hold on to them in the summer of twenty-nineteen because scrap metal prices dropped significantly". He chose to act in violation of the zoning code until caught. Why would he do anything different in the future?

Per the "Project Details" letter of intent statement, "I am anticipating no more than forty trips a day". What controls would be in place to regulate this? Forty trips per day on an easement road that was never intended to handle this level of traffic. This road has been badly damaged by the unpermitted use of the property that Mr. Cottrell has conducted over that last "5 years" as he has stated. Mr. Cottrell has not participated in any of the maintenance of the easement road in the last 5 years. He has been a major cause of the damage the road now has. He has not done any of the snow removal for this road even though he gains the biggest benefit because his property is at the very end of it.

There may be other code violations in the surrounding area that have not been addressed but that is not justification for this property owner's violations. No special use permit should be granted for this property. If a County Code Enforcement Officer sees a code violation on a surrounding property then that should be addressed as a separate issue.

We rely on the County zoning codes to protect our property rights and values. We have a major concern that if the special use was granted that it would have a negative effect on our property's value.

There is no shortage of properties in El Paso County that are properly zoned for Mr. Cottrell's business needs. It is the duty of every business owner to obtain property that is properly zoned for their business needs.

This entire neighborhood along Templeton Gap Rd and the easement road marked Lois Lane is very unique and needs to be protected with strong enforcement of the current zoning codes.

We are strongly opposed to any Special Use permits being granted for these properties.

A handwritten signature in blue ink, appearing to read "Mike & Terri Wiege". The signature is stylized and cursive.

Mike & Terri Wiege
6085 Templeton Gap Rd.
Colorado Springs, CO 80923