

Ryan Howser

From: jillfowler@earthlink.net
Sent: Thursday, August 11, 2022 2:14 PM
To: Ryan Howser; IVAN PAM ANTHONY; chairman@canterbury-hoa.com; Lynn Davis
Cc: Joe Letke; Mindy Madden
Subject: Re: Rael Storage Meeting

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

Ryan,

I am responding on behalf of Mr. Rael's opposing neighbors who were invited to participate in this meeting. Because the intent of this meeting is to discuss options for Mr. Rael to be able to meet the County's code and regulations towards mitigation of the Code violations, we respectfully decline to attend this meeting. We see the Code as objective standards that Mr. Rael must meet and we are not experts in this area nor are we in a position to understand what the Board of County Commissioners may or may not approve.

Now that the setback variance request has been disapproved, it appears that significant changes will need to be made to Mr. Rael's last Special Use Letter of Intent dated December 29, 2021. We don't feel it is our place to help determine what revisions would need to be made in order to mitigate the Code violations – that is Mr. Rael's responsibility and obligation. We believe it would be inappropriate for his layman/women neighbors to be intimately involved in the decisions he now needs to make regarding the RV Storage or the revision process at this time.

That being said, our expectation is that Mr. Rael's revised site development plan/letter of intent fully complies with the Code, with no further requested exceptions, waivers, or variances should this proposed special use ultimately be approved. The County's various departments are expert in interpreting and applying the Land Development Code's requirements. Therefore, we neighbors defer to the County's expertise to review, comment on, and direct changes to the Rael Storage Site Development Plan and Letter of Intent.

If and when Mr. Rael's revised plan is submitted and various County departments have the opportunity to review it, we neighbors will also be able to better understand the experts' evaluations with particular attention to the location, setback, screening, landscaping, lighting, parking area surfacing, signage and reseeding requirements as stated in the Code. Once the Plan meets all Code requirements, it will then be up to the Board of County Commissioners to review and determine whether or not Mr. Rael's Special Use meets the criteria established in the Code to justify approval.

Given the number of years that Mr. Rael has been operating and growing his business while in violation of the code and considering that his setback variance request has been denied, we would ask that he extend a gesture of good faith at this time and move the RVs/trailers off of our property lines to some other temporary location without delay while he continues to go through the approval process.

By the way, one inaccuracy in Mr. Rael's last Letter of Intent for the Special Use (December 29, 2021) that we would like to see omitted from any revision of the Plan is the assertion that the value of neighboring residential properties will not be affected by an adjacent commercial business.

We look forward to a timely resolution to this matter.

Sincerely,

Jill Fowler

Lynn Davis

Ivan Anthony

-----Original Message-----

From: Ryan Howser <RyanHowser@elpasoco.com>

Sent: Aug 5, 2022 4:28 PM

To: IVAN PAM ANTHONY <AnthonyEnterprz@msn.com>, jillfowler@earthlink.net <jillfowler@earthlink.net>, chairman@canterbury-hoa.com <chairman@canterbury-hoa.com>, Lynn Davis <hotsauceangel1@gmail.com>

Cc: Joe Letke <JoeLetke@elpasoco.com>, Mindy Madden <MindyMadden@elpasoco.com>
Subject: Rael Storage Meeting

Hello,

Mr. Rael has reached out to the County regarding the use of his property and has requested that the Planning and Community Development Department facilitate a meeting between him and the aggrieved parties that have submitted formal opposition. This meeting is intended to discuss options for Mr. Rael to be able to meet the County's codes and regulations through the open special use permit application e has submitted. I want to be very clear that this is not intended to be an avenue to voice complaints. The intent of this meeting is to have a discussion towards mitigation of the Code violation. It is not the County's goal to deny or approve Mr. Rael's application, but to provide him with the opportunity to present his case in order to try to meet all of the Codes and regulations. The County is a neutral party and a facilitator in order to explain the Code. The County cannot enforce neighbor concerns or suggestions if they do not align with the Code; however, if Mr. Rael is agreeable to anything above and beyond the minimum requirements, that will be up to him. The County is only legally allowed to enforce the Code requirements.

Mr. Rael has scheduled the meeting with the County for Wednesday, August 17th at 2:00 pm. Please contact me directly if you would like to attend the meeting to discuss this project. The meeting will be at the Planning and Community Development Department at 2880 International Circle, Suite 110.

Thanks,



Ryan Howser, AICP

Planner III

Planning & Community Development

2880 International Circle, Suite 110

Colorado Springs, CO 80910

719.520.6317 (Office)

<https://planningdevelopment.elpasoco.com/>

To review all El Paso County projects in
EDARP go to: <http://ecpdevplanreview.com>

To review all El Paso County projects in **EDARP** go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code (2021) go to:
https://library.municode.com/co/el_paso_county/codes/land_development_code