

Commissioners:

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Planning and Community Development

Craig Dossey, executive Director

December 18, 2017

Paul and Jeleen Guttenberg

14094 E US Highway 24

Peyton, CO 80831

Dear Applicant and/or Consultant:

Subject: Multi-Discipline Comments Letter, PPR-17-054

**The purpose of this letter is to provide you with the review agency responses to the above named development application that have been received to-date by Planning and Community Development.**

**You are encouraged to directly contact those agencies that did provide review comments if the comments require additional action by the applicant/applicant’s representative. You are also encouraged to directly contact those agencies that did not provide review comments if such response is required by state statutes and the El Paso County Land Development Code.**

**EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

**Current Planning**

Re-scan and resubmit the application, the scan did not effectively show the signatures on the bottom of the application. **Response: We have resubmited the re-scanned application to your site.**

See Redlines for the following documents:

Elevations

Letter of Intent

Site Development Plan **Response: The plan redlines have been forwarded to our architect and we will forward the revised plans when we receive them.**

**Engineering Division**

Comment 1:

Attachment: Comment\_PPR-17-054\_1.pdf

see two attachments

Comment 2:

Attachment: Comment\_PPR-17-054\_2.docx

**NAME OF OUTSIDE AGENCY REQUIRING A RESUBMITTAL- Use Matrix for Order**

El Paso County Planning and Community Development

**ELPASO COUNTY HEALTH DEPARTMENT**

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

* Records of an on-site wastewater treatment system (OWTS) for this property indicate the OWTS was likely installed before installation permits were required in March of 1966. The Assessor’s Office

indicates the house was constructed in 1899. The OWTS component locations are unknown, but El Paso County Public Health recommends locating the soil treatment area and protecting it from compaction from driving or parking. **Response: We will locate the soil treatment area where it will be protected from compaction from driving or parking.**

* The proposed main building with two 30 run kennel buildings, office, grooming area, bathroom, and kitchen must have an OWTS designed by a Colorado Registered Professional Engineer. The design must be approved by El Paso County Public Health prior to a permit being issued. **Response: A Colorado Registered Professional Engineer** **will be retained to design the OWTS and to obtain approval by El Paso County Public Health for our building permit.**
* A secondary site on the property for the possibility of a repair, addition, or replacement of the existing and proposed soil treatment areas must be dedicated and protected from compaction by vehicular traffic, parking and other activities. **Response: We will dedicate a secondary site and protect it from compaction by vehicular traffic, parking and other activities.**
* El Paso County Public Health recommends storing all animal food in impervious containers with tight fitting lids in an effort to minimize rodents and insects. **Response: We intend to store all animal food in impervious containers with tight fitting lids in an effort to minimize rodents and insects.**
* Animal waste should be managed properly to help control odors and minimize flies and other insects**. Response: We intend to properly manage animal waste properly to help control odors and minimize flies and other insects.**

Mike McCarthy, R.E.H.S.

El Paso County Public Health Environmental Health Division [mikemccarthy@elpasoco.com](mailto:mikemccarthy@elpasoco.com) 719-575-8602

04Dec2017

**COLORADO SPRINGS UTILITIES**

Utility Comments (electric, gas, water, wastewater)

Action Items:

Modify the Preliminary Utility and Public Facility Plan to address the following comments:

• No action items. Recommend Approval. **Response: Thank you.**

Project Specific Information Items:

1. Coordination with field engineer Todd Sturdevant at (719)668-3556 for locations of gas meter(s) and services will need to be initiated if new gas service lines are proposed.

Information Items:

1. The applicant or their engineer should contact Utilities Development Services at 719.668.8111 for an estimate of any system development charges, fees, Recovery Agreement Charges or other costs that may apply to this development.

o In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.

2. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.

3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719.668.4985.

4. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. With regard to natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.

5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities’ policies.

6. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.

7. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.

8. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.

9. The water distribution system facilities must meet the Colorado Springs Utilities’ criteria for fire flow, water quality, service interruption and pressure. To meet service interruption criteria, no more than fifty (50) homes on a dead end water main line are permitted. The static pressure of the water distribution system shall be a minimum of 60 psi. CSU will assess the need for a Water Quality Plan based on information presented in the Development Plan. CSU may require a new or updated Water Quality Plan where construction phasing or the water system design differ from the approved Development Plan.

If you have any questions, please contact Ryne Solberg at rsolberg@csu.org (719)668-8267.

**MOUNTAIN VIEW ELECTRIC ASSOCIATION INC**

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

Project Name: Guttenberg Kennel Administrative Relief Project Number: ADR-17-144, PPR-17-054

Description: Paul & Jeleen Guttenberg are requesting approval for a Site Plan and Administrative Relief to operate a boarding/grooming/training facility on their approximately 12 acre parcel located at 14094 East Highway 24. This parcel is also known to be in Section 33, Township 12 South, Range 64 West.

This area is within MVEA certificated service area. MVEA will continue to serve this parcel with existing facilities according to our extension policy. If there is any removal or relocation of facilities it will be at the expense of the applicant. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.

MVEA has no objections to the administrative relief/site plan for this kennel and boarding facility. **Response: Thank you.**

If additional information is required, please contact our office at (719) 495-2283. Sincerely,

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Cathy Hansen-Lee

Engineering Administrative Assistant

**PIKES PEAK REGIONAL BUILDING DEPARTMENT**

Regarding a request for administrative relief to establish a dog kenneling business at 14094 E. Highway 24, Enumerations has the following comments: 1. Any structures for the proposed business which will require a building permit will require a separate address. The applicant should contact Enumerations to establish these addresses prior to submitting any building plans for review/permit. Floodplain has the following comments: 1. The majority of this parcel contains FEMA identified floodplain area. Compliance with Regional Building Code section RBC313 will be required for any new structures. Contact Floodplain Administrator Keith Curtis (keith@pprbd.org, 719-327-2898) with questions or concerns regarding compliance with floodplain code. BRENT JOHNSON Enumerations Plans Examiner (719) 327-2888 www.pprbd.org **Response: We have spoken to Keith Curtis and at the time of building permit application will provide our letter of Revised Map Amendment from FEMA that removed the area in which the construction will take place from the floodplain. We have left a voicemail for Mr. Johnson last week and are waiting to hear back from him regarding a separate address.**

**The following agencies have not provided review comments to-date:**

Colorado Department of Transportation – Pueblo Office

Upper Black Squirrel Creek GWMD

Falcon Fire Protection

Meadow Lake Airport Association

Comments received from any of the above non-responding agencies following the issuance of this letter will be forwarded to the applicant/applicant’s representative and will be added to the end of this letter for record keeping purposes.

**Due to the number of comments and necessary revisions to the plan(s) an additional detailed review will be necessary. Please address the comments as listed above. A detailed letter needs to accompany the revisions to allow for an expeditious re-review timeframe. The letter should include each comment listed above and, immediately thereafter, include a response from the applicant addressing the comment.**

**If any review agency has an issue that needs resolution or requires a revision, you will need to provide the necessary documents, drawings, etc., to the Planning and Community Development Department in the form of a resubmittal. The Planning and Community Development Department will then forward the resubmitted items directly to the appropriate review agency. If you have any questions pertaining to specific agency comments please contact the appropriate agency directly.**

**PLEASE NOTE: If necessary, the application cannot be scheduled for public hearing until and unless a final response has been received by Planning and Community Development from those agencies that are required (pursuant to state statute and the El Paso County Land Development Code) to provide such response (i.e.- State Engineer’s Office, County Attorney’s Office, County Health Department, etc).**

In order to be considered for the Planning Commission hearing, all outstanding issues must be resolved no later than. In order to give the reviewers time to confirm that those outstanding issues have been resolved, revisions need to be submitted by. Please contact me if you would like to schedule a meeting with myself or the multi-disciplinary team.

When all the comments have been addressed and corrections made please submit the required documents as requested on the attached resubmittal matrix.

If you have any questions, feel free to contact me at (719)520-6447

Best Regards,

El Paso County Planning and Community Development Department

cc: Elizabeth Nijkamp, Engineering

File: PPR-17-054