

From: Kari Parsons <kari@elpasoco.com>
Sent: Tuesday, March 2, 2021 3:15 PM
To: Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: RE: Comments on PC items 4 March meeting

SP-19-003 Preliminary Plan - Windermere

F. ANALYSIS

1. Land Development Code Compliance

(second paragraph)

Section 8.4.B.2.2,b. Noise, Roadway and Railroad Mitigation of the Land Development Code requires the applicants to depicted a noise wall along Marksheffel Road to mitigate the potential roadway noise levels impacting the future lot owners.

Typo – should be “depict” (present tense, not past tense)- **Corrected**

H. SERVICES

3. Emergency

Law Enforcement? Sheriff or CSPD?

Sherriff was sent a request for comments and did not provide any comments or post any concerns. Development is within Unincorporated County, CSPD is not anticipated to provide services.

Condition 6: what is the determining factor for 6 vs 8 ft wall? **The Noise study completed by the applicants consultant.**

Is that a result of the updated study? Why not just specify one and be done?

Recommended Condition No. 6 requires an updated study to determine if a wall is requires along N. Carefree which will identify the height in the areas that need the mitigation at time of final plat. Not all areas require same mitigation (height of wall). With development rising in the area, staff wants to finalize the wall requirements at final plat to help to ensure the future residents have the appropriate noise mitigation.

Best Regards,

Kari Parsons, Planner III
E. P. C. Planning & Community Development
2880 International Circle
Colorado Springs, CO. 80910
719-520-6306 Office

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

PERSONAL WORK SCHEDULE

Tuesday - Friday, 7:00 am to 5:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

From: Nina Ruiz <NinaRuiz@elpasoco.com>
Sent: Tuesday, March 2, 2021 3:01 PM
To: Kari Parsons <kariparsons@elpasoco.com>
Subject: FW: Comments on PC items 4 March meeting

From: Tim Trowbridge <tim.trowbridge@centurylink.net>
Sent: Tuesday, March 2, 2021 12:04 PM
To: Tracey Garcia <TraceyGarcia@elpasoco.com>; Craig Dossey <craigdossey@elpasoco.com>; Mark Gebhart <MarkGebhart@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: Comments on PC items 4 March meeting

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SP-19-003 Preliminary Plan - Windermere

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Condition 6: what is the determining factor for 6 vs 8 ft wall?

Is that a result of the updated study? Why not just specify one and be done?

LDC-21-001 Land Development Code Amendment

In the Executive Summary and in Paragraph C – Request

The report misidentifies Section 5.6.7.G as 5.5.7.G

Recommend correcting

BOA HEARING

under 1.3.1

The PCD planner shall provide the secretary with a ~~blurb describing~~ **summary of** the application. This ~~blurb~~ **summary** shall include, at a minimum, ~~a detailed description of the title of~~ the proposed project or activity for the agenda including the name of the applicant, file number, application type, a short description of the project, a description of the location of the property relative to the nearest major intersection, and Assessor's schedule number.

BOCC HEARING

under 1.3.1

The PCD Planner, through the PCD Administrative Staff, shall provide the Clerk to the Board a ~~blurb describing~~ **summary of** the application. This ~~blurb~~ **summary** shall include, at a minimum, ~~a detailed description of the title of~~ the proposed project or activity for the agenda including the name of the applicant, file number, application type, a short description of the project, a description of the location of the property relative to the nearest major intersection, and Assessor's schedule number. The PCD Planner shall work with the PCD Administrative Staff to provide the Clerk to the Board with a copy of the staff report.

PLANNING COMMISSION HEARING

under 1.3.1

The PCD Planner shall provide the Clerk with a ~~blurb describing~~ **summary of** the application. The ~~blurb~~ **summary** shall include, at a minimum, ~~a detailed description of the title of~~ the proposed project or activity for the agenda including the name of the applicant, file number, application type, short description of the project, nearest major intersection, the associated Assessor's Schedule Number(s). The PCD Planner shall provide the Clerk to the Planning Commission with a copy of the staff report.

A "blurb" is a publicity statement, and it also implies short, but then you call for a "detailed description" and then a "short description. Which of the three is it?

under 1.3.3

strike the last sentence and replace as follows:

~~The hearing should be conducted in a manner so as to ensure that it is not a back and forth debate or a question and answer session with the audience.~~

The hearing is not a debate or a question and answer session with the audience. The hearing shall be conducted in accordance with Robert's Rules of Order.

This is consistent with the language for the BoA hearings and how we conduct business.

**Pages 625 – 628 of the package missing header and title
Appears to be “Special Use Permit Process” ?**

Tim Trowbridge
tim.trowbridge@centurylink.net
719-332-8732 (cell)