

August 9, 2023

William Gray  
City Planner  
Planning and Community Development Land Use Review Division  
30 South Nevada, Suite 701  
Colorado Springs, Colorado 80901-1575

RE: DEPN-23-0157

Dear Mr. Gray,

We are writing to request a review of the decision to use the administrative approval process for the Colorado Springs Utilities' (CSU) Wilson Tank Project Major Modification, DEPN-23-0157. While it is clear why the original development plan, AR DP 21-00526, followed the administrative approval track, the Major Modification administrative review track is not. The Major Modification being proposed by CSU is requesting a structure height change from the established maximum approved code height of 45 feet (established at initial development approval process per UDC section 7.2.501.C and 7.4.201.D; and, clearly noted on CSU's approved engineering drawings). Our concern, however, is the height change exceeds the authority given to a manager per UDC 7.5.524.B.2.a and 7.5.524.B.2.b. Specifically, 1) dimensional change is greater than 15% and 2) exceeds the existing maximum condition.

From UDC 7.5.524.B.2.c the authority of this significant non-compliant dimensional change approval should be the Planning Commission per UDC 7.5.525.D.2

We respectfully request the decision to follow an administrative approval/appeal track be reconsidered.

Lawrence Starr  
James Berdon  
6315 Wilson RD, Colorado Springs, CO. 80919

Cc: Mr. Peter Wysocki  
Mr. Bill Wysong  
Harmon Zuckerman, Esq.  
Mr. JD Berdon