

Memorandum

DATE: SEPTEMBER 20, 2024

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT *TK for TQ*

CC: MATT JAKUBOWSKI, AICP, CHIEF PLANNER
JEANETTE BARE, AICP, CURRENT PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES

SUBJECT: **ADDITIONAL CORRESPONDENCE**
SUNDOWN PRELIMINARY PLAN

PROJECT FILE: SB2019-046

Attached is additional public correspondence received by staff for the Sundown Preliminary plan.

From: [Brent Freyer](#)
To: bethwslc@gmail.com
Cc: [Matt Jakubowski](#)
Subject: FW: Sundown Subdivision; Planning Commission #SB2019-046
Date: Thursday, August 22, 2024 11:30:18 AM

Beth & Greg-

Thank you for reaching out to us with your concerns. I would like to clear any potential confusion regarding the preliminary plans. The proposed ponds and erosion control would be a stormwater features, unrelated to septic systems. These would be addressed through the Public Works Department (303-660-7490 Engineering@douglas.co.us). Communal septic systems and waste ponds are not allowed.

Each residential parcel will have its own septic system, permitted by Douglas County Health Department (DCHD). The permitting process begins by having a septic engineer dig test pits on that lot to evaluate the soil type. This will determine how much liquid can be absorbed by that particular soil type. The engineer will then design a septic system accounting for distances to features such as: property lines, buildings & water wells (including those on adjacent properties), and water features like streams & ponds. DCHD staff will review the design and conduct a site visit to confirm these conditions. Septic permits will be issued and DCHD staff will conduct additional inspections for suitable installation of the septic system. This process is done to protect the environment & public health by ensuring proper function of the septic system.

Feel free to contact me with any additional questions.

Brent Freyer | Environmental Health Specialist II
Douglas County Health Department
Address | 410 S Wilcox St. Ste 101 Castle Rock, CO 80104
Cell | 720-737-5756 **Office** | 720-907-4888
Email | bfreyer@douglas.co.us



From: Beth Baldwin <bethwslc@gmail.com>
Sent: Wednesday, August 21, 2024 1:30 PM
To: Michael Hill <mhill@douglas.co.us>
Cc: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: Sundown Subdivision; Planning Commission #SB2019-046

Dear Douglas County Health Department,

My name is Beth Baldwin and my husband Greg and I are concerned property owners residing at 2247 Meadow Green Circle, Franktown, CO. Our property is located on the north side of the proposed subdivision and we have major concerns about the sewage flow of at least 5 of

these homesites, if not more. It is our understanding that each 2 acre parcel will have its own septic system and they will all run down the same hill into a proposed "pond" before it flows into a berm in our backyard (approximately 40' from the pond), through our horse arena, and then continue toward Tanglewood Rd. The flooding challenges that currently exist, will be further amplified by construction. The earth will subsequently be depleted of grasslands, tree roots, etc that naturally absorb the water. Now we add erosion, human waste, trash and construction debris to the mix and we fear we will have a health issue. *How much waste can an area absorb and be safe for my horses to graze? *How much waste can the earth absorb before its effects are brought to the surface?

We attended the Planning Commission meeting on August 19th, however the agenda was too long and this proposal was pushed to September 9th. We were able to have a conversation with the Developer and his support team and basically, I was told that this is not really the developer's problem. They are only required to comply with County rules and the issue of individual sewage systems will not come up until the property owner requests a permit.

Obviously they have given thought to how water flows downhill because a few drainage ponds have been proposed; however, we feel this is based on the natural flow of rain water and not sewage systems. Common sense tells you sewage flows downhill as well and this has the potential for a lot of sewage.

We would like to bring these concerns to you in advance in hopes that someone will be interested enough to take a look before the project gets approved. Is there any way the County can assure us that this is not going to become a health hazard? We distressfully foresee a litigation nightmare in our future and we sincerely wish to prevent this.

We look forward to speaking with you.

Regards,

Beth and Greg Baldwin