

EL PASO



COUNTY

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Planning Commission (PC) Meeting
Tuesday, September 4, 2018
El Paso County Planning and Community Development Department
2880 International Circle, Hearing Room
Colorado Springs, Colorado 80910

PRESENT AND VOTING: JIM EGBERT, BRIAN RISLEY, ALLAN CREELY, TOM BAILEY, KEVIN CURRY, JOAN LUCIA-TREESE, SHARON FRIEDMAN, AND GRACE BLEA-NUNEZ

PRESENT AND NOT VOTING: NONE

ABSENT: JANE DILLON, LAWRENCE WOOD, AND PETER AURICH

STAFF PRESENT: MARK GEBHART, GABE SEVIGNY, BECK GRIMM, AND EL PASO COUNTY ATTORNEY STEVEN KLAFKY

OTHERS PRESENT WHO SPOKE AT HEARING: FREDRICK D. MARTIN

1. Report Items

Planning and Community Development Department – Mr. Gebhart gave an update of the Planning Commission agenda items and action taken by the Board of County Commissioners since the last Planning Commission meeting.

- A. The next scheduled Planning Commission meeting is on September 18, 2018.
- B. The Master Plan RFP has closed for bidding. Four RFPs were received. The evaluation will occur now, and then there will be a meeting later in the month for the selection process.

2. Consent Items

- A. **Approval of the Minutes – August 21, 2018**
The minutes were approved as presented. (8-0)

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.COM

Regular Item

3. I-18-001

SEVIGNY

**MAP AMENDMENT (REZONE)
ROCKY TOP REZONE**

A request by Rocky Top Resources, Inc., for approval of a map amendment (rezoning) of 45.42 acres from RR-0.5 (Residential Rural) to I-3 (Heavy Industrial). The property is located southeast of Interstate 25 and Highway 24 intersection. (Parcel Nos.64291-01-029, 64291-01-030, and 64291-01-031)

Mr. Klafky gave an overview of the review criteria for a map amendment (rezone).

Mr. Sevigny introduced the applicant, **Mr. Fredrick D. Martin**, to give his presentation and answer any questions.

Mr. Creely – Could you review the 2004 variance and the rezone issue that you're applying for now? **Mr. Martin** – We got out of compliance at the 10 year mark, and when we started looking into putting up a building, the County said we needed to update the process first. I assumed when the need came up to renew that I would get some kind of communication from the County.

Mr. Sevigny gave his full presentation to the Planning Commission and answered questions from the panel.

Mr. Egbert – Does Fountain Creek run though the property? **Mr. Beck Grimm** – It runs next to the property.

Ms. Blea-Nunez – Does the work with connecting trails impact this property/project? **Mr. Sevigny** -- The trail is within CDOT right of way and they will work with Rocky Top to establish the trail connections.

Mr. Egbert – If we do accept this map amendment (rezone), then they would have to apply for a variance to allow that recreational use? **Mr. Sevigny** – That is correct.

Ms. Friedman – I saw a letter that was in the packet, was that one in favor as well? **Mr. Sevigny** – That was the original complaint email sent in for the project.

IN FAVOR: NONE

IN OPPOSITION: NONE

DISCUSSION:

Mr. Creely – In the past with rezone issues based on violations or non-compliance such as in this particular case, this seems to be a community thing that we need. The zoning is appropriate. Heavy industrial zones in the County are precious and hard to obtain. I think it's what we need and it's in the right place. I worry more about the County's participation in this. It's been an I-3 zone use since 2004, and they've been doing good work; and the County waits until there is a complaint or building permit to require more from the applicant. I think there's room for the County to be more proactive and not reactive in the future.

Mr. Gebhart – In the history of things, the area used to be owned by the Shonts family and was farming land. Martin Luther King bypass didn't come through until the late 80's. There was a concern that the bypass was built as a means to get to the airport and there would be a visual impact being that it was elevated above that area and very visible. The area north was PUD zoned, but they didn't sign the final PUD documents to put it in place. Even though it's shown as RR-0.5, the PUD was put in place and just not finalized. Mr. Martin's approval expired, he requested a building permit, which is what prompted the need to bring it back into compliance.

PC ACTION: MR. CURRY MOVED/MR. CREELY SECONDED TO APPROVE REGULAR ITEM NO. 3, I-18-001 FOR MAP AMENDMENT (REZONE) FOR ROCKY TOP UTILIZING RESOLUTION PAGE 27 WITH THREE (3) CONDITIONS AND TWO (2) NOTATIONS (MORE PARTICULARY DESCRIBED ON PAGE 18-045) AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED UNANIMOUSLY (8-0).

NOTE: For information regarding the Agenda item the Planning Commission is considering, call the Planning and Community Development Department for information (719-520-6300). Visit our Web site at www.elpasoco.com to view the agenda and other information about El Paso County. Results of the action taken by the Planning Commission will be published following the meeting. (The name to the right of the title indicates the Project Manager/ Planner processing the request.) If the meeting goes beyond noon, the Planning Commission may take a lunch break.

Minutes were approved as presented at the September 18, 2018 hearing.