

EL PASO COUNTY PLANNING COMMISSION AGENDA

Tuesday, August 20, 2019

Hearing Begins at 9:00 AM

NOTE: The El Paso County Planning Commission hearing is held in the Hearing Room located on the Second Floor of the Pikes Peak Regional Development Center at 2880 International Circle, Colorado Springs, Colorado 80910.

If you need further information, please contact the Planning and Community Development Department at 719-520-6300.

Full staff reports for each item can also be found at www.elpasoco.com, Departments, Planning and Community Development, Planning Commission, 2019 Meetings.

The Planning and Community Development Department Comment Agenda and any Supplemental Packets are automatically incorporated as part of the record unless specific objections are raised at the meeting. The recording is the official record of the proceedings.

NOTE: Any materials used in support of or opposition to a project must be submitted to the Clerk and left as part of the record.

9:00 a.m. – Regular Hearing

1. Report Items

- A. Planning and Community Development Department -- Craig Dossey**
- B. Public Comment on Items Not Listed on the Agenda**

2. Consent Items

- A. Approval of the Minutes – August 6, 2019**

Regular Items

3. ID-17-002

PARSONS

**SPECIAL DISTRICT SERVICE PLAN
RETREAT METROPOLITAN DISTRICTS NOS. 1 AND 2**

A request by TimberRidge Development Group, LLC, and TimberRidge Estates, LLC, for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Retreat Metropolitan Districts Nos. 1 and 2. The proposed Districts are located north of the proposed Briargate-Stapleton corridor, east of Vollmer Road, adjacent to Arroya Lane and within Sections 21, 22, 27, and 28, Township 12 South, Range 65

West of the 6th Principal Meridian. The applicant is proposing the following: a maximum debt authorization of \$14.5 million, a debt mill levy of 50 mills with a maximum of 65 mills and an operations and maintenance mill levy of 10 mills, and 5 mills for covenant enforcement. The statutory purposes of the proposed Districts include: 1) street improvements and safety protection; 2) design, construction, financing, and maintenance of drainage facilities; 3) design, acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; and 5) covenant enforcement, 6) design, construction, financing, and maintenance of public water and sanitation systems, and 7) television relay and translation, and security services. Properties within the boundaries of the proposed Districts are included within the Black Forest Preservation Plan (1987). (Parcel Nos. 52000-00-398, 52270-00-001, 52270-00-003, 52270-00-004, 52280-00-019 & 52220-00-023) (Commissioner District No. 2)
Type of Hearing: Quasi-Judicial

**4. LDC-19-007 PARSONS/RICE
EL PASO COUNTY LAND DEVELOPMENT CODE AMENDMENT
SUBDIVISION AMENDMENTS**

A request by the El Paso County Planning and Community Development Department to amend Chapters 1, 2, 7, and 8 of the El Paso County Land Development Code (2019) to modify the review and approval process for final plats; to modify Chapter 8 regarding Water Supply Standards, Wastewater Disposal, and Geology and Soils Standards Reports; to remove existing errors and discrepancies; and to modify language to resolve recurring issues. The proposed amendments, in their entirety, are on file with the El Paso County Planning and Community Development Department.
Type of Hearing: Legislative

5. El Paso County Master Plan – Informational Update – No Action Needed

NOTE: For information regarding the Agenda item the Planning Commission is considering, call the Planning and Community Development Department for information (520-6300). Visit our Web site - 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 Planner processing the request. If the meeting goes beyond noon, the Planning Commission may take a lunch break.