



COMMISSIONERS:  
MARK WALLER (CHAIR)  
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Planning Commission Meeting  
Tuesday, January 15, 2019  
El Paso County Planning and Community Development Department  
2880 International Circle, Hearing Room  
Colorado Springs, Colorado 80910

**PRESENT AND VOTING: JIM EGBERT, BRIAN RISLEY, JOAN LUCIA-TREESE, TOM BAILEY, GRACE BLEA-NUNEZ, PETER AURICH, AND SHARON FRIEDMAN**

**PRESENT AND NOT VOTING: NONE**

**ABSENT: KEVIN CURRY, JANE DILLON, AND ALLAN CREELY**

**STAFF PRESENT: CRAIG DOSSEY, NINA RUIZ, KARI PARSONS, LINDSAY DARDEN, JEFF RICE, GILBERT LAFORCE, AND EL PASO COUNTY ATTORNEY COLE EMMONS**

**OTHERS PRESENT WHO SPOKE AT HEARING: JUDY VON AHLEFELDT**

**Ms. Von Ahlefeldt** spoke on her background of the County. She wanted to state that the Planning Commission should have more of a leadership role in the County Master Plan. She gave her handouts to the Clerk for permanent record.

### **Report Items**

#### **Planning and Community Development Department – Mr. Dossey**

- A. Lindsay Darden** is the newly hired Planner II. Welcome Lindsay.
- B.** The next scheduled Planning Commission meeting is on Tuesday, **February 5, 2019.**
- C.** The County Master Plan process will take approximately 2-3 years. The consultants have interviews this week with County Directors. They will return in February for more interviews.

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



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

[www.ELPASOCO.COM](http://www.ELPASOCO.COM)

**D. Mr. Dossey** gave an update of the Planning Commission agenda items and action taken by the Board of County Commissioners since the last Planning Commission meeting.

**1. Consent Items**

**A. Sunshine Law – Mr. Bailey** read the statement into record and made the motion to approve. **Ms. Blea-Nunez** seconded the motion. The motion passed unanimously. (7-0)

**B. Approval of the Minutes – December 18, 2018**

The minutes were approved as presented. (7-0)

**C. PUDSP-18-004**

**RUIZ**

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN  
GARDENS AT NORTH CAREFREE**

A request by Mule Deer Investment LLC., for approval of a map amendment (rezoning) of 11.56 acres from CS (Commercial Service) and RR-5 (Residential Rural) to PUD (Planned Unit Development) and approval of a preliminary plan for 71 residential lots. The property is located at the northeast corner of the intersection of Ackers Drive and North Carefree Circle. (Parcel Nos. 53294-11-002 and 53294-00-012)

**PC ACTION: RISLEY MOVED/LUCIA-TREESE SECONDED TO APPROVE CONSENT ITEM NO. 2C, PUDSP-18-004 FOR A PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN FOR GARDENS AT NORTH CAREFREE UTILIZING RESOLUTION PAGES 29 AND 25 WITH SIX (6) CONDITIONS, FOUR (4) NOTATIONS, AND 2 MODIFICATIONS (MORE PARTICULARLY DESCRIBED ON PAGE 19-001) WITH A FINDING OF WATER SUFFICIENCY FOR QUALITY, QUANTITY, AND DEPENDABILITY AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED UNANIMOUSLY (7-0).**

**D. SP-17-010**

**RUIZ**

**PRELIMINARY PLAN  
SPRINGS EAST AT WATERVIEW**

A request by COLA, LLC and CPR Entitlements, LLC, for approval of a preliminary plan to create 713 single-family residential lots and 8 commercial lots. The 195.25 acre property is split zoned RS-5000 (Residential Suburban) (166.89 acres) and CS (Commercial Services) (28.36 acres) and is located at the southeast corner of the Powers Boulevard and Bradley Road intersection. (Parcel Nos. 55000-00-412 and 55000-00-413)

**PC ACTION: RISLEY MOVED/LUCIA-TREESE SECONDED TO APPROVE CONSENT ITEM NO. 2C, SP-17-010 FOR A PRELIMINARY PLAN FOR SPRINGS EAST AT WATERVIEW UTILIZING RESOLUTION PAGE 25 WITH SIX (46 CONDITIONS, TWO (2) NOTATIONS, AND ONE (1) WAIVER (MORE PARTICULARY DESCRIBED ON PAGE 19-002) AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED UNANIMOUSLY (7-0).**

**E. SF-18-023**

**RUIZ**

**FINAL PLAT  
STONEBRIDGE AT MERIDIAN RANCH FILING NO. 4**

A request by GTL, Inc., for approval of a final plat to create 209 single-family residential lots. The 68 acre property is zoned PUD (Planned Unit Development) and is located at the northwest corner of the Eastonville Road and Stapleton Drive intersection. (Parcel Nos. 42293-00-001 and 42293-00-002)

**Ms. Friedman** – With regard to the access ramps, if there is a requirement about mid-block access, then why do we not have to meet it? Was it not relevant? **Ms. Ruiz** – The modification was approved at the zoning stage in advance of the final plat. At that time engineering reviewed the ADA requirements to see if this was included, and it is not. **Mr. LaForce** – It is on the list for the next ECM update to be removed. If we get a lot of deviations for the same thing, it initiates the need to change the ECM.

**Mr. Egbert** – If we look at it like city blocks then the rule makes all kinds of sense, but because we don't lay out our development like that it creates less functionality.

**PC ACTION: BLEA-NUNEZ MOVED/AURICH SECONDED TO APPROVE CONSENT ITEM NO. 2E, SF-18-023 FOR A FINAL PLAT FOR STONEBRIDGE AT MERIDIAN RANCH FILING NO. 4 UTILIZING RESOLUTION PAGE 19 WITH TEN (10) CONDITIONS AND THREE (3) NOTATIONS (MORE PARTICULARY DESCRIBED ON PAGE 19-003) WITH A FINDING OF WATER SUFFICIENCY FOR QUALITY, QUANTITY, AND DPENDABILITY AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED UNANIMOUSLY (7-0).**

**F. PUDSP-18-005**

**PARSONS**

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN  
CREEKSIDE AT LORSON RANCH**

A request by Lorson, LLC Nominee, for approval of a map amendment (rezoning) of 83 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for 235 single-family residential lots. The property is located south of Lorson Boulevard and east of Marksheffel Road. (Parcel Nos. 55000-00-406, 55000-00-265, and 55000-00-267)

**Ms. Blea-Nunez** – Was this reviewed in light of the new Water Master Plan? I noticed a letter from Widefield. **Ms. Parsons** – The provider to serve water and wastewater is Widefield Water and Sanitation. In terms of incorporating the newly adopted Water Master Plan, this review was done prior to the adoption. **Mr. Dossey** – State statute defines that when the Water Master Plan has been certified, then it can be used in the County. That will happen very soon. That review will be a part of the staff report.

**Ms. Blea-Nunez** – The one person in opposition that stated he would contact legal counsel, has there been contact with this individual? **Ms. Parsons** – We have left messages with the individual and have had no response back from this neighbor.

**PC ACTION: LUCIA-TREESE MOVED/BAILEY SECONDED TO APPROVE CONSENT ITEM NO. 2F, PUDSP-18-005 FOR A PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN FOR CREEKSIDE AT LORSON RANCH UTILIZING RESOLUTION PAGES 29 AND 25 WITH TEN (10) CONDITIONS AND FOUR (4) NOTATIONS (MORE PARTICULARLY DESCRIBED ON PAGE 19-004) WITH A FINDING OF WATER SUFFICIENCY FOR QUALITY, QUANTITY, AND DEPENDABILITY AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED UNANIMOUSLY (7-0).**

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](http://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.

The minutes were approved as presented at the February 5, 2019 hearing.