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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Joint Planning Commission and Board of County Commissioners Meeting
Tuesday, February 18, 2020
El Paso County Planning and Community Development Department
2880 International Circle, Hearing Room
Colorado Springs, Colorado 80910

SPECIAL MEETING
3:00 p.m.

PLANNING COMMISSION PRESENT: BRIAN RISLEY, BECKY FULLER, ALLAN CREELY, TOM BAILEY, TIM TROWBRIDGE, JOAN LUCIA-TREESE, SARAH BRITAIN JACK, AND ERIC MORAES

BOARD OF COUNTY COMMISSIONERS PRESENT: MARK WALLER, LONGINOS GONZALEZ, JR., HOLLY WILLIAMS, STAN VANDERWERF, AND CAMI BREMER

OTHER EPC STAFF PRESENT: AMY FOLSOM, CRAIG DOSSEY, MARK GEBHART, COLE EMMONS, TRACEY GARCIA, LAUREN TOSTENSON, AND KRISTY SMART

PUBLIC PRESENT: TERRY STOKKA, DAVID WISMER, JUDITH VON AHLEFELDT, DAN WEBER, BRUCE BUKSAR, AND M.J. BERG

TOPICS OF DISCUSSION:

- ANNEXATION
- ACCOMMODATING GROWTH WHILE MAINTAINING COMMUNITY CHARACTER
- PROGRESS AND DIRECTION OF THE COUNTY MASTER PLAN
- PC AND BOCC INTERFACE AND HOW DECISIONS ARE RENDERED.
- WHAT THE COMMISSIONERS THOUGHTS ARE ON DEVELOPMENT IN THE COUNTY AS WE CONTINUE TO GROW
- IDEAS ON APPROACH TO NECESSARY LAND DEVELOPMENT CODE CHANGES REGARDING CODE VIOLATIONS
- CAN THE COUNTY AND CITY LAND USE REGULATIONS BE ALIGNED?

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- THE BALANCE OF RAPID DEVELOPMENT AND COSTS THAT ACCRUE WITH DEVELOPMENT IN UNINCORPORATED EL PASO COUNTY

SUMMARY OF DISCUSSION:

- Tremendous growth is coming to El Paso County. There is a housing shortage/crisis.
- We need to keep community character in mind when approving development applications.
- We need to contemplate all things, all resources, for future sustainment. Is it smart to change density in some areas and then continue to modify that density further?
- Annexation statutes haven't been updated since 1965. Annexation legislation currently gives all the control to municipalities. The new language that we are working with changes that to where the County will have a seat at the table. This is an ongoing conversation and will require collaboration with other municipalities.
- The challenge in annexation is not knowing what direction the City is going geographically and trying to specifically identify those areas.
- Cimarron Hills for example, the City can't afford them. They don't have the tax base to move into the City. So maybe we should keep City design standards in mind when these developments are being built, so that they fit City standards instead of having to be awkwardly retrofitted down the road. However, we don't know what the city standards are going to be so we can't direct these developments properly without knowing what the City wants.
- Housing supply vs. accessible housing must be kept in mind.
- More "new starts" type of developments are in the County vs. the City.
- Building a home in the City vs. the County is the same because of Regional Building and their building codes, but infrastructure is much different when it comes to roads and other central services.
- More employers are coming here, where will people live? We need to be prepared now.
- Multi-family housing needs, construction defect reform are topics we all need to look at.
- Urban communities are happening all over the country.
- What innovative ideas can we all look at for the future such as multi-use within the same building or neighborhood?
- The Master Plan needs to identify areas of annexation. This is the opportunity to get it right. We need to see not only annexations, but innovation, water, long-term conservation, manufactured homes, and safety innovation.

- New federal counsel on homelessness is cross-jurisdictional. We need to know what we are dealing with and what can be done with less but always keeping safety in mind. How do we incentivize developers to build communities that accommodate this population of citizens and also be less regulatory?
- In looking at development applications, it is our obligation to approve if the project meets the requirements set forth in the Code.
- We all want to see certain areas protected, but we also want to preserve individual property owner rights. That balance is sometimes difficult.
- Industrial areas are precious and need to be protected/preserved.
- There are dangerous driving conditions in Black Forest and areas that have roads with no shoulders. People want open space protected, but we have to have safe infrastructure as well.
- We want to preserve the County's character, but we also must ensure public process, and for elected officials and for volunteer commissions, we take the public opinion and the staff's work very seriously. We read the minutes from the Planning Commission hearing and ask the same questions if there appears to be unanswered questions or concerns.
- We need to do a better job of transitioning developments from very low, rural density to higher density.