

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Planning Commission Meeting
Thursday, July 23, 2020
El Paso County Planning and Community Development Department
200 S. Cascade Ave – Centennial Hall Hearing Room
Colorado Springs, Colorado

REGULAR HEARING
1:00 p.m.

**PRESENT AND VOTING: BRIAN RISLEY, TOM BAILEY, JOAN LUCIA-TREESE,
BECKY FULLER, TIM TROWBRIDGE, AND JAY CARLSON**

**PRESENT VIA ELECTRONIC MEANS AND VOTING: GRACE BLEA-NUNEZ, THOMAS
GREER, AND ERIC MORAES**

PRESENT AND NOT VOTING: NONE

ABSENT: SARAH BRITAIN JACK

**STAFF PRESENT: NINA RUIZ, KARI PARSONS, JEFF RICE (VIA REMOTE ACCESS),
AND EL PASO COUNTY ATTORNEY COLE EMMONS**

OTHERS SPEAKING AT THE HEARING: DOUG STIMPLE

Report Items

**1. A. Report Items -- Planning and Community Development Department –
Ms. Ruiz -- The following information was discussed:**

- a) There is no Planning Commission hearing on August 6, 2020. The next scheduled Planning Commission meeting is for **August 20, 2020 at 1:00 p.m.**
- b) **Ms. Ruiz** gave an update of the Planning Commission agenda items and action taken by the Board of County Commissioners since the last Planning Commission meeting.

B. Public Input on Items Not Listed on the Agenda

Mr. William Feller – Resident of Peaceful Valley Estates. We are directly south of the Lorson Ranch development. We have concerns on the easement. We have seen the easement diminish. We want a barrier such as a berm or wall that will give a boundary between the existing and new developments. They have dumped dirt up next to the existing properties. We've been told they are allowed to do this. We have dirt heaps and the residents have zero leverage from the blowing dirt. We want it acknowledged that impacts are happening to the existing residents. We want it to go back to 2 ½ acre lots that it was originally planned for.

2. Consent Items

A. Approval of the Minutes – July 7, 2020

The minutes were approved as presented. (8-0)

B. SF-19-009

PARSONS

**FINAL PLAT
RETREAT AT TIMBERRIDGE FILING NO. 1**

A request by TimberRidge Development Group, LLC, for approval of a final plat to create 70 single-family residential lots. The three parcels, totaling 72.4 acres, are zoned PUD (Planned Unit Development) and are located north of the future extension of Briargate-Stapleton Parkway, south of Arroya Lane, and east of Vollmer Road and is located within Sections 27 and 28, Township 12, Range 65 West of the 6th P. M. (Parcel Nos. 52280-00-019, 52270-00-003, and 52270-00-004) (Commissioner District No. 2)

Mr. Trowbridge would like the water statement explained further. **Mr. Emmons** explained that the water is complicated. The information that had been provided was not correct or incomplete. They have plenty of water to serve. There are augmentation plans, and when post pumping depletions have occurred, there is a plan for a new well. There is sufficient supply. There are also lots that will be served by central water and wastewater services. There will be an IGA between the two districts that will further confirm the details. It is my recommendation to approve today without the contract in place. The Attorney's Office is comfortable holding up the recording of the final plat until we have the agreement in place. **Mr. Trowbridge** – I am not comfortable with this going forward until we have that contract in place. **Mr. Risley** – Do you have any certainty that it would be in place if this item is continued. **Mr. Emmons** – Sterling Ranch is the key to delivering the water. The water is there. The anticipated IGA between TimberRidge and Sterling Ranch Metro District is to have the water conveyed. TimberRidge commits to

build the infrastructure to deliver the water to Sterling. The only thing missing is the agreement between the two entities. I don't see that it's a lot different than we see in a typical development served by central water where a metro district is willing to serve and the developer is responsible to construct the infrastructure to supply water to the homes. **Mr. Bailey** – Condition 12 should cover this concern. **Mr. Emmons** – That condition is added to every planning application and will cover this issue.

Mr. Doug Stimple – There are a couple minor discrepancies in the finding of water sufficiency. We submitted this report in February and got this report yesterday. It is not an uncomplicated situation. Things are difficult with COVID. The facts are we have plenty of water and Sterling Ranch has plenty of water. The IGA will be in place between the two metro districts. Water and sewer are in place. The changes are not substantive. We asked that a condition be placed that we are not able to record the final plat until the IGA is in place. I ask that you move this on with approval and allow us to resolve it between now and plat recordation.

Mr. Trowbridge – I am sorry. I am the sticky wicket. We received an Attorney's letter just this morning. It was a little confusing, so I asked for further explanation. I also wanted to know how we could find sufficiency without that IGA in place. I appreciate the explanation. I have no problem supporting the final plat now.

PC ACTION: BAILEY MOVED/FULLER SECONDED TO APPROVE CONSENT ITEM 2B, SF-19-009, FOR A FINAL PLAT RETREAT AT TIMBERRIDGE FILING NO. 1 UTILIZING RESOLUTION PAGE NO. 19, CITING 20-033, WITH SIXTEEN (16) CONDITIONS, TWO (2) NOTATIONS, WITH A FINDING OF WATER SUFFICIENCY FOR WATER QUALITY, QUANTITY, AND DEPENDABILITY, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (9-0).

C. PUDSP-19-011

PARSONS

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
URBAN COLLECTION AT PALMER VILLAGE**

A request by COLA LLC, for approval of a map amendment (rezoning) of 117.98 acres from RS-5000 (Residential Suburban) CAD-O (Commercial Airport Overlay) to PUD (Planned Unit Development) CAD-O (Commercial Airport Overlay) and approval of a preliminary plan for 605 single-family residential lots, right-of-way, and open space. The property is located at the

southeast corner of the Powers Boulevard and Bradley Road intersection. (Parcel No. 55000-00-412) (Commissioner District No. 4)

PC ACTION: LUCIA-TREESE MOVED/BAILEY SECONDED TO APPROVE CONSENT ITEM 3C, PUDSP-19-001, FOR A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN FOR URBAN COLLECTION AT PALMER VILLAGE UTILIZING RESOLUTION PAGE NO. 31, CITING 20-034, WITH EIGHT (8) CONDITIONS, FIVE (5) NOTATIONS, AND FIVE (5) MODIFICATIONS, WITH A FINDING OF WATER SUFFICIENCY FOR WATER QUALITY, QUANTITY, AND DEPENDABILITY, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (9-0).

REGULAR ITEMS

3. AL-19-019

DARDEN

**SPECIAL USE
URBAN FIREWOOD**

A request by Joseph Yost for approval of a special use for firewood sales. The 10.57 acre property is zoned A-5 (Agricultural) and is located north of Highway 94, approximately 800 feet west of Corral Valley Road and is within Section 12, Township 14 South, Range 65 West of the 6th P.M. (Parcel No. 54120-03-011) (Commissioner District No. 2)

PC ACTION: NO ACTION REQUIRED. THIS ITEM HAS BEEN WITHDRAWN

- 4. El Paso County Master Plan – Informational Update – No Action Needed – Ms. Ruiz** updated the Planning Commission on the Master Plan process and timeline. The next meeting is tentatively scheduled for September 8, 2020 at 1:00 p.m.

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.

The minutes were approved as presented at the August 20, 2020 hearing.