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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Planning Commission Meeting  
Tuesday, July 7, 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, SARAH BRITTAIN JACK, BECKY FULLER, AND TIM TROWBRIDGE**

**PRESENT VIA ELECTRONIC MEANS AND VOTING: ERIC MORAES AND THOMAS GREER**

**PRESENT AND NOT VOTING: JAY CARLSON**

**ABSENT: GRACE BLEA-NUNEZ**

**STAFF PRESENT: MARK GEBHART, NINA RUIZ, KARI PARSONS, RAD DICKSON, JEFF RICE (VIA REMOTE ACCESS), JACK PATTON (VIA REMOTE ACCESS), AND EL PASO COUNTY ATTORNEY LORI SEAGO (VIA REMOTE ACCESS)**

**OTHERS SPEAKING AT THE HEARING: JEFF MARK, TOM SWAIM, JACK BESTALL, DAN KUPFERER**

**Report Items**

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

- a) The next scheduled Planning Commission meeting is for **Thursday, July 23, 2020 at 1:00 p.m.**

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)

- b) **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.
- c) **Mr. Gebhart** also gave an update on the Master Plan and upcoming meetings. A summary is included from his presentation:

Three public meetings were scheduled in April to review Placetypes.

- Suspended in March when offices/meetings were closed

June Advisory Committee review of Placetypes, Key Areas, and Areas of Change  
Alternate approach to public meetings-Video release of educational material, surveys, mapping tools

- June 1-Placetypes
- June 15-Key Areas
- June 29-Areas of Change

Advertisements in newspapers, email contacts, email lists, press releases, Facebook, Nextdoor.

Participation

- Placetype-24 questionnaires completed, 4 comments from 3 maps
- Key Areas-34 questionnaires completed, 1 map with 17 comments
- Areas of Change. Closes July 13.

The results and comments will be reviewed by the Advisory Committee at a meeting on July 22, placing us about a month behind on our preliminary schedule.

**B. Public Input on Items Not Listed on the Agenda – NONE**

**2. Resolution to Amend the Planning Commission Bylaws to Address the Hearing Date/Time/Location for the Remainder of 2020**

**PC ACTION: LUCIA-TREESE MOVED/BAILEY SECONDED TO APPROVE THE PLANNING COMMISSION BYLAWS AMENDMENT WHICH SPECIFICALLY ADDRESSES THE DATE/TIME/LOCATION CHANGE FOR THE REMAINDER OF 2020 PC HEARINGS. THE MOTION PASSED UNANIMIOUSLY (7-0).**

**3. Consent Items**

**A. Approval of the Minutes – June 16, 2020**

The minutes were approved with one change to add Ms. Fuller as absent.  
(8-0)

**B. PUDSP-19-009**

**RUIZ**

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN  
ROLLING HILLS RANCH FILINGS 1-3 AT MERIDIAN RANCH**

A request by Meridian Ranch Investments, Inc., for approval of a map amendment (rezoning) of 251 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) and approval of a preliminary plan for 725 single-family residential lots. The property is located west of Eastonville Road at the easternmost terminus of Rex Road and is adjacent to the southwest of the Falcon Regional Park. (Parcel Nos. 42000-00-407 and 42000-00-401) (Commissioner District No. 2)

**PC ACTION: BAILEY MOVED/LUCIA-TREESE SECONDED TO APPROVE CONSENT ITEM 3B, PUDSP-19-009, FOR A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN FOR ROLLING HILLS RANCH FILINGS 1-3 AT MERIDIAN RANCH UTILIZING RESOLUTION PAGES NO. 29 AND 25, CITING 20-029, WITH SIX (6) CONDITIONS, SIX (6) 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 (8-0).**

**C. ID-19-006**

**PARSONS**

**SPECIAL DISTRICT SERVICE PLAN  
THE RANCH METROPOLITAN DISTRICT NOS. 1-4**

A request by PRI #4, LLC, for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Ranch Metropolitan District. The parcels proposed for inclusion into the District total 610 acres and are located north of Woodmen Road, south of Stapleton Drive, and East of Raygor Road and are within Section 35, Township 12 South, Range 65 West of the 6th P.M. The proposed service plan includes the following: a maximum debt authorization of \$43 million, a debt service mill levy of 50 mills for residential, 35 mills for commercial, an operations and maintenance mill levy of 10 mills, and 5 mills for covenant enforcement, for total maximum combined mill levy of 65 mills. The statutory purposes of the District include the provision of the following: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant

enforcement; and 7) design, construction, and maintenance of public water and sanitation systems. The properties within the boundaries of the proposed District are included within the Falcon/Peyton Small Area Master Plan (2006) and the Black Forest Preservation Plan (1998). (Parcel Nos. 52000-00-321, 52000-00-323, and 52000-00-324) (Commissioner District No. 2)

**PC ACTION: BRITAIN JACK MOVED/LUCIA-TREESE SECONDED TO APPROVE CONSENT ITEM 3C, ID-19-006, FOR A SPECIAL DISTRICT SERVICE PLANT FOR THE RANCH METROPOLITAN DISTRICT NOS. 1-4 UTILIZING RESOLUTION PAGE NO. 37, CITING 20-030, WITH TEN (10) CONDITIONS, TWO (2) NOTATIONS, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (8-0).**

**REGULAR ITEMS**

**4. PUDSP-20-001**

**PARSONS**

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

A request by Lorson, LLC, Nominee, for Murray Fountain, LLC, for approval of a map amendment (rezoning) of 64.26 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) and approval of a preliminary plan for 200 single-family attached residential lots. The property is located along the east side of the East Tributary of Jimmy Camp Creek, south of Lorson Boulevard and is within Section 23, Township 16 south, Range 65 West of the 6<sup>th</sup> P.M. (Current Parcel Nos. 55000-00-424, 55231-00-005, 55000-00-422, 55000-00-406; anticipated Parcel Nos. after completion of the Assessor's Office pending parcel map update are 55000-00-432, 55000-00-433, 55000-00-434, and 55231-00-005) (Commissioner District No. 4)

**Ms. Parsons** gave a brief overview and went over the review criteria for a planned unit development with a preliminary plan. She then introduced the applicants' representative, **Mr. Jeff Mark, Landuis Development**, to go over their presentation.

**Mr. Trowbridge** – Could you go to the lot size map and describe the color coding. **Mr. Mark** – The white spaces are all open space and/or detention areas. The darker are the home lots. The overall lot breakdown has a buffer of 2.5 acre home sites, 13 acres of open space, and all drainage and development tracts.

**Mr. Carlson** – How do you calculate the dwelling units/acre. **Mr. Mark** – It is the division of the number of dwelling units by the acreage including open space.

**Ms. Parsons** then gave her full presentation and answered questions from the Planning Commission.

**Mr. Trowbridge** – Is the future development tract, is that Tract A? **Ms. Parsons/Mr. Risley** – Page 33 of the staff report shows that it is Tract A.

**Mr. Carlson** – I'm still struggling with the average density of 3.11 with 200 detached lots. I come up with 112 not 200. **Ms. Parsons** – The density calculation is based on developed space for lots, roads, drainage and open spaces.

**Mr. Jeff Rice, PCD Engineer III**, went over the engineering findings regarding traffic and drainage.

**IN FAVOR: NONE**

**IN OPPOSITION:**

**Mr. Tom Swaim** – I'm resident of the area and President of the Apple Ridge HOA. I provided written comments. My greatest concern is the number of lots that are smaller than the RS-5000 standard. While I understand that there is a 5.6 acre open space which basically envelopes the end of Luna Drive. The problem that we see is that it basically amounts to 100 feet of separation between the rear lots lines and our development's lot lines. We would like to see other mitigation like landscaping and trees to provide a visual break. Our lots are about 13,000 - 19,000 square feet. A 100-foot transition is not adequate to address the aesthetics of what we would like to see for our community.

**Mr. Jack Bestall** – I am representing Signature Ranch, LLC. Drainage is our primary concern. Our engineers are working with the engineers from the City of Fountain are in the process of evaluating the drainage conditions and design of the project. The drainage design relies on revegetation and that will take several years. During that period impacts will occur downstream to Jimmy Camp Creek's natural condition and to the existing infrastructure in the area. We will be providing additional comments regarding the design of the drainage and its downstream impacts. It is likely that extending erosion control downstream to mitigate those impacts will be necessary. During the construction and re-stabilization period, impacts will occur off the Lorson Ranch property. An agreement on a temporary construction easement and management agreement between Lorson Ranch and Signature Ranch, LLC should be a condition of approval of the rezoning. This would be the most appropriate method to manage the potential impacts before they occur. We look forward to working with Lorson Ranch on this agreement.

**Mr. Mark** had an opportunity for rebuttal. RS-5000 is not our zoning, we are PUD zoning, so we are not trying to conform to a different zoning. We will have a landscaping plan that will go before the Planning staff. We absolutely require all of

our builders to do fencing and landscaping where required. He mentioned 13-19,000 square foot lots and those are within the City of Fountain. With regard to off-site drainage improvements, we will be doing full-spectrum detention mitigation. I've not heard from anyone from the City of Fountain; I am happy to have those conversations.

**DISCUSSION:**

**Mr. Bailey** – I'd like to see the drainage map again. It seems unfair for them to deal with drainage because they are at the end of the creek. Could you clarify? **Ms. Parsons** – There is currently a separate application in review CDR-19-002 as a standalone for the channel improvements. It is not a part of this application. The full-spectrum detention is within this development, but they are not the same applications. The arrows identify the direction of drainage that the flow is anticipated to go.

**PC ACTION: LUCIA-TREESE MOVED/BAILEY SECONDED TO APPROVE REGULAR ITEM 3, PUDSP-20-001, FOR A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN FOR CREEKSIDE SOUTH AT LORSON RANCH UTILIZING RESOLUTION PAGE NOS. 29 AND 25, CITING 20-031, WITH EIGHT (8) CONDITIONS AND FIVE (5) 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 (8-0).**

5. U-20-001

DICKSON

**APPROVAL OF LOCATION  
FALCON FIRE PROTECTION DISTRICT STATION NO. 3**

A request by Falcon Fire Protection District for an approval of location to allow for a fire station. The property is zoned PUD (Planned Unit Development) and is located on the northwest corner of the Highway 24 and Old Meridian Road intersection and is within Section 12, Township 13 South, Range 65 West of the 6th P.M. (Parcel Nos. 53124-00-014 and 53124-00-015) (Commissioner District No. 2)

**Mr. Dickson** gave a brief overview and went over the review criteria for an approval of location. He then introduced the applicants' representative, **Mr. Dan Kupferer, Falcon Fire Protection District**, to go over their presentation.

**IN FAVOR: NONE**

**IN OPPOSITION: NONE**

**DISCUSSION: NONE**

**PC ACTION: TROWBRIDGE MOTIONED/LUCIA-TREESE SECONDED TO APPROVE REGULAR ITEM 5, U-20-001, FOR AN APPROVAL OF LOCATION FOR FALCON FIRE PROTECTION DISTRICT STATION, UTILIZING RESOLUTION PAGE 9, CITING 20-032, WITH FOUR (4) CONDITIONS AND ONE (1) NOTATION. THE MOTION WAS APPROVED (5-0).**

- 6. El Paso County Master Plan – Informational Update – No Action Needed – Mr. Gebhart** updated the Planning Commission on the Master Plan process during his report items. No further information provided.

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 July 23, 2020 hearing.