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**Board of County Commissioners**  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

## **EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA**

**THURSDAY, JUNE 6, 2024**

**Public Hearing begins at 9:00 A.M.**

**Second-floor Hearing Room, Pikes Peak Regional Development Center  
2880 International Circle, Colorado Springs, 80910**

Staff reports and additional documentation for each item can be found on the *View Hearing Schedule and Meetings* page at <https://planningdevelopment.elpasoco.com>. Supplemental documents provided to staff are automatically incorporated as part of the record unless specific objections are raised at the meeting.

Comments and documents emailed to [PCDhearings@elpasoco.com](mailto:PCDhearings@elpasoco.com) that are received at least 24 hours in advance of the hearing will be included in the hearing packet. Anything received within 24 hours of the hearing will be uploaded as part of the file on EDARP but might not be present at the hearing.

The recording is the official record of the proceeding. If you need further information, please contact Planning and Community Development at 719-520-6300.

### **1. Report Items**

**A. Planning Department:** Meggan Herington or Justin Kilgore. Next PC Hearing: June 20<sup>th</sup>, 2024.

### **2. Annual Election of Officers** (Chair and Vice-Chair)

### **3. Call for public comment for items not listed on the agenda.**

### **4. Consent Items**

**A. Adoption of Minutes** from PC Hearing held May 16, 2024.

**B. MS232**

**MATHY**

### **FINAL PLAT FALCON SELF STORAGE AND U-HAUL SUBDIVISION**

A request by Oliver Watts Consulting for approval of a 5.00-acre Final Plat creating one (1) lot. The property is zoned I-2 (Limited Industrial) and is located roughly one-half of a mile north of the intersection of Woodmen Road and Bent Grass Drive. (Parcel No. 5301002005) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/164998>

## 5. Called-up Consent Items

## 6. Regular Items

### A. AL2321

MATHY

#### SPECIAL USE MONUMENT GLAMPING 1 - SPECIAL USE MODIFICATION

A request by Chris Jeub for approval of a Special Use to allow a recreational camp for 12 sites. The property is 6.44 acres and located at 16315 Rickenbacker Avenue, approximately one-quarter of a mile south from the intersection of Rickenbacker Avenue and Doolittle Road. (Parcel No. 7127001011) (Commissioner District No. 3)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/193109>

### B. U232

LETKE

#### APPROVAL OF LOCATION PEYTON FIRE PROTECTION DISTRICT UNMANNED STATION

A request by Bennett Cullers Family Partnership LLP for Approval of Location to allow an unmanned fire station. Should the Planning Commission approve the location of the unmanned fire station, the applicant will be required to obtain Site Development Plan approval. The site is located approximately halfway between Bradshaw Road and Peyton Highway on the south side of Sweet Road. (Parcel No. 3100000255) (Commissioner District 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/188778>

## 7. Non-Action Items

### A. MP241

CHAVEZ

#### MASTER PLAN MAJOR TRANSPORTATION CORRIDOR PLAN MP 2024

The El Paso County Department of Public Works requests adoption of the Major Transportation Corridors Plan (MTCP) into the Your El Paso County Master Plan. With adoption, this Plan will become the principal plan for further planning and development of roads within unincorporated El Paso County. The MTCP is a critical step in creating an effective and efficient transportation infrastructure that meets future needs. The Plan will provide an updated vision for future transportation, a list of transportation improvements, and a long-term right-of-way preservation plan for each major roadway. (All Commissioner Districts)

To view supporting documents: <https://epcdevplanreview.com/Public/ProjectDetails/196063>

**B. Informal Presentation.** A presentation by Clarion Associates, LLC regarding the Land Development Code Update process.

**C. Annual Training.** A presentation by Lori Seago regarding PC Annual Training.

NOTE: For information regarding an agenda item, call Planning and Community Development at 719-520-6300 or visit our website at <https://planningdevelopment.elpasoco.com>. Results of the action taken by the Planning Commission will be uploaded to the case on EDARP ([www.epcdevplanreview.com](http://www.epcdevplanreview.com)).