

RECORD OF PROCEEDINGS

*Minutes of the August 10, 2022  
El Paso County Park Advisory Board Meeting  
Centennial Hall, 200 S. Cascade  
Colorado Springs, Colorado*

Members Present:

Ed Hartl, Chair  
Anne Schofield (via TEAMS)  
Susan Jarvis-Weber, Secretary  
Kiersten Steel  
Terry Martinez (via TEAMS)

Staff Present:

Todd Marts, Executive Director  
Brian Bobeck, Park Operations Division Manager  
Sabine Carter, Administrative Services Coordinator  
Jason Meyer, Planning Supervisor  
Ross Williams, Park Planner  
Theresa Odello, Recreation & Cultural Services Manager  
Kathy Andrew, Environmental Division Manager  
Kyle Melvin, Assistant Park Operations Division Mgr.  
Scott Myers, Operations Support Supervisor  
Adam Robertson, Central District Supervisor

Absent: Lois Landgraf

The following minutes are a summary of the proceedings. A recording is available upon request at the El Paso County Parks Administration Office.

1. Call to Order: The meeting was called to order at 1:32 p.m. by Ed Hartl, Chair.
2. Approval of Agenda: **Kiersten Steel made a motion to approve the meeting agenda. Susan Jarvis-Weber seconded the motion. The motion carried 5 - 0.**
3. Approval of Minutes: **Kiersten Steel made a motion to approve the June 8, 2022, meeting minutes. Susan Jarvis-Weber seconded the motion. The motion carried 5 - 0.**  
(The July meeting minutes are not available due to the cancellation of the meeting.)
4. Introductions and Presentations:

**A. El Paso County Masterplan Update**

Teresa Jackson, Senior Consultant with BerryDunn provided a presentation of the Park Master Plan Update process. The update process began in June of 2021. Next steps in the Parks Master Plan Update include El Paso County Planning Commission approval in August / September 2022 and Board of County Commissioner adoption in September 2022. Cory Sutela, Medicine Wheel Trail Advocates stated that unstructured recreation, specifically trails and unimproved trails are a major part of the strength and identity in our community and he hoped to see more emphasis on the matter in the master plan update. He would like to explore opportunities for his organization and other cycling groups to work with El Paso County Parks on how to expand trail opportunities.

Susan Davies, Trails, and Open Space Coalition stated that opportunities to expand the existing park system should be considered due to the increase in population. Judith von Ahlefeldt provided public comment and stated that open space needs to receive more emphasis. Partnering with local organizations and education groups should also be considered.

**Kiersten Steel moved to endorse the draft 2022 El Paso County Parks Master Plan and recommended adoption to the El Paso County Board of Commissioners, subject to refinement during the public hearing and adoption process. Susan Jarvis-Weber seconded the motion. The motion passed 5 – 0.**

**B. Lease renewal for Black Forest Section 16**

Todd Marts provided a Power Point presentation which detailed the past and newly negotiated lease. The current lease expires on December 8, 2022. Staff negotiated a new lease with the State Board of Land Commissioners for the Black Forest Section 16 Property.

Cory Sutela, Medicine Wheel Trail Advocates, Judith von Ahlefeldt and Susan Davies provided public comment and support the lease renewal.

**Susan Jarvis-Weber moved to endorse the ten-year lease for Black Forest Section 16 effective December 9, 2022, expiring December 8, 2032. Kiersten Steel seconded the motion. The motion passed 5 – 0.**

**5. Citizen Comments:**

Cory Sutela, Medicine Wheel Trail Advocates, stated that his group is very interested in trail opportunities within Jones Park and the possibility to work with Colorado Motorcycle Trail Riders Association with the goal to apply for grants for new trail opportunities.

**6. Development Applications:**

**A. The Glen at Widefield Filing No. 12 Final Plat**

Ross Williams presented The Glen at Widefield Filing No. 12 Final Plat.

**Susan Jarvis-Weber recommended that the Planning Commission and Board of County Commissioners include the following conditions when considering and/or approving The Glen at Widefield Filing No. 12 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$36,893, and urban park fees in the amount of \$23,305. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat. Kiersten Steel seconded the motion. The motion passed 5 – 0.**

**B. Romens Rezone**

Ross Williams presented the Romens Rezone.

**Kiersten Steel recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Romens Preliminary Plan: (1) designate and provide to El Paso County a 25-foot-wide public trail easement along the south side of the development, outside the drainage and utility easement, and from the SE corner of the development north to the intersection of Bradshaw Lane that allows for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat (2) fees in lieu of land dedication for regional park purposes in the amount of \$3,220 will be required at the time of the recording of the forthcoming Final Plat. Susan Jarvis-Weber seconded the motion. The motion passed 5 – 0.**

**C. Falcon Meadows at Bent Grass Filing No. 4 Final Plat**

Ross Williams presented Falcon Meadows at Bent Grass Filing No. 4 Final Plat and answered questions by board members.

**Susan Jarvis-Weber recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Falcon Meadows at Bent Grass Filing No. 4 Final Plat: (1) designate and provide to El Paso County a 25-foot-wide public trail easement through Tract A and B that allows for the construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat (2) require fees in lieu of land dedication for regional park purposes in the amount of \$17,940, and urban park fees in the amount of \$11,310. Kiersten Steel seconded the motion. The motion passed 5 – 0.**

**D. Sterling Ranch Sketch Plan Amendment**

Ross Williams presented Sterling Ranch Sketch Plan Amendment and addressed questions by the board.

**Susan Jarvis-Weber recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch Sketch Plan Amendment: (1) designate and provide to El Paso County a 25-foot trail easement along the Sand Creek corridor and its western extensions, that allows for public access, as well as construction and maintenance by El Paso County of the Sand Creek Regional Trail; (2) designate and provide to El Paso County a 25-foot trail easement along south side of Arroyo Lane, that allows for public access, as well as construction and maintenance by El Paso County of the Arroyo Lane Regional Trail; (3) designate and provide to El Paso County a 25-foot trail easement through the northeastern open space buffer, that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail; (4) the easements shall be shown on all forthcoming preliminary plans**

and final plats, and the aforementioned easements shall be dedicated to El Paso County on the forthcoming final plats, (5) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats. Kiersten Steel seconded the motion. The motion passed 5 – 0.

**E. Sterling Ranch East Phase I Preliminary Plan**

Ross Williams presented the Sterling Ranch East Phase I Preliminary Plan and addressed questions by the board.

**Susan Jarvis-Weber recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Phase I Preliminary Plan: (1) recommend the developer explore a wide variety of park, trail, and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$350,060 and urban park purposes in the amount of \$220,690 will be required at time of the recording of the forthcoming final plat(s). Kiersten Steel seconded the motion. The motion passed 5 – 0.**

Commissioner Stan VanderWerf provided public comment. He stated that he had an opportunity to meet with Governor Polis. Commissioner VanderWerf passed on Governor Polis' appreciation for opening two new parks/open spaces. Commissioner VanderWerf highlighted the life of the late Deputy Andrew Peery and his service record.

**F. FourSquare at Sterling Ranch East PUD Development Plan and Preliminary Plan**

Ross Williams presented FourSquare at Sterling Ranch East PUD Development Plan and Preliminary Plan and answered questions by the board.

**Kiersten Steel recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving FourSquare at Sterling Ranch East PUD Development Plan and Preliminary Plan: (1) recommend the applicant explore a wide variety of active-use park and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$72,680 and urban park purposes in the amount of \$45,820 will be required at time of the recording of the forthcoming final plat(s). Susan Jarvis-Weber seconded the motion. The motion passed 5 – 0.**

**G. The Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan**

Ross Williams The Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan and answered questions by the board.

**Susan Jarvis-Weber recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or**

approving The Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan: (1) recommend the applicant explore a wide variety of active-use park and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$113,160 and urban park purposes in the amount of \$71,340 will be required at time of the recording of the forthcoming final plat(s). Kiersten Steel seconded the motion. The motion passed 5 – 0.

**H. North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan**

Ross Williams presented North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan.

Kiersten Steel recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$16,100 and urban park purposes in the amount of \$10,150 will be required at time of the recording of the forthcoming final plat(s). Susan Jarvis-Weber seconded the motion. The motion passed 5 – 0.

**I. Waterside PUD Development Plan and Preliminary Plan**

Ross Williams presented the Waterside PUD Development Plan and Preliminary Plan and addressed questions by the board members.

Kiersten Steel recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Waterside PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$23,920 and urban park purposes in the amount of \$15,080 will be required at time of the recording of the forthcoming final plat(s). Susan Jarvis-Weber seconded the motion. The motion passed 5 – 0.

**7. Information / Action Items:**

Todd Marts announced the newly appointed Park Advisory Board members. John Wallace, Vincent Prins and Thomas Lachocki will join the meetings starting September.

**8. Monthly Reports:**

Susan Jarvis-Weber stated what a great positive impact the new off-road mobility vehicles “Terrain Hoppers” have on the community. Todd Marts mentioned that several other Colorado Park Districts have reached out to him on how they can be implemented in their parks.

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9. Board/Staff Comments:

Theresa Odello invited the board to “Happy Trails” the annual fundraiser held at Bear Creek Nature Center on August 19th in support for the northern Nature Center.

Ed Hartl mentioned that per the monthly report, vandalism has increased in June and July. Brian Bobeck stated that this seems to be a seasonal occurrence with kids being out of school, but park staff is vigilant and present.

10. Adjournment: **The meeting adjourned at 3:36 p.m.**

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Susan Jarvis-Weber, Secretary