EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, October 1st, 2026, El Paso County Planning and Community Development Department

2880 International Circle, Colorado Springs, Colorado – Second Floor Hearing Room

REGULAR HEARING at 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: Sarah Brittain Jack, Suzanne Casagrande, Mae Emrick, Bryce Schuettpelz, Tim Trowbridge, Christopher Whitney, and Jason Wulf.

PC MEMBERS PRESENT AND NOT VOTING: None.

PC MEMBERS ABSENT: Tom Bailey, Blaine Brew, Michael Brewer, Jim Byers, and Eric Moraes

STAFF PRESENT: Meggan Herington, Justin Kilgore, Erika Keech, Daniel Torres, Joe Letke, Charleen Durham, and Jessica Merriam.

OTHERS PRESENT AND SPEAKING: Andrea Barlow.

1. REPORT ITEMS

Mr. Kilgore advised the board that the next PC Hearing is Thursday, October 15th, 2026, at 9:00 A.M.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

None.

3. CONSENT ITEMS

A. **Adoption of Minutes** for meeting held on September 17th, 2026.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (7 - 0)

IN FAVOR: (7) Brittain Jack, Casagrande, Emrick, Schuettpelz, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

B. SP254 **LETKE**

PRELIMINARY PLAN

TRIPLE H RANCH PRELIMINARY PLAN

A request by P760 Land, LLC for approval of a 752.68-acre Preliminary Plan creating 244 single-family lots, 40.57-acres of tract dedication, and 67.92-acres of right-of-way dedication. The properties are located north of Jones Road, 0.23 miles east of the intersection of Murr Road and Jones Road, and 0.49 miles west of the intersection of North Peyton Highway and Jones Road. (Parcel Nos. 3300000168 and 3300000388) (Commissioner District No. 2)

NO STAFF OR APPLICANT PRESENTATIONS

DISCUSSION: Mr. Wulf asked about a missing sheet in the submitted plan set. **Ms. Andrea Barlow,** with N.E.S., explained that the sheet depicting the water tank site was inadvertently omitted from the latest submittal and would be included in the final plan set. **Mr. Wulf** also asked about the timing of the water sufficiency determination in relation to the proposed filings. **Ms. Barlow** clarified that the initial finding of water sufficiency would be required with the first plat and noted that construction of the water tank site was underway and the access road had been completed.

PC ACTION: SCHUETTPELZ MOVED / BRITTAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER SP254 FOR A PRELIMINARY PLAN, TRIPLE H RANCH PRELIMINARY PLAN, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 0).

IN FAVOR: (7) Brittain Jack, Casagrande, Emrick, Schuettpelz, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

4. CALLED-UP CONSENT ITEMS:

None.

5. REGULAR ITEMS

None.

6. NON-ACTION ITEMS

None.

MEETING ADJOURNED at 9:05 A.M.

Minutes Prepared By: Jessica Merriam