



EL PASO COUNTY

Department of Planning
& Community Development

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, February 20th, 2025, 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: THOMAS BAILEY, SARAH BRITAIN JACK, JIM BYERS, JAY CARLSON, BECKY FULLER, ERIC MORAES, BRYCE SCHUETTELZ, TIM TROWBRIDGE, AND CHRISTOPHER WHITNEY.

PC MEMBERS PRESENT AND NOT VOTING: (NONE)

PC MEMBERS ABSENT: JEFF MARKEWICH AND WAYNE SMITH.

STAFF PRESENT: MEGGAN HERINGTON, JUSTIN KILGORE, LORI SEAGO, JESSICA MERRIAM, KARI PARSONS, ED SCHOENHEIT, CHARLENE DURHAM, JOSEPH SANDSTROM, GILBERT LAFORCE, RYAN HOWSER, JEFF RICE, JOE LETKE, CHRISTINA PRETE, AND MIRANDA BENSON.

OTHERS PRESENT AND SPEAKING: NINA RUIZ.

1. REPORT ITEMS

Mr. Kilgore advised the board that the next PC Hearing is Thursday, March 6th, 2025, 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 January 16th, 2025.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED BY UNANIMOUS CONSENT (9 - 0)

IN FAVOR: (9) Bailey, Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettelz, Trowbridge, Whitney.
IN OPPOSITION: (0) None.

B. VR246

HOWSER

**VACATION AND REPLAT
KETTLE CREEK ESTATES FILING NO. 2**

A request by J + M Investments, LLC, for approval of a 5.13-acre Vacation and Replat creating two single-family residential lots from one single-family residential lot. The property is zoned RR-2.5 (Residential Rural) and is located at 10245 Otero Avenue. (Parcel No. 6228005048) (Commissioner District No. 1)

NO PRESENTATION, PUBLIC COMMENT, OR DISCUSSION.

PC ACTION: CARLSON MOVED / SCHUETTELZ SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER VR246, FOR A VACATION AND REPLAT, KETTLE CREEK ESTATES FILING NO. 2, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FOUR (4) CONDITIONS, FOUR (4) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9 - 0).

IN FAVOR: (9) Bailey, Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettpelz, Trowbridge, Whitney.
IN OPPOSITION: (0) None.

C. PUDSP226

PARSONS

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
VILLAGES AT STERLING RANCH EAST**

A request by Classic SRJ Land, LLC, for approval of a Map Amendment (Rezoning) of 39.06 acres from RR-5 (Residential Rural) to PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 54 attached, and 173 detached single-family lots, 18 tracts, including 8.40 acres of open space, utilities and drainage provisions, and 3.45 acres of land dedicated for private roads. The property is located at the southeast corner of the intersection of Briargate Parkway and Sterling Ranch Road. (Parcel Nos. 5200000553 and 5200000573) (Commissioner District No. 2)

NO PRESENTATION OR PUBLIC COMMENT.

DISCUSSION: Mr. Trowbridge noted that he thought it was interesting that the PUD had Additional Dwelling Units (ADU's) included in the plan and that he would be interested in seeing how that will develop further in the future. **Mr. Bailey** agreed about it being an anomaly to a PUD plan but that he thinks they should expect to see it more in the future.

PC ACTION: SCHUETTELZ MOVED / BRITAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER PUDSP226, FOR A PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN, VILLAGES AT STERLING RANCH EAST, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SEVEN (7) CONDITIONS, FIVE (5) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9 - 0).

IN FAVOR: (9) Bailey, Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettpelz, Trowbridge, Whitney.
IN OPPOSITION: (0) None.

D. SF2417

LETKE

**FINAL PLAT
MISFITS CREW ESTATES FINAL PLAT**

A request by Mark E. McDonald and Amanda E. Enloe for approval of a Final Plat to create three single-family residential lots. The 35.72-acre property is zoned RR-5 (Residential Rural) and is located on the north side of Hodgen Road and .32 miles west of Thompson Road. (Parcel No. 6124000013) (Commissioner District No. 1)

NO PRESENTATION, PUBLIC COMMENT, OR DISCUSSION.

PC ACTION: FULLER MOVED / TROWBRIDGE SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3D, FILE NUMBER SF2417 FOR A FINAL PLAT, MISFITS CREW ESTATES FINAL PLAT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FIVE (5) CONDITIONS, FIVE (5) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9 - 0).

IN FAVOR: (9) Bailey, Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettpelz, Trowbridge, Whitney.
IN OPPOSITION: (0) None.

E. SF2423

PARSONS

**FINAL PLAT
ROLLING HILLS ESTATES FILING NO. 3 FINAL PLAT**

A request was made by Debra Osban for approval of a 9.72-acre Final Plat to create one single-family residential lot. The property is zoned RR-5 (Residential Rural) and is located north of Schriever Air Force Base, one (1) mile south of Highway 94 and east of South Page Road, Peyton, Colorado. (Parcel No. 3418001018) (Commissioner District No. 2)

NO PRESENTATION OR PUBLIC COMMENT.

DISCUSSION: Mr. Whitney asked for clarification regarding the water sufficiency waiver being requested by the applicant. Ms. Seago explained that the water supply provisions in the Land Development Code detail numerous requirements that pertain to the quality, quantity and dependability of the water supply based on State statutes. Statute also dictates that a Final Plat cannot be approved of without a finding of sufficiency. Statute does not dictate how that finding is distinguished, therefore, El Paso County adopted the water provisions of the Code to comply. Within that water provision is the 300-year rule which requires applicants to provide proof that the subdivision can provide water for 300 years. The subject parcel was illegally created at some point and a well was placed on the lot which predates many of the modern water provision codes. It was therefore allowed to be permitted in 1972. Current law does allow the applicant to continue to use the well on the property without being required to comply with today's standards. She recommended that it was in the applicant's best interest to request a waiver of the 300-year water rule. She further clarified that the request is not a waiver of the sufficiency finding but is a waiver of the 300-year water rule. Based on the history of the rate of water pumped from the well on the lot, as well as the demand of water needed, it does meet the requirements for water sufficiency. Mr. Bailey thanked County staff for their hard work and research. Mr. Trowbridge noted that the well permit is for domestic use only and cannot be used for agriculture or irrigation purposes. He asked if the applicant would need to apply for a new permit if the current well failed or needed to be replaced in the future. Ms. Seago did not know those specific requirements.

PC ACTION: TROWBRIDGE MOVED / WHITNEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3E, FILE NUMBER SF2423 FOR A FINAL PLAT, ROLLING HILLS ESTATE FILING NO. 3 FINAL PLAT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FIVE (5) CONDITIONS, FOUR (4) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9 - 0).

IN FAVOR: (9) Bailey, Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettpelz, Trowbridge, Whitney.
IN OPPOSITION: (0) None.

4. CALLED-UP CONSENT ITEMS

(NONE)

5. REGULAR ITEMS

A. SF2415

LETKE

**FINAL PLAT
BERISFORD SUBDIVISION FINAL PLAT**

A request by Christopher Berisford and Amy Berisford for approval of a Final Plat to create four single-family residential lots. The 19.88-acre property is zoned RR-5 (Residential Rural), which permits 5-acre lots. The lots will be 4.97 acres in size. The property is located on the north side of East Goshawk Road, approximately one mile north of the intersection of Goshawk Road and Hodgen Road. (Parcel No. 5123000026) (Commissioner District No. 1)

**STAFF & APPLICANT PRESENTATIONS.
NO PUBLIC COMMENT.**

DISCUSSION: Mr. Schuettpelz stated for the record that he does know the owners of this request and has personally worked with them in the past but does feel he can still be an impartial vote for the board. **Mr. Trowbridge** asked if a Rezone was approved for a commercial plot on the corner of Hodgen Rd. and Meridian Rd. **Mr. Letke** stated that he was unfamiliar with that project, but that he believed it was rezoned, and that the GIS map had not yet been updated to reflect that change. **Mr. Kilgore** clarified that it was rezoned for the Winsome project. **Mr. Trowbridge** asked if the applicant has in the past completed any forest mitigation practices since this lot is in the Black Forest area. **Ms. Nina Ruiz**, with Vertex Consulting Services, representing the applicant, answered that yes, the applicant has in the past completed some fire mitigation practices, but the Forestry Management Plan and the Wildfire Hazard Mitigation Plan for the project require additional practices to be completed with the construction of each residence to ensure proper defensible space. **Mr. Trowbridge** asked about sufficient driveway spacing based on the plans provided showing the shared road in the center. **Ms. Ruiz** confirmed that there is sufficient driveway spacing based on a traffic study completed by LSC who was hired on by the applicant.

PC ACTION: CARLSON MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER SF2415 FOR A FINAL PLAT, BERISFORD SUBDIVISION FINAL PLAT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS, FIVE (5) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY,

QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9 - 0).

IN FAVOR: (9) Bailey, Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettpelz, Trowbridge, Whitney.
IN OPPOSITION: (0) None.

B. MP232

PRETE

**AMENDMENT TO COUNTY MASTER PLAN
JIMMY CAMP CREEK DRAINAGE BASIN PLANNING STUDY**

A request by the El Paso County Department of Public Works for adoption of the Jimmy Camp Creek Drainage Basin Planning Study as an amendment to and component of the El Paso County Master Plan. The Jimmy Camp Creek drainage basin is approximately 67.1 square miles, approximately 29.7 square miles of which lie within the unincorporated County. The watershed is generally bounded by Garrett Road to the north, Blaney Road to the east, Old Pueblo Road to the South, and Powers Boulevard to the west. (Commissioner District Nos. 2 and 4)

STAFF PRESENTATION.
NO PUBLIC COMMENT.

DISCUSSION: Mr. Bailey asked about future projects related to this Master Plan. **Mr. Rice** listed a handful of upcoming projects they are expecting, including additional drainage studies and a possible Drainage Master Plan.

PC ACTION: TROWBRIDGE MOVED / MORAES SECONDED TO ADOPT REGULAR ITEM 5B, FILE NUMBER MP232, AN AMENDMENT TO THE COUNTY MASTER PLAN, JIMMY CAMP CREEK DRAINAGE BASIN PLANNING STUDY, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS. THE MOTION TO ADOPT PASSED (9 - 0).

IN FAVOR: (9) Bailey, Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettpelz, Trowbridge, Whitney.
IN OPPOSITION: (0) None.

6. NON-ACTION ITEMS

(NONE)

MEETING ADJOURNED at 9:46 A.M.

Minutes Prepared By: Jessica Merriam