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EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting
Thursday, August 1, 2024
El Paso County Planning and Community Development Department
2880 International Circle – Second Floor Hearing Room
Colorado Springs, Colorado

REGULAR HEARING, 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: THOMAS BAILEY, SARAH BRITTAIN JACK, JEFFREY MARKEWICH, BRYCE SCHUETTELPELZ, WAYNE SMITH, AND CHRISTOPHER WHITNEY.

PC MEMBERS VIRTUAL AND VOTING: NONE.

PC MEMBERS PRESENT AND NOT VOTING: NONE.

PC MEMBERS ABSENT: JIM BYERS, JAY CARLSON, BECKY FULLER, BRANDY MERRIAM, AND TIM TROWBRIDGE.

STAFF PRESENT: JUSTIN KILGORE, KYLIE BAGLEY, JOE LETKE, RYAN HOWSER, SCOTT WEEKS, GILBERT LAFORCE, ETHAN JACOBS, JOSEPH SANDSTROM, BRETT DILTS, CHARLENE DURHAM, HAO VO, MIRANDA BENSON, ERIKA KEECH, AND LORI SEAGO.

OTHERS PRESENT AND SPEAKING: JENNIFER BUCKLEY.

1. REPORT ITEMS

Mr. Kilgore advised the board that the next PC Hearing is Thursday, August 15, at 9:00 A.M., which will include a presentation by the LDC Update consultants. He reminded the board that there will be a LDC session on August 14, 2024.

Mr. LaForce announced that two new staff members have joined the County's Department of Public Works Development Services Engineering team. Mr. Rice has shifted roles to act as interim Professional Standards Engineer.

Mr. Sandstrom introduced himself.

Mr. Jacobs introduced himself.

2. CALL FOR PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA (NONE)

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held July 18, 2024.

Mr. Markewich remarked that he was not in attendance at the last meeting. He asked for more information regarding the County-wide volunteer board procedure changes that will affect membership appointments.

Mr. Bailey explained that they're not yet sure about how changes will affect the PC. An immediate implication is that Mr. Moraes' term expired, and he is currently navigating the application process for reappointment. The process is not fully established yet.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED BY UNANIMOUS CONSENT (6-0).

B. MS243

LETKE

MINOR SUBDIVISION MCLEAN-HODGEN SUBDIVISION (2 LOT FINAL PLAT)

A request by Susan Carson McLean for approval of a Minor Subdivision to create 2 single-family residential lots. The 28.68-acre property is zoned RR-5 (Residential Rural) and is located on the south side of Hodgen Road, approximately .1 mile east of the intersection of Roller Coaster Road and Baptist Road. (Parcel No. 6128100014) (Commissioner District No. 1)

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: SCHUETTELZ MOVED / SMITH SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER MS243 FOR A MINOR SUBDIVISION, MCLEAN-HODGEN SUBDIVISION (2 LOT FINAL PLAT), UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH ELEVEN (11) CONDITIONS, TWO (2) 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 (6-0).

IN FAVOR: BAILEY, BRITAIN JACK, MARKEWICH, SCHUETTELZ, SMITH, AND WHITNEY.
IN OPPOSITION: NONE.

C. VR243

LETKE

VACATION AND REPLAT GREAVES VACATION REPLAT

A request by Alan and Judith Ann Greaves for approval of a 10.36-acre Vacation and Replat creating 2 single-family residential lots. The property is zoned RR-5 (Residential Rural) and the new lots will be 5 acres in size, which complies with the RR-5 (Residential Rural) zoning district. The property is located on Snowmass Drive and .2 miles east of Black Forest Road. (Parcel No. 5205209004) (Commissioner District No. 1)

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: BRITAIN JACK MOVED / WHITNEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER VR243 FOR A VACATION AND REPLAT, GREAVES VACATION REPLAT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWELVE (12) CONDITIONS, ONE (1) NOTATION, 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 (6-0).

IN FAVOR: BAILEY, BRITAIN JACK, MARKEWICH, SCHUETTPELZ, SMITH, AND WHITNEY.
IN OPPOSITION: NONE.

D. SF2141

BAGLEY

**FINAL PLAT
OHANA ACRES**

A request by G & D Hammann Ohana Trust for approval of a 19.31-acre Final Plat creating 4 single-family residential lots. The property is zoned RR-5 (Residential Rural) and is located at 17825 Jones Road, directly southeast of the intersection of Jones Road and Murr Road. (Parcel No. 3330001001) (Commissioner District No. 2)

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: MARKEWICH MOVED / SCHUETTPELZ SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3D, FILE NUMBER SF2141 FOR A FINAL PLAT, OHANA ACRES, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH NINE (9) CONDITIONS, TWO (2) 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 (6-0).

IN FAVOR: BAILEY, BRITAIN JACK, MARKEWICH, SCHUETTPELZ, SMITH, AND WHITNEY.
IN OPPOSITION: NONE.

E. SP207

HOWSER

**PRELIMINARY PLAN
CROSSROADS NORTH**

A request by Colorado Springs Equities, LLC for approval of a 44.34-acre Preliminary Plan depicting 15 commercial lots and 5 tracts. The property is zoned CR (Commercial Regional), is subject to the CAD-O (Commercial Airport Overlay) District and is located between the southeast corner of the intersection of Colorado State Highway 24 and Marksheffel Road and the northeast corner of the intersection of Colorado State Highway 24 and Colorado State Highway 94. (Parcel Nos. 5408001008, 5408001029, 5408001032, 5408001034, 5408001041, 5408001042, 5408001050, 5408001051, and 5408001052) (Commissioner District No. 4)

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: SCHUETTPELZ MOVED / SMITH SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3E, FILE NUMBER SP207 FOR A PRELIMINARY PLAN, CROSSROADS NORTH, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FIVE (5) CONDITIONS, THREE (3) 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 (6-0).

IN FAVOR: BAILEY, BRITAIN JACK, MARKEWICH, SCHUETTPELZ, SMITH, AND WHITNEY.
IN OPPOSITION: NONE.

**MAP AMENDMENT (REZONING)
MULTI-FAMILY DEVELOPMENT FISHERS CANYON-THOMPSON THRIFT VENETUCCI**

A request by CS 2005 Investments III, LLC for approval of a Map Amendment (Rezoning) of 16.23 acres from PUD (Planned Unit Development) to RM-30 (Residential Multi-Dwelling). The property is located north of South Academy Boulevard and west of Venetucci Boulevard. (Parcel Nos. 6504300049 and 6504300050) (Commissioner District No. 4)

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: SMITH MOVED / BRITAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3F, FILE NUMBER P247 FOR A MAP AMENDMENT (REZONING), MULTI-FAMILY DEVELOPMENT FISHERS CANYON-THOMPSON THRIFT VENETUCCI, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FOUR (4) 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 (6-0).

IN FAVOR: BAILEY, BRITAIN JACK, MARKEWICH, SCHUETTPELZ, SMITH, AND WHITNEY.

IN OPPOSITION: NONE.

4. CALLED-UP CONSENT ITEMS (NONE)

5. REGULAR ITEMS (NONE)

6. NON-ACTION ITEMS (NONE)

DISCUSSION

Mr. Whitney assured the audience that even though the meeting was brief, the board carefully reviewed each item in the comprehensive hearing packet provided by County staff.

Mr. Bailey acknowledged that a member of the public had joined remotely (by phone) and was requesting to speak regarding agenda item 3F, P247 (Multi-Family Development Fishers Canyon-Thompson Thrift Venetucci). He mentioned that each item on the agenda had already been resolved.

Ms. Seago clarified that because the item had already been voted on, any public comments made at this time would not be part of the item's record. She explained that if the board wanted to make the comments part of the record and part of their consideration, someone who voted in favor of the item would need to make a motion to reconsider it. That motion would need to be seconded and receive a majority vote to pass. She further explained that the item could then be presented before the board as if they had never voted previously. The board could choose to have either a limited or full hearing, incorporate the public comments, and then proceed as usual.

Mr. Bailey thanked Ms. Seago for the clarification. He expressed his intension to listen to the comments before deciding on how to move forward. He then asked the caller to speak.

Ms. Jennifer Buckley spoke in opposition to P247. She stated that she had tried to participate via X, formerly Twitter. She stated the traffic study for the project did not consider the Eldorado Springs Apartments being built on the corner of Westmark Avenue and Venetucci Boulevard (north of the subject property). She stated the traffic light at Venetucci/B Street/Highway 85 gets backed up in both directions and it often takes multiple light cycles to get through the intersection. She acknowledged there is

construction work being done on Academy Boulevard. Overall, however, she stated that she is concerned the traffic study for this project did not take into account that another multi-family residential development would soon be using the same intersection. People drive dangerously in the area.

Mr. Bailey asked if any members of the board would like to reconsider the vote after hearing the comments.

Mr. Whitney asked County staff to verify if traffic anticipated from Eldorado Springs Apartments had been part of the traffic study for the current proposal.

Ms. Vo answered that the current proposal will add a little more than 300 units, generating 2,200 daily trips. She stated that the traffic study identified that there are 2 access options from Venetucci Boulevard. One is Walmart Heights (to the south) and the other will be at the roundabout (to the north). She agreed that any development will increase traffic in the surrounding community. She stated the traffic study will evaluate how the traffic is distributed.

Mr. Bailey asked again if any board members wanted to reconsider their votes. (No response.)

Mr. LaForce added that during the next application, the Preliminary Plan, Engineering could confirm with the traffic engineers if the Eldorado Springs Apartments were incorporated within the background traffic that was estimated. That information can be clarified in the traffic study submitted with future phases.

Mr. Markewich clarified that the project would appear before the PC and BOCC again, and traffic could be addressed in more detail at that time.

Mr. LaForce confirmed.

Ms. Seago encouraged Ms. Buckley to attend the BOCC hearing on 8/22/2024 to express any concerns and have her comments incorporated into the record.

Mr. Bailey agreed and added that the PC is merely making a recommendation to the BOCC, who will hear the item and make a decision. He further added that there will be additional steps in the development process (Preliminary Plan, Final Plat, etc.) before completion.

Mr. Smith remarked that Venetucci Boulevard is owned and maintained by the City of Fountain. He asked how traffic issues are handled with that interplay.

Mr. LaForce answered that the area is multi-jurisdictional. Venetucci is owned by Fountain. There is another road to the north that is owned by CDOT. Those agencies are outside reviewers of the application and were invited to review the traffic study and provide comments. During the construction phase for offsite improvements, the applicants will coordinate submittals to those jurisdictions for sections that fall within their areas. The multiple jurisdictions may also work together to review one comprehensive plan set that includes all the various signature blocks. Many eyes will be on the project throughout the process.

Mr. Smith asked what would happen if the BOCC approved the project and the traffic study called for improved turn lanes to one of the roads. Would another jurisdiction be obligated to complete those?

Mr. LaForce clarified that the developer is the one responsible for making any offsite improvements that the jurisdictions require. He further explained that CDOT will require an access permit that includes a condition regarding the offsite improvements. The County could include conditions on subsequent applications.

MEETING ADJOURNED at 9:35 A.M.

Minutes Prepared By: Miranda Benson