

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

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

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 10/12/2023
RE: SF2224; THE GLEN AT WIDFIELD FIL. NO. 12

Project Description

A request by Glen Investment Group No. VIII, LLC, for approval of a Final Plat to create seventy-nine (79) single-family residential lots and three (3) tracts. The 27.23-acre property is zoned RS-6000 (Residential Suburban) and is subject to the CAD-O (Commercial Airport Overlay) district. The property is located on the west side of South Marksheffel Road, approximately one-half of a mile south of Fontaine Boulevard. This item was heard as a consent item on September 21, 2023, by the Planning Commission.

Notation

Please see the Planning Commission Minutes from September 21, 2023, for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Ms. Fuller moved / Mr. Trowbridge seconded for approval of the Preliminary Plan utilizing the resolution attached to the staff report, with seventeen (17) conditions, two (2), and a recommended finding of sufficiency regarding water quality, quantity, and dependability, that this item be forwarded to the Board of County Commissioners for their consideration. The motion was **approved (9-0)**. Staff received two letters of opposition. The item was heard as a consent item.

Discussion

Staff received two letters of opposition. The item was approved on the consent agenda, there was no discussion.

Attachments

1. Planning Commission Minutes from 9/21/2023.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Public Comment.
5. Draft BOCC Resolution.

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EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting
Thursday, September 21, 2023
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, JAY CARLSON, BECKY FULLER, JEFFREY MARKEWICH, ERIC MORAES, BRYCE SCHUETTPELZ, TIM TROWBRIDGE, AND CHRISTOPHER WHITNEY.

PC MEMBERS VIRTUAL AND VOTING: NONE.

PC MEMBERS PRESENT AND NOT VOTING: JIM BYERS.

PC MEMBERS ABSENT: BRANDY MERRIAM, KARA OFFNER, AND WAYNE SMITH.

STAFF PRESENT: MEGGAN HERINGTON, JUSTIN KILGORE, KYLIE BAGLEY, CARLOS HERNANDEZ MARTINEZ, JEFF RICE, JOE LETKE, RYAN HOWSER, DANIEL TORRES, LEKISHIA BELLAMY, KARI PARSONS, MIRANDA BENSON, AND LORI SEAGO.

OTHERS PRESENT AND SPEAKING: DAVID ELLIS AND KAYLIE DREW.

1. REPORT ITEMS

Mr. Kilgore advised that the next PC Hearing is Oct. 5, 2023. The applicant for item number 3D of the current agenda has requested a continuance to a date certain of Oct. 19, 2023.

2. Call for public comment for items not on the hearing agenda.

Mr. David Ellis commended the Planning Commission (PC) for their objective application of the zoning and land-use standards regarding the Colorado Pumpkin Patch (CPP). He recapped that the Special Use request to increase the allowed number of cars on the residential lot was recommended for denial by the PC. He stated the decision recognized the right of the current residents to peaceably enjoy their properties. He further stated the decision signaled that the provisions within the LDC, established through previous public comment and debate, should not be arbitrarily swept aside to

allow one business to make money at the detriment of its neighbors. He further reiterated that only one week after the PC's recommendation, the BOCC unanimously went in the opposite direction and approved the Special Use request. He stated the residents feel betrayed by the BOCC, who he stated cast aside the LDC restrictions, in favor of a special interest, possibly their own self-interest. He stated the agritainment concept is relatively new; adopted in 2017. He believes it was written specifically to enable the CPP to relocate from its proximity to Matthew Dunston's Preserve at Walden housing development into the existing residential neighborhood of Canterbury. Before the LDC amendment, agritainment would only have been allowed within agricultural or commercial zoning districts. He mentioned that Mr. Dunston donated a 23-acre site for the Monument Academy High School and has donated thousands of dollars to current Commissioners' campaign funds. He believes that whatever Mr. Dunston wants from the Commissioners, he gets. He thinks the concept of agritainment, as it is written in the LDC, has "gone off the rails". He stated the CPP is far from the examples of corn mazes or farm tours and has morphed into an outdoor amusement park.

3. CONSENT ITEMS

A. Adoption of Minutes of meeting held September 7th, 2023.

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

B. SF2224

BAGLEY

FINAL PLAT THE GLEN AT WIDEFIELD FILING NO. 12

A request by Glen Investment Group No. VIII, LLC for approval of a Final Plat to create seventy-nine (79) single-family residential lots and three (3) tracts. The 27.23-acre property is zoned RS-6000 (Residential Suburban) and is subject to the CAD-O (Commercial Airport Overlay) district. The property is located on the west side of South Marksheffel Road, approximately one-half of a mile south of Fontaine Boulevard. (Parcel No. 5522000010) (Commissioner District No. 4).

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: FULLER MOVED / TROWBRIDGE SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM NUMBER 3B, FILE NUMBER SF2224, FOR A FINAL PLAT, THE GLEN AT WIDEFIELD FILING NO. 12, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SEVENTEEN (17) 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 WAS APPROVED (9-0).

C. SF2232

HOWSER

FINAL PLAT SOLACE APARTMENTS FILING NO. 2

A request by CS Powers & Galley, LLC for approval of a 7.685-acre Final Plat illustrating one (1) multi-family residential lot to support development of 108 multi-family dwelling units. The property is zoned RM-12 (Residential, Multi-Dwelling) and is subject to the CAD-O (Commercial Airport Overlay) District. The property is located at the northeast corner of the intersection of North Powers Boulevard and Galley Road. (Parcel No. 5407205047) (Commissioner District No. 4).

NO PUBLIC COMMENT

DISCUSSION

Mr. Trowbridge asked for clarification regarding the recommended water finding.

Ms. Seago clarified that the County Attorney's Office has provided a recommended finding of conditional sufficiency because before Cherokee Metro District's "Commitment to Serve" can be complete, they require that a copy of the Final Plat approval be provided to them within 12 months from the date of their commitment letter. While the PC may make a motion to approve, the applicant has the burden of providing the Metro District with a copy of the Final Plat approval, if granted, which will fulfill the condition.

PC ACTION: CARLSON MOVED / SCHUETTELZ SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM NUMBER 3C, FILE NUMBER SF2232, FOR A FINAL PLAT, SOLACE APARTMENTS FILING NO. 2, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH EIGHT (8) CONDITIONS, FOUR (4) NOTATIONS, AND A RECOMMENDED CONDITIONAL 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 WAS APPROVED (9-0).

D. P234

HOWSER

MAP AMENDMENT (REZONE) FAIRYTALE ACRES

A request by Jacob and Sherry Kershman for approval of a Map Amendment (Rezoning) of 14.63 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located at 13055 Herring Road and on the east side of Herring Road, approximately one-half of a mile north of Shoup Road. (Parcel No. 5209000030) (Commissioner District No. 1).

NO PUBLIC COMMENT OR DISCUSSION

THE APPLICANT REQUESTED THAT THE PROJECT BE POSTPONED TO THE PC HEARING ON 10/19/2023.

PC ACTION: TROWBRIDGE MOVED / MORAES SECONDED TO POSTPONE AGENDA ITEM 3D, FILE NUMBER P234, FOR A MAP AMENDMENT (REZONE), FAIRYTALE ACRES, THAT THE ITEM BE RESCHEDULED TO A DATE CERTAIN OF OCTOBER 19, 2023. THE MOTION WAS APPROVED (9-0).

E. SP231

BELLAMY

PRELIMINARY PLAN HAY CREEK PRELIMINARY PLAN

A request by Matrix Design Group Inc. for approval of a 213.41-acre Preliminary Plan illustrating twenty (20) single-family lots. The property is zoned RR-5 (Residential Rural) and is located at 2855 Hay Creek Road, 1.26 miles from Baptist Road. (Parcel Nos. 7100000267, 7100000268, 7100000269, 7100000270, and 7133000001) (Commissioner District No. 3).

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER CITIZEN REQUEST.

**PRELIMINARY PLAN
WATERVIEW EAST COMMERCIAL**

A request by Waterview Commercial Investors, LLC for approval of a 22.10-acre Preliminary Plan illustrating nine (9) commercial lots. The property is zoned CS (Commercial Service) and is located directly southeast of the intersection of Bradley Road and Powers Boulevard. (Parcel No. 5509200002) (Commissioner District No. 4).

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: SCHUETTELZ MOVED / TROWBRIDGE SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM NUMBER 3F, FILE NUMBER SP229, FOR A PRELIMINARY PLAN, WATERVIEW EAST COMMERCIAL, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SEVEN (7) CONDITIONS, FIVE (5) NOTATIONS, TWO (2) WAIVERS, 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 WAS APPROVED (9-0).

4. CALLED-UP CONSENT ITEMS

**PRELIMINARY PLAN
HAY CREEK PRELIMINARY PLAN**

A request by Matrix Design Group Inc. for approval of a 213.41-acre Preliminary Plan illustrating twenty (20) single-family lots. The property is zoned RR-5 (Residential Rural) and is located at 2855 Hay Creek Road, 1.26 miles from Baptist Road. (Parcel Nos. 7100000267, 7100000268, 7100000269, 7100000270, and 7133000001) (Commissioner District No. 3).

STAFF & APPLICANT PRESENTATIONS

Mr. Markewich asked about the areas that are highlighted within the applicant’s Letter of Intent.

Ms. Bellamy stated she would need to look at the packet to see what he was referring to.

Mr. Bailey added that PCD staff does not typically mark up the applicant’s documents, so the applicant would have made those marks and can address why it was done.

Mr. Whitney asked for clarification regarding the 5th recommended condition of approval; “The developer shall ensure that all easements and notes requested by the USAFA are addressed at the final plat stage.” Does that mean it is not timely to do that now?

Ms. Bellamy replied that it *is* already addressed on the Preliminary Plan, but she wanted to ensure the easements and notations were not left out of the Final Plat.

Mr. Jason Alwine, with Matrix Design Group, responded to Mr. Markewich’s previous question. When a revised Letter of Intent was submitted, they highlighted the changes so PCD staff did not need to search through the entire document looking for edits. The highlighting was not meant to serve as emphasis, it just wasn’t turned off before final submission.

Mr. Markewich asked if a Letter of Intent would be resubmitted without the highlighting.

Mr. Alwine responded that they would submit a clean version to be sent to the BOCC. The applicant's presentation then began.

Mr. Carlson asked about an outline present on a map image within the slideshow.

Mr. Alwine explained that it was part of the offset of the property boundary for the map making program, but it has no bearing on the proposal. Presentation continued.

Mr. Whitney asked if the applicant is agreeable to PCD staff's 5th recommended condition.

Mr. Alwine confirmed and added that the note is already on the Preliminary Plan, will be carried forward onto the Final Plat, and will be included on any other necessary disclosures.

PUBLIC COMMENTS & DISCUSSION

Mr. Bailey noted that some members of the public that requested the item be heard as a Regular Item have left. He verified there is one remaining member of the public who wishes to speak.

Ms. Kaylie Drew stated she didn't get a letter notice of the public hearing but saw the posted hearing notice (poster) on the property. She noted that Ms. Bellamy's name was not on the poster, so she couldn't reach out directly to her. She came to the hearing for information because she didn't have time to read all the project information. She mentioned that there will be an impact to wildlife because elk migrate through the area. She wonders if adding 20 additional wells will impact people in the area. She would like to know if there will be additional phases. She would like to know how the increase in residents that turn off the road into this neighborhood will impact traffic for those that live further down the road. It is a two-lane road with no shoulder and she wonders how it will hold up. She mentioned wildfire risk and would like to know how the additional homes and traffic will impact her ability to get to safety. She requests that the item be postponed so people in the area can have additional time to research the information.

Mr. Alwine stated they corresponded with both CPW and US Fish & Wildlife regarding restrictions. There are other nearby large-lot developments in the area. While the developer is constructing a road into the neighborhood, individual residents will need to decide the location of their improvements. Fencing and tree-removal will follow state and federal guidelines. The finding of sufficiency regarding water is being deferred to Final Plat, so the applicant will need to address that topic at future public hearings. He clarified there will only be one phase of development, but the sale of lots and the construction of homes may happen at different times. Regarding the effect the proposal may have on traffic, the appropriate documentation was submitted to the County with no issues identified. The County asked for improvements to be made to the intersection. He explained that the number of anticipated trips is spread out over a 24-hour period, and besides peak morning and evening work commute times, should be negligible. He noted that the subject area already consists of 6 lots, so this proposal only adds 14 residences.

Mr. Markewich asked if Hay Creek Road was paved. (It is.) He then mentioned that the road was described as a narrow road with no shoulder. He asked if it would be safe to assume that a car could pass any heavy equipment traveling on and off the site.

Mr. Alwine replied that it should be possible. The proposal is a small subdivision with a small construction schedule. There may be a time where traffic must pause when there is an oversized load, for example, but it shouldn't be common because of the small scale of the proposal.

Mr. Markewich asked what would happen if damage were done to the road due to equipment.

Mr. Alwine stated the Department of Public Works would contact them if repairs needed to be done. The next step includes construction drawings, and no concerns have been mentioned so far.

Mr. Moraes asked Ms. Herington for a description of public notice requirements.

Ms. Herington answered that the application was submitted in 2022 when notifications were only sent to immediately adjacent properties. PCD's Public noticing procedures have since been updated, and PCD now notifies all property owners within 500 feet. The poster size has also increased. Going forward, both the initial notification at an application's submission *and* the notice of public hearing will be sent to property owners within 500 feet.

Mr. Moraes asked Ms. Seago for a brief overview of how water sufficiency is determined.

Ms. Seago explained that because the applicant is not requesting a finding of sufficiency with their Preliminary Plan, it will be evaluated at the Final Plat stage. They will need to provide sufficient documentation, which will be reviewed by the County Attorney's Office, to show that there is sufficient water to support the subdivision. The County Attorney's Office will then make a recommendation to the PC and BOCC of their finding.

Mr. Moraes asked what would happen if water sufficiency were not found. Would the applicant have to find another solution?

Ms. Seago confirmed and further explained that if the BOCC determines a finding of sufficiency has not been found, they could not approval the Final Plat.

Mr. Trowbridge noted that all project documents are available to the public on EDARP.

PC ACTION: TROWBRIDGE MOVED / BRITAIN JACK SECONDED TO RECOMMEND APPROVAL OF CALLED-UP CONSENT ITEM NUMBER 3E, FILE NUMBER SP231, FOR A PRELIMINARY PLAN, HAY CREEK PRELIMINARY PLAN, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FIVE (5) CONDITIONS, THREE (3) NOTATIONS, AND TWO (2) WAIVERS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (9-0).

5. REGULAR ITEMS

A. PUDSP222

PARSONS

PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAN COPPER CHASE AT STERLING RANCH PUD PRELIMINARY PLAN

A request by Challenger Communities, LLC for approval of a combined Planned Unit Development and Preliminary Plan to create one hundred and thirty-eight (138) single-family residential lots in a single phase of development. The 19.65-acre property is zoned RS-5000 (Residential Suburban) and is located east of Vollmer Road and north of the recent Marksheffel Road extension. The PUD/Preliminary Plan is within the approved Sterling Ranch Sketch Plan. If the request for a PUD/Preliminary Plan is approved, the applicant will be required to obtain Final Plat approval prior to the issuance of any building permits on the property. (Parcel No. 5232410003) (Commissioner District Nos. 1 and 2).

STAFF & APPLICANT PRESENTATIONS

Ms. Parsons asked Ms. Herington to explain how PCD is going to address Master Plan placetype map errors such as the one occurring in the subject area.

Ms. Herington explained that the Master Plan implemented guidelines to recommend an evaluation after 2-3 years. Due to staff changes, the 2-year mark has passed. PCD will be reporting back to the Planning Commission sometime in the Spring of 2024 regarding a review of the Master Plan's implementation. If there are errors, changes, or updates that need to be made, PCD will work with the Planning Commission to complete those. The presentation continued.

Mr. Moraes asked how many more Sterling Ranch projects remained.

Ms. Parsons used a slideshow image of the Sketch Plan to explain the status of various Sterling Ranch projects.

Mr. Trowbridge asked for an explanation of the ECM deviations that were requested.

Ms. Andrea Barlow, with N.E.S., described the "broken back curve" that connects with Bynum Drive due to the short distance between the two curved roads. She also described the deviation request from mid-block crossings due to the continuous road exceeding 600 feet. She referenced the slideshow image to show where crosswalks will be provided. She discussed the overall pedestrian circulation within the community.

Ms. Parsons noted that ECM deviations are not granted by the BOCC or the PCD Director but are under the authority of the County Engineer.

NO PUBLIC COMMENTS

NO FURTHER DISCUSSION

PC ACTION: CARLSON MOVED / MORAES SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM NUMBER 5A, FILE NUMBER PUDSP222, FOR A PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAN, COPPER CHASE AT STERLING RANCH PUD PRELIMINARY PLAN, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TEN (10) 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 WAS APPROVED (9-0).

6. NON-ACTION ITEMS – NONE

MEETING ADJOURNED at 10:42 A.M.

Minutes Prepared By: Miranda Benson

FINAL PLAT (RECOMMEND APPROVAL)

Fowler moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SF2224
THE GLEN AT WIDFIELD FILING NO. 12

WHEREAS, Glen Investment Group No. VIII did file an application with the El Paso County Planning and Community Development Department for approval of a final plat for The Glen at Widefield Filing No. 12 Subdivision for the property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on September 21, 2023; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Final Plat, the Planning Commission and Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.3.f of the Land Development Code (as amended):

1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
2. The subdivision is in substantial conformance with the approved preliminary plan;
3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
4. Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of the Code;
6. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];
7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the ECM;
8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;
9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;

11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8 of the Code;
12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
13. The subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and
14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.].

WHEREAS, a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Glen Investment Group No. VIII for a final plat of The Glen at Widefield Filing No. 12 be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.

5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the Final Plat is recorded.
9. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
10. Park fees in lieu of park land dedication in the amount of \$36,893 for regional fees and \$23,305 for urban park fees will be due at the time of recording the Final Plat.
11. Fees in lieu of school land dedication in the amount of \$16,353 shall be paid to El Paso County for the benefit of Widefield School District 3 at the time of plat recording.
12. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated January 20, 2023, as provided by the County Attorney's Office.
13. Drainage Fees in the amount of \$123,486.63 and bridge fees in the amount of \$36,533.95 for the West Fork Jimmy Camp Creek drainage basin (FOFO2000) shall be paid to El Paso County at the time of plat recordation.

14. The applicant shall complete an escrow agreement with the Colorado Department of Transportation (CDOT) in the amount of \$14,263 to be applied towards the construction of the traffic signal at the Mesa Ridge Parkway and Powers Boulevard intersection prior to Final Plat recordation.
15. The applicant shall complete an escrow agreement with the El Paso County in the amount of \$4,494 to be applied towards the construction of a traffic signal at the Mesa Ridge Parkway and Spring Glen Drive intersection prior to Final Plat recordation.
16. The applicant shall complete an escrow agreement with the El Paso County in the amount of \$4,977 to be applied towards the construction of a traffic signal at the Peaceful Valley Road and South Marksheffel Road intersection prior to Final Plat recordation.
17. Each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendation as required by the Pikes Peak Regional Building Department.

NOTATIONS

1. Final Plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.
2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

TROWBRIDGE seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	<u>aye</u> / no / non-voting / recused / absent
Sarah Brittain Jack	<u>aye</u> / no / non-voting / recused / absent
Jim Byers	aye / no / <u>non-voting</u> / recused / absent
Jay Carlson	<u>aye</u> / no / non-voting / recused / absent
Becky Fuller	<u>aye</u> / no / non-voting / recused / absent
Jeffrey Markewich	<u>aye</u> / no / non-voting / recused / absent
Brandy Merriam	aye / no / non-voting / recused / <u>absent</u>

Eric Moraes	aye / no / non-voting / recused / absent
Kara Offner	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of 9 to 0 by the Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 21st day of September 2023 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: 
Thomas Bailey, Chair

DATED: September 21, 2023

EXHIBIT A

The Glen at Widefield Subdivision Filing No. 12:

A tract of land located in a Portion of the South One-half (S1/2) of Section 22, Township 15 South (T15S), Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of Lot 89, Glen at Widefield Subdivision Filing No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N89°59'54"W, a distance of 497.00 feet; Thence along the arc of a non-tangential curve to the left, having a central angle of 07°36'38", a radius of 1080.00 feet, an arc length of 143.46 feet, whose chord bears N36°10'01"W; Thence N07°21'14"W, a distance of 635.18 feet; Thence N09°31'38"W, a distance of 584.99 feet to a point on the North line of the South One-half (S1/2) of said Section 22; Thence N89°51'21"E along the North line of the South One-half (S1/2) of said Section 22, a distance of 1161.92 feet; Thence S00°18'38"E, a distance of 483.09 feet; Thence S89°41'22"W, a distance of 28.36 feet; Thence S00°18'38"E, a distance of 170.00 feet; Thence S81°14'24"W, a distance of 43.05 feet; Thence S41°26'03"W, a distance of 38.75 feet; Thence S18°59'59"W, a distance of 87.12 feet; Thence S24°56'29"W, a distance of 48.70 feet; Thence S67°16'30"W, a distance of 133.27 feet; Thence S68°48'W, a distance of 146.71 feet; Thence S00°04'54"W, a distance of 405.64 feet to the Point of Beginning.

Said tract contains 27.229° acres (1,186,077 S.F.) more or less.

COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Thomas Bailey, Chair

FROM: Kylie Bagley, Planner III
Daniel Torres, PE, Sr. Engineer
Meggan Herington, AICP, Executive Director

RE: Project File Number: SF-22-024
Project Name: The Glen at Widefield Filing No. 12
Parcel Number: 5522000010

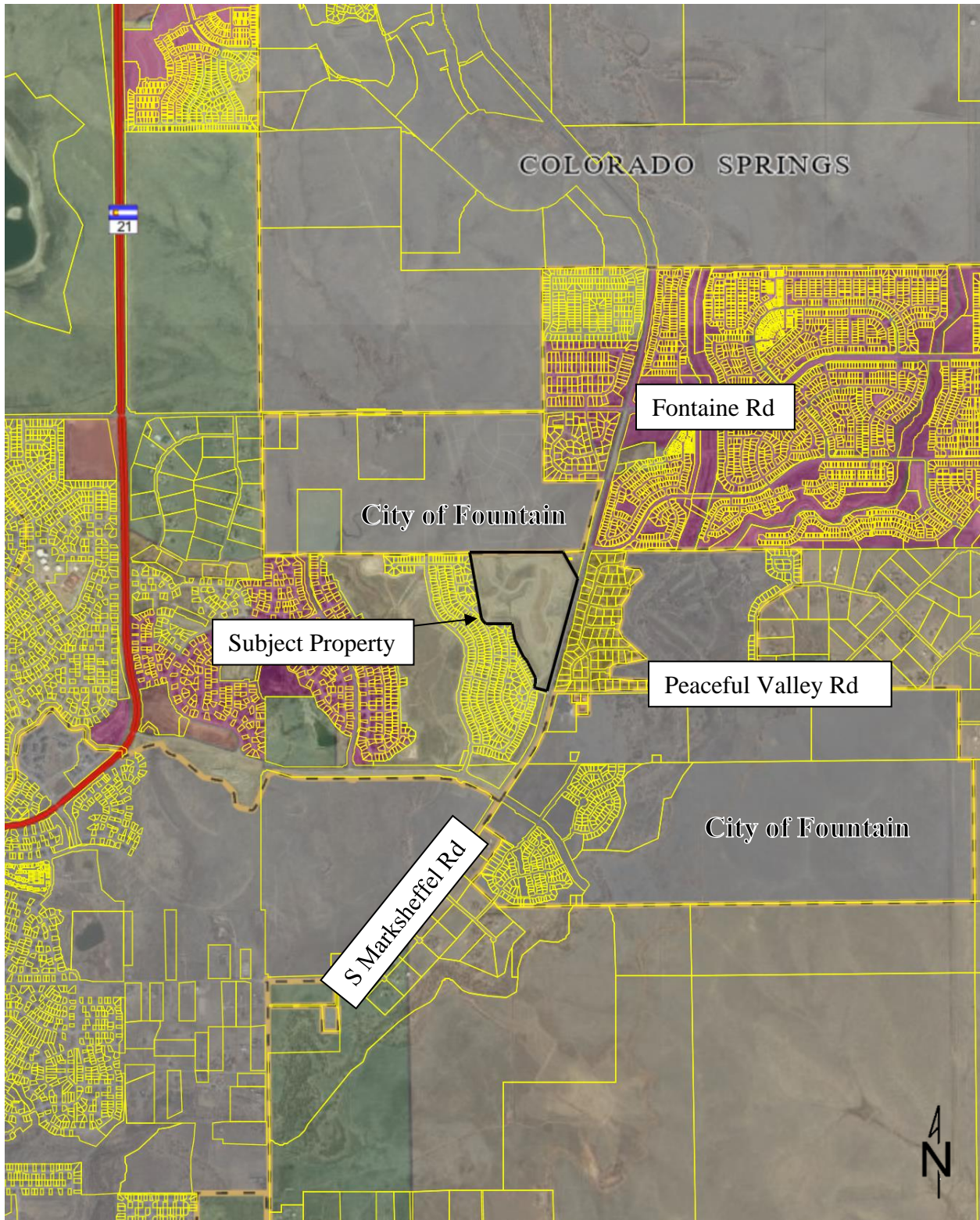
OWNER:	REPRESENTATIVE:
Glen Investment Group No. VIII, LLC 3 Widefield Boulevard Colorado Springs, CO, 80911	Glen Investment Group No. VIII, LLC 3 Widefield Boulevard Colorado Springs, CO, 80911

Commissioner District: 4

Planning Commission Hearing Date:	9/21/2023
Board of County Commissioners Hearing Date:	10/12/2023

EXECUTIVE SUMMARY

A request by the Glen Investment Group No VIII, LLC for approval of a Final Plat to create 79 single-family residential lots and three (3) tracts. The 27.23-acre property is zoned RS-6000 (Residential Suburban), is subject to the CAD-O (Commercial Airport Overlay) district and is located on the west side of South Marksheffel Road, approximately one-half of a mile south of Fontaine Boulevard.



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A. WAIVERS/DEVIATIONS/AUTHORIZATION

Waiver(s)/Deviation(s): There are no waivers requested with this application.

Authorization to Sign: Final Plat, Subdivision Improvements Agreement, Detention Pond Maintenance Agreement and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a Final Plat, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code ("Code") (As Amended):

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
- The subdivision is consistent with the purposes of the Land Development Code.
- The subdivision is in conformance with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analysis, studies, reports, plans, designs, documents, and other supporting materials.
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Code.
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Code.
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)].
- Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design.
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.

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- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County and in compliance with the Code and the ECM.
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefor, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.
- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.
- The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Code.
- Off-site impacts were evaluated, and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8 of the Code.
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated.
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. 34-1-302(1), et seq.].



C. LOCATION

North:	City of Fountain	Vacant
South:	RS-6000 (Residential Suburban)	Residential
East:	RR-0.5 (Residential Rural)	Residential
West:	RS-6000 (Residential Suburban)	Residential

D. BACKGROUND

The property was rezoned to the RS-6000 (Residential Suburban) zoning district in 1983. The parcels were part of the Glen at Widefield Sketch Plan (PCD File No. SKP-01-003), which was approved by the Board of County Commissioners on October 11, 2001. The Sketch Plan identified this area as suitable for single-family residential development.

A preliminary plan was approved by the Board of County Commissioners on June 28, 2016 (PCD File No. SP-15-004). The proposed Final Plat is consistent with the approved preliminary plan.

E. ANALYSIS

1. Land Development Code Analysis

The Final Plat application meets the Final Plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code.

The property is located within the CAD-O (Commercial Airport Overlay) district; however, it is not located within any of the sub-zones, which include the APZ-I, APZ-II, ADNL, and ANAV sub-zones, and is, therefore, not subject to any of the additional use regulations associated with the sub-zones. However, despite not being located within any of the sub-zones, the applicant has provided the following notice on the plat:

“The Airport Advisory Commission suggests that residences constructed in this area should include F.A.A. approved sound mitigation construction techniques to obtain at least a 25db reduction in interior noise. NOTICE: This property may be adversely impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with this potentially and the ramifications thereof.”

The Final Plat application meets all the standards regarding the CAD-O district.



2. Zoning Compliance

The area within the proposed Final Plat is zoned RS-6000 (Residential Suburban). The density and dimensional standards of the RS-6000 zoning district are as follows:

- *Minimum lot size – 6,000 square feet*
- *Setbacks – 25 feet from front and rear lot lines; 5 feet from side lot lines*
- *Maximum building height – 30 feet*
- *Maximum lot coverage – 40 percent if two-story; 45 percent if single-story*

The proposed Final Plat is in compliance with the RS-6000 (Residential Suburban) zoning district. Individual site plans will need to be submitted for review for each proposed single-family dwelling in order to ensure compliance with the applicable dimensional standards.

F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. **Placetype Character:** Suburban Residential

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.



Recommended Land Uses:

Primary

- *Single-family Detached Residential with lots sizes smaller than 2.5 acres per lot up to 5 units per acre*

Supporting

- *Single-family Attached*
- *Multifamily Residential*
- *Parks/Open Space*
- *Commercial Retail*
- *Commercial Service*
- *Institutional*

Analysis:

The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections. The subject property is zoned RS-6000 which has a minimum lot size of 6,000 square feet and is intended to accommodate single-family residential development. The Final Plat is intended for single-family detached residential development with lots smaller than 2.5 acres per lot. The subject area is adjacent to RS-6000 and RR-0.5, the proposed Final Plat will be compatible with the surrounding area.

b. Area of Change Designation: Minimal Change: Developed

These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.

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Analysis:

The subject property is zoned RS-6000 which has a minimum lot size of 6,000 square feet and is intended to accommodate single-family residential development. The property is currently vacant and is adjacent to two residential neighborhoods which are zoned RS-6000 and RR-0.5 and have single-family residential uses. The proposed Final Plat will be compatible with the surrounding area and will not offer differing intensity.

c. Key Area Influences: The property is not located within a key area.

d. Other Implications (Priority Development, Housing, etc.)

The property is not located within a priority development area.

3. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

***Goal 1.1** – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

***Policy 1.1.1** – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

***Goal 1.2** – Integrate water and land use planning.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 7 of the Plan, which is an area anticipated to experience the largest growth demand by 2060. Specifically, the Plan states:

Areas projected to develop by 2040 are located south of Fountain (City) on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25.

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The following information pertains to water demands and supplies in Region 7 for central water providers:

The Plan identifies the current demand for Region 7 to be 10,141 acre-feet per year (AFY) (Figure 5.1) with a current supply of 15,376 AFY (Figure 5.2). The projected demand in 2040 for Region 7 is at 15,846 AFY (Figure 5.1) with a projected supply of 25,241 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region is 7 is at 26,969 AFY (Figure 5.1) with a projected supply of 27,840 AFY (Figure 5.2) in 2060. This means that by 2060 a surplus of 871 AFY is anticipated for Region 7.

Water sufficiency has been analyzed with the review of the proposed subdivision. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed Final Plat has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality. Please see the Water section below for a summary of the water findings and recommendations for the proposed Final Plat.

4. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. El Paso County Community Services Department, Environmental Division, and Colorado Parks and Wildlife were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential upland deposits and coal in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

Per Colorado Geological Survey review, each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendation as required by the Pikes Peak Regional Building Department.

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2. Floodplain

The property is not located within a defined floodplain as shown in the FEMA Flood Insurance Rate Map panel numbers 08041C0956G and 08041C0957G, dated December 7, 2018.

3. Drainage and Erosion

The property is located within the West Fork Jimmy Camp Creek (FOFO2000) drainage basin. The West Fork Jimmy Camp Creek drainage basin is a studied basin with drainage and bridge fees. The subdivision is subject to the Drainage Basin Fee program which requires fees to be paid at the time of Final Plat recordation. Drainage fees in the amount of \$123,486.63 and bridge fees in the amount of \$36,533.95 shall be paid by the developer.

Runoff from the site will be collected via curb and gutter and conveyed via storm sewer system into an existing full spectrum detention pond (Pond D) built with Glen at Widefield Filing No. 10. The detention pond provides water quality and flood control storage for The Glen at Widefield Subdivision Filing No. 12. Pond D is a private facility and will be owned and maintained by The Glen Metropolitan District No. 3. The applicant has submitted a grading and erosion control plan with this application. The grading and erosion control plan identifies construction best management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system before and during grading activities.

4. Transportation

The Glen at Widefield Subdivision Filing No. 12 is located north of Mesa Ridge Parkway and west of South Marksheffel Road. All interior roadways are planned to be constructed to El Paso County criteria and dedicated to the County for ownership and maintenance. This subdivision will result in the dedication of approximately 0.60 miles of developer constructed urban local roadways. Recommended improvements associated with the Glen at Widefield subdivision have been provided in the traffic study prepared by LSC Transportation Consultants, Inc.

Additionally, the traffic study indicates that signal warrants are projected to be met at Mesa Ridge Parkway and South Marksheffel Road. The El Paso County Department of Public Works is currently in the process of constructing the traffic signal improvements.

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The Glen at Widefield East Preliminary Plan identified a proportional contribution to be made with each filing towards construction of signals at three intersection locations. The traffic study submitted with this application states that the applicant is required to escrow the following amounts at the time of recording The Glen at Widefield Subdivision Filing No. 12:

- \$14,263 is to be escrowed for the benefit of the Colorado Department of Transportation (CDOT) towards the construction of a CDOT traffic signal at the Mesa Ridge Parkway and Powers Boulevard (State Highway 21) intersection;
- \$4,494 is to be escrowed for the benefit of El Paso County towards the construction of a traffic signal at the Mesa Ridge Parkway and Spring Glen Drive intersection; and
- \$4,977 is to be escrowed for the benefit of El Paso County towards the construction of a traffic signal at the Peaceful Valley Road and South Marksheffel Road intersection.

The El Paso County 2016 Major Transportation Corridors Plan Update identifies improvements on Mesa Ridge Parkway and South Marksheffel Road. Per the submitted traffic study, South Marksheffel Road was recently upgraded to an interim three (3) lane facility as part of a Pikes Peak Rural Transportation Authority (PPRTA) project. Mesa Ridge Parkway was previously constructed by the developer as a half section of the principal arterial roadway from Powers Boulevard to South Marksheffel Road. El Paso County is anticipated to further improve Mesa Ridge Parkway as part of a PPRTA project. Additionally, Marksheffel Road along this corridor has transferred ownership to the City of Colorado Springs and the City of Fountain.

The subdivision is subject to the El Paso County Road Impact Fee Program (Resolution 19-471, as amended). The developer of The Glen at Widefield Subdivision Filing No. 12 has petitioned the County to be included in the ten (10) mill Public Improvement District No. 2 (PID No.2).

H. SERVICES

1. Water

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

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Attorney's summary: The State Water Engineer's Office has made a recommendation regarding a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office recommends a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a recommendation regarding a finding of sufficiency for water quality and has no outstanding comments.

2. Sanitation

Widefield Water and Sanitation District has committed to provide wastewater service to the development.

3. Emergency Services

The property is within the Security Fire Protection District. The District was sent a referral for the Final Plat and did not provide a response.

4. Utilities

Mountain View Electric Association (MVEA) will provide electrical service and Black Hills Energy (BHE) will provide natural gas service to the area included within the Final Plat. Both utility providers were sent referrals for the Final Plat; MVEA has no outstanding comments and BHE did not provide a response.

5. Metropolitan Districts

The site is within The Glen Metropolitan District No. 3, which has a mill levy of 54.531 mills. The District is responsible for ownership and maintenance of drainage, landscaping, and open space tracts within the overall Glen Development.

5. Parks/Trails

Fees in lieu of park land dedication in the amount of \$36,893 for regional fees and \$23,305 for urban park fees will be due at the time of recording the Final Plat.

6. Schools

Fees in lieu of school land dedication in the amount of \$16,353 shall be paid to El Paso County for the benefit of Widefield School District 3 at the time of plat recording.

I. APPLICABLE RESOLUTIONS

See attached resolution.

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J. STATUS OF MAJOR ISSUES

There are no major issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (As Amended) staff recommends the following conditions and notations:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.

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7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the Final Plat is recorded.
9. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
10. Park fees in lieu of park land dedication in the amount of \$36,893 for regional fees and \$23,305 for urban park fees will be due at the time of recording the Final Plat.
11. Fees in lieu of school land dedication in the amount of \$16,353 shall be paid to El Paso County for the benefit of Widefield School District 3 at the time of plat recording.
12. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated January 20, 2023, as provided by the County Attorney's Office.
13. Drainage Fees in the amount of \$123,486.63 and bridge fees in the amount of \$36,533.95 for the West Fork Jimmy Camp Creek drainage basin (FOFO2000) shall be paid to El Paso County at the time of plat recordation.
14. The applicant shall complete an escrow agreement with the Colorado Department of Transportation (CDOT) in the amount of \$14,263 to be applied towards the construction of the traffic signal at the Mesa Ridge Parkway and Powers Boulevard intersection prior to Final Plat recordation.
15. The applicant shall complete an escrow agreement with the El Paso County in the amount of \$4,494 to be applied towards the construction of a traffic signal at the Mesa Ridge Parkway and Spring Glen Drive intersection prior to Final Plat recordation.

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16. The applicant shall complete an escrow agreement with El Paso County in the amount of \$4,977 to be applied towards the construction of a traffic signal at the Peaceful Valley Road and South Marksheffel Road intersection prior to Final Plat recordation.
17. Each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendation as required by the Pikes Peak Regional Building Department.

NOTATIONS

1. Final Plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.
2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 200 neighboring property owners on September 5, 2023 for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

M. ATTACHMENTS

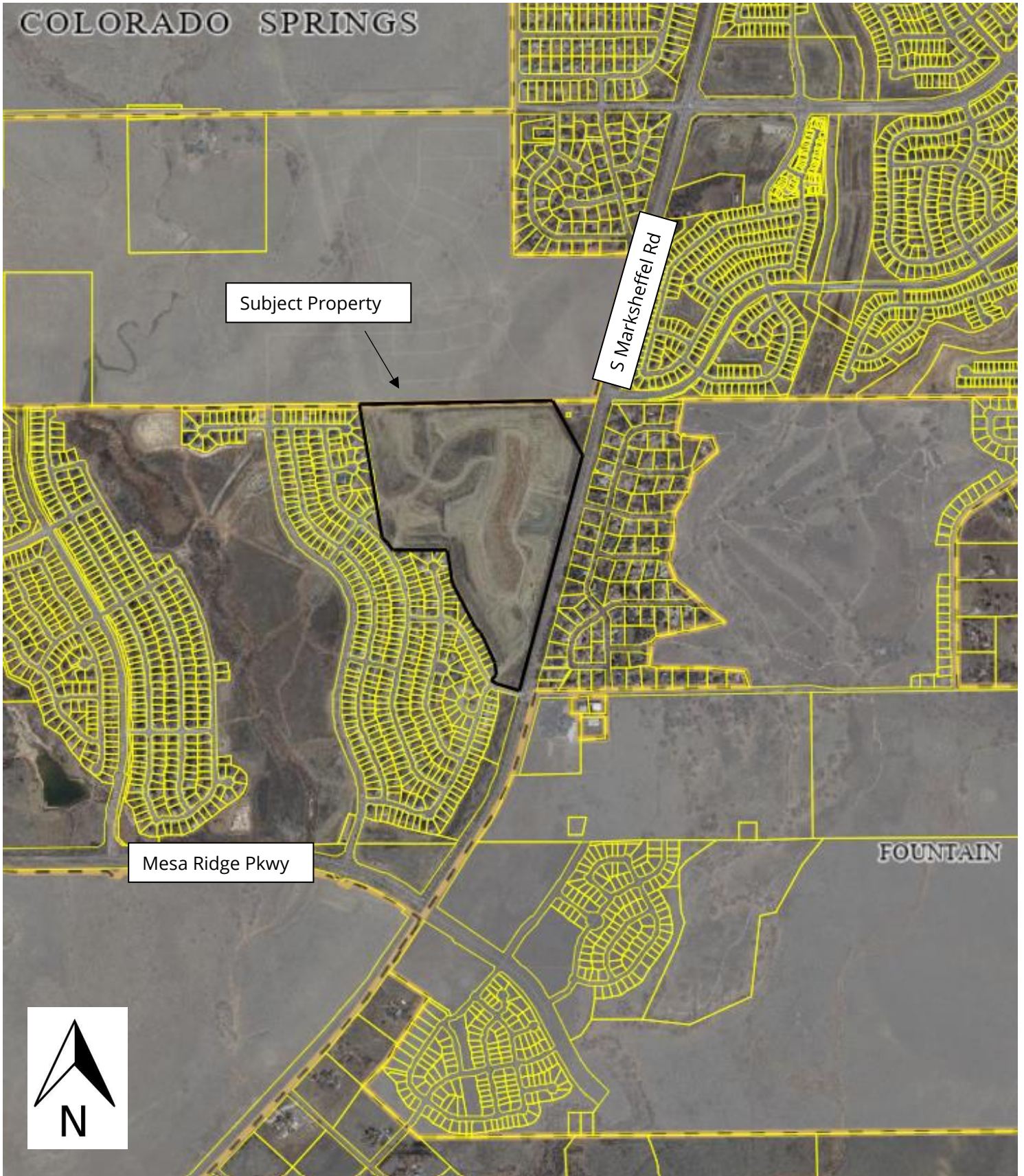
Map Packet
Letter of Intent
Plat Drawing
State Engineer's Letter
County Attorney's Letter
El Paso County Public Health Recommendation Letter
Colorado Springs Airport Advisory Commission Letter
Draft Resolution

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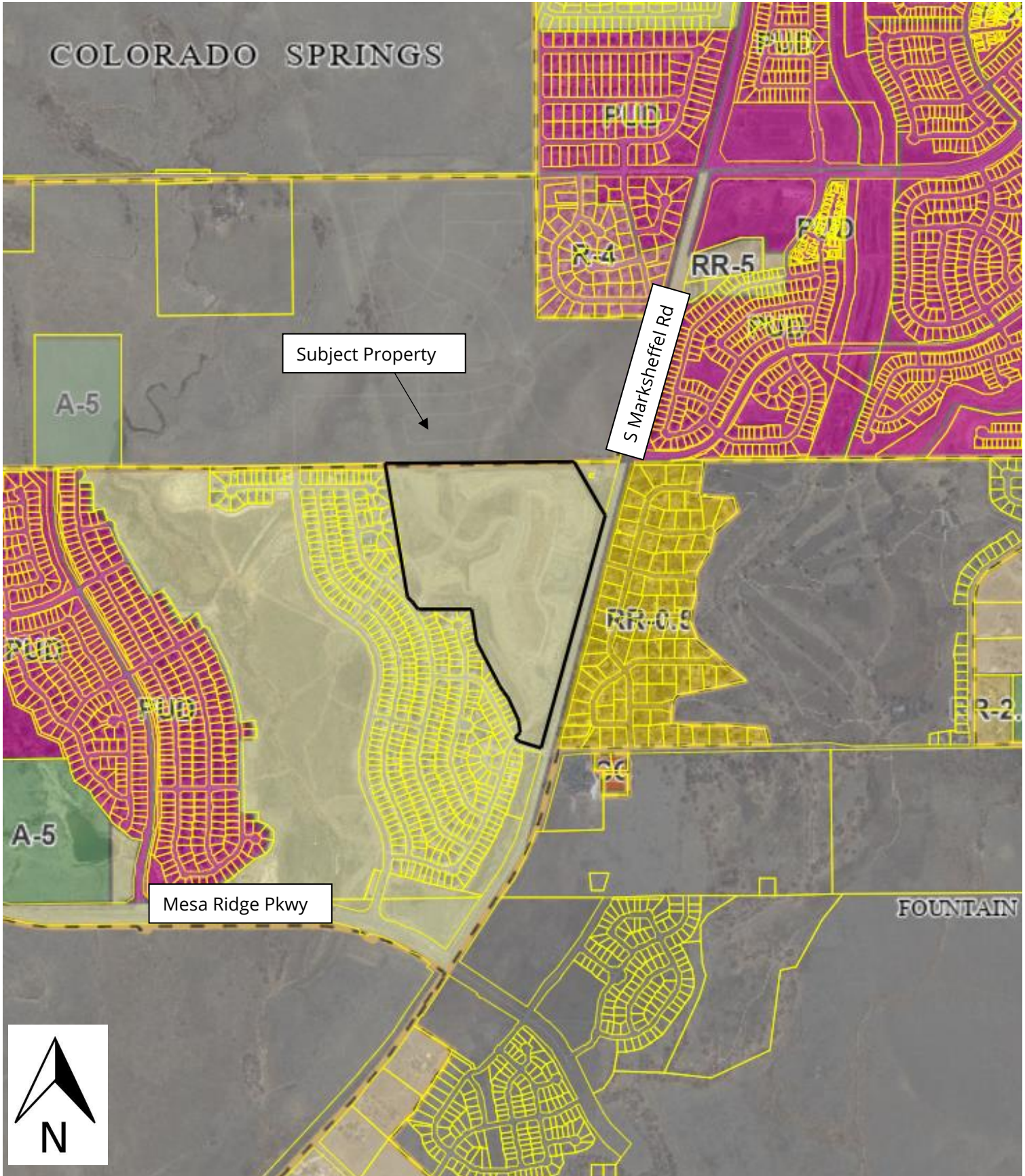


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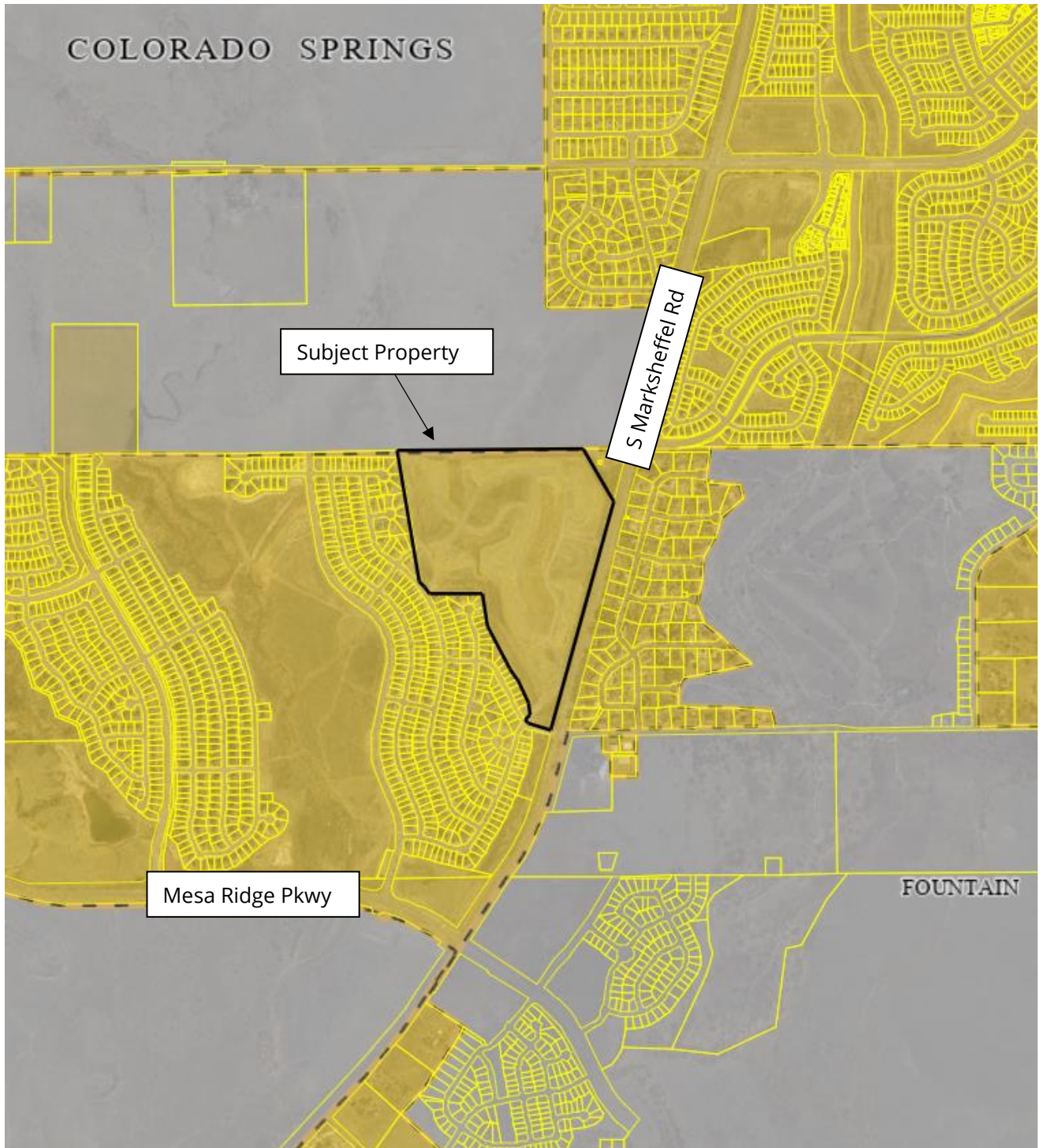
Map Exhibit #1: Aerial















Map Exhibit #2: Zoning



Map Exhibit #3: Placetype

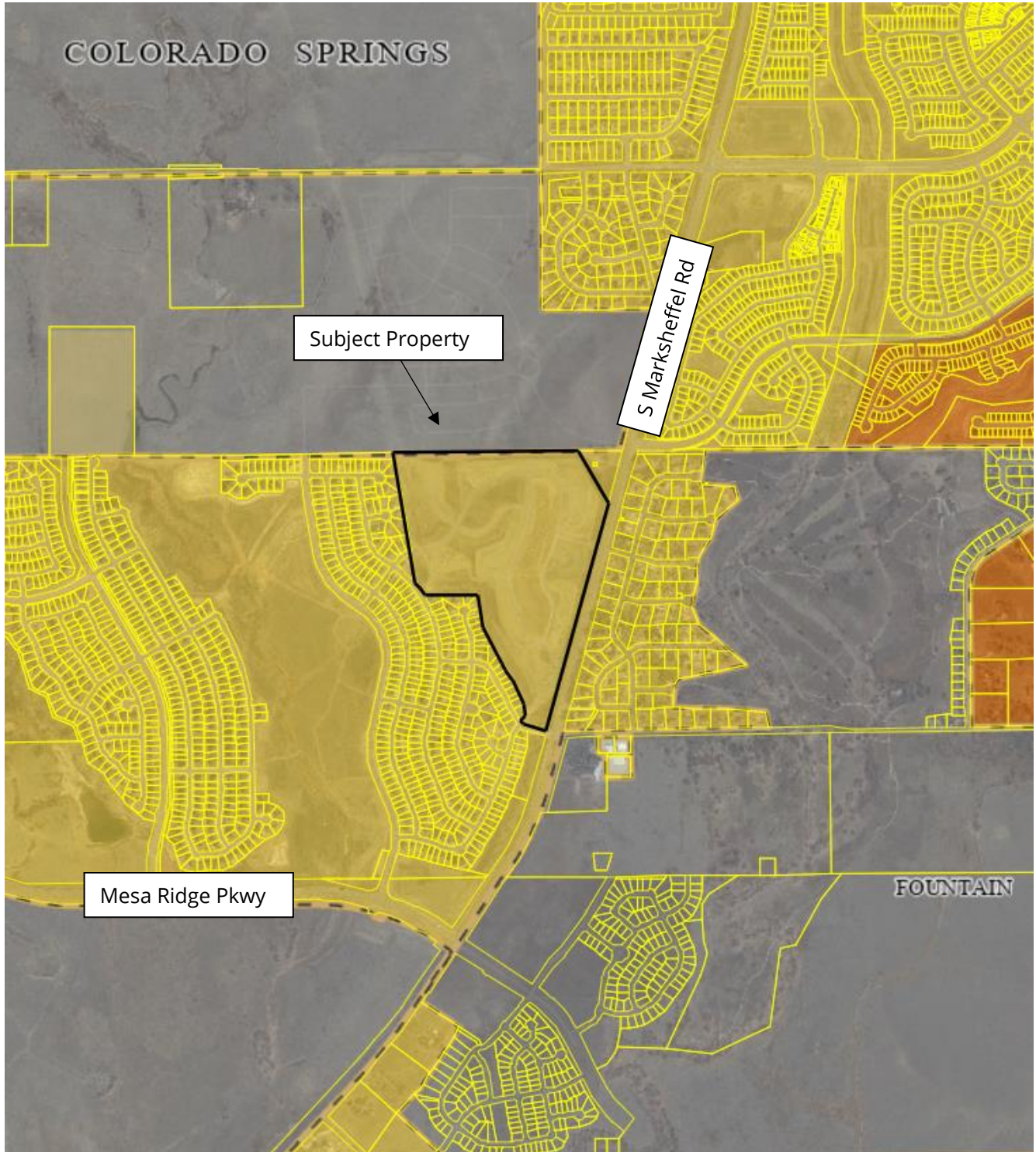


Legend

- | | |
|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|  Rural |  Employment Center |
|  Large-Lot Residential |  Regional Open Space |
|  Suburban Residential |  Mountain Interface |
|  Urban Residential |  Military |
|  Rural Center |  Utility |
|  Regional Center |  Incorporated Area |



Map Exhibit #4: Area of Change



Legend

- Protected/Conservation Area
- Minimal Change: Undeveloped
- Minimal Change: Developed
- New Development
- Transition

**LETTER OF INTENT
FINAL PLAT REQUEST – THE GLEN AT WIDFIELD FILING NO. 12**

OWNER/APPLICANT:

Ryan Watson
Glen Investment Group No. VIII, LLC
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

OWNER:

Ryan Watson
Glen Investment Group No. VIII, LLC
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

PLANNING/PROCESSING CONSULTANT:

Nina Ruiz
Vertex Consulting Services, LLC
455 E Pikes Peak Ave, Sute 101
Colorado Springs, CO 80903
(719) 733-8605

SURVEYING CONSULTANT:

John Towner
Pinnacle Land Surveying Co.
121 County Road 5
Divide, CO 80814
(719) 634-0751

ENGINEERING CONSULTANT:

Andy McCord
Kiowa Engineering Corp.
1604 South 21st Street
Colorado Springs, CO 80904
(719) 630-7342

TRAFFIC ENG. CONSULTANT:

Jeff Hodsdon
LSC Transportation Consultants, Inc.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, CO 80903
(719) 633-2868

SITE LOCATION AND SIZE: The site is located west of the intersection of Pennycress Drive and Golden Buffs Drive. The area included within the final plat is 27.229 ac.in size.

PROPERTY TAX NUMBER: 5522000010

PRESENT ZONING: RS- 6000 (Single Family Residential - Minimum Lot Size 6000sf.), **CAD-O***

*Not included within APZ or ADNL, proposed use is allowed

REQUEST: Approval of a Final Plat that proposes to subdivide the site into 79 single family residential lots and three tracts.

WAIVER REQUESTS AND DEVIATIONS:

No waivers or deviations are being requested with this final plat.

PLAT JUSTIFICATION AND CRITERIA FOR APPROVAL:

- *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;*
- *The subdivision is in substantial conformance with the approved preliminary plan;*

Master Plan Analysis

We have reviewed the El Paso County Master Plan for compliance. This small final plat is the final parcel to be developed in The Glen at Widefield Sketch Plan. The sketch plan, and the RS-6000 zoning, and numerous subdivision plats, and consequently developed subdivisions, which were nearly all approved prior to the approval of the El Paso County Master Plan, and were used in determining the

Areas of Change, Place Types, and Land Use Types as depicted and described in the El Paso County Master Plan.

The Area of Change for this plat location is Minimal Change:Developed, due to the fact that 90% of the developable land in this Sketch Plan area have already been developed. This is the final residential parcel to be developed in this Sketch Plan area. The plat is not located in a potential area for annexation, and it is not located in a priority development area.

The Place Type approved and depicted for this location on the master plan is Suburban Residential and the single family detached residential land use planned for the final plat is listed as a Primary Land Use in the master plan. The plat filing is located in an area listed as more owner attainable area which will help in providing affordability to the housing market.

Per the approved Sketch Plan and approved preliminary plat for this area; all lot development is being concentrated on the most buildable land with wetland areas and difficult geological areas being preserved in open space tracts to be kept natural and only used for pedestrian trail/ recreational use areas per the Environmental Compatibility goals of the master plan.

The final plat is being developed next to developed infrastructure for transportation and has been analyzed in the accompanying traffic impact study showing that this subdivision can be developed within approved levels of service for the transportation network per the Transportation and Mobility sections of the master plan.

Public facilities such as water/ wastewater provisions, electric and gas, public safety and emergency services are all being met and letters of commitment to serve this parcel are included within this plat submittal package.

This final plat plan is in compliance with the approved El Paso County Master Plan, the approved Glen at Widefield East Preliminary Plan, the approved Glen at Widefield Sketch Plan, and is designed in accordance with the zoning on the property which allows this subdivision as a permitted use. The current existing zoning for this parcel is RS-6000 for single family residential land uses with a minimum lot size of 6000sf. The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

- *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;*

The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

- *Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;*

Water and sewer services will be provided by Widefield Water and Sanitation District. Water and Wastewater Resource Reports are included with this submission as well as a commitment to serve letter for both water and wastewater.

- *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;*

A public sewage disposal system has been designed and established for the property and will be served by Widefield Water and Sanitation District.

- *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];*

A soil and geological study has been prepared for the entire development at the time of the preliminary plat and has been updated based upon comments provided by the Colorado Geologic Survey. The report identifies that there are no hazards or constraints onsite that cannot be addressed by typical construction practices or that would preclude development of single-family dwellings. A soils memo was prepared by J & K Geological Services on October 10, 2022 that identifies a year-long water level monitoring completed 2019, and approved by CGS, determined groundwater is not a concern. The site-specific report required by PPRBD for all foundations within El Paso County will re-verify groundwater is not of concern. The soils memo is included with this submission.

- *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;*

Drainage has been provided for in full spectrum drainage facilities which meet the criteria of the above statutes. A final drainage report is included in this submission detailing the drainage infrastructure proposed and existing, that will serve this platted area.

- *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*

Legal and physical access is being provided to all of the lots by public street rights-of-way. The plat is the legal document that will dedicate these public legal accesses.

- *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;*

Fire protection will be provided by Security Fire Dept. A letter of commitment to serve this area along with a Fire Protection Report is provided with this submission. Police services will be provided by the El Paso County Sheriffs Dept., Trail and Open Space corridors are to be found throughout The Glen development with one such corridor shown on the plat along the western and northern boundary of this plat. Tracts A, B, and C within this plat will be used for open space, public and private utilities, drainage, trails, and signage. The tracts will be owned and maintained by The Glen Metropolitan District. All tracts are open for the recreational use and enjoyment of the residents of The Glen at Widefield and the general public.

- *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;*

The streets, water lines, and hydrants are designed to provide adequate fire protection and access to all of the lots in the subdivision and comply to Chapter 6 of the code.

- *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;*

There are no off-site impacts associated with this plat filing, other than those that may be required by CDOT during the review of the traffic study that is a part of this submission.

- *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;*

A Subdivision Improvement Agreement is provided with this submission delineating any and all infrastructure related to this subdivision that would need to be financially guaranteed.

- *The subdivision meets other applicable sections of Chapter 6 and 8.*

The subdivision and associated construction documents and reports meet all applicable sections of Chapter 6 and 8.

- *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]*

Mineral Rights Owner notifications are provided for any mineral rights owner that may have rights under this property.

PHASING:

The Filing 12 plat area will be constructed in one phase.

HAZARDS, NATURAL AND OTHER FEATURES:

Please refer to the subsurface soil investigation prepared for the property by Soil Testing and Engineering, Inc. for the Glen at Widefield East Preliminary Plan for information regarding soils and geologic features. No constraints are depicted for this plat drawing.

A Wildlife report along with a Natural Features report was included with the previous Glen at Widefield East Preliminary Plan. No significant natural features exist on this platted area. The property has recently been over lot graded for development and reseeded for erosion control.

Drainage is being directed to the southeast and will be collected into a full spectrum detention pond facility. The detention pond is located in Tract A of The Glen at Widefield Filing No. 11 Plat, and will be constructed by Glen Development. The detention pond will be owned and maintained by Glen Metropolitan District #3

ROAD IMPACT FEES:

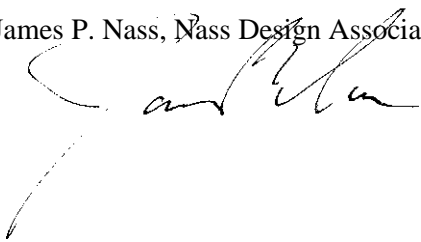
This project will be required to participate in the El Paso County Road Improvement Fee Program. The Glen Filing No.12 will join the PID.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:

The site is presently vacant; utilities will be available from street extensions within existing corridors along the east and west boundaries of the subdivision. Water and sewer services will be provided by Widefield Water and Sanitation District, Gas services by Black Hills Energy, and electric services by Mountain View Electric. Fire protection will be provided by Security Fire Protection District.

Anticipated facilities include residential lots of varying sizes. Off Site roads will access Filing No. 12 from three locations. A residential street access will be from Golden Bluffs Drive along the west plat boundary. A residential access will be from the intersection of Pennycress Drive and Golden Bluffs Drive on the east boundary of the subdivision. A residential access will be from the intersection of Pennycress Drive and Lanceleaf Drive along the eastern plat boundary. The eastern Golden Bluffs Drive access and Lanceleaf access will not be available until the construction of The Glen at Widefield Filing No. 11 is complete.

James P. Nass, Nass Design Associates

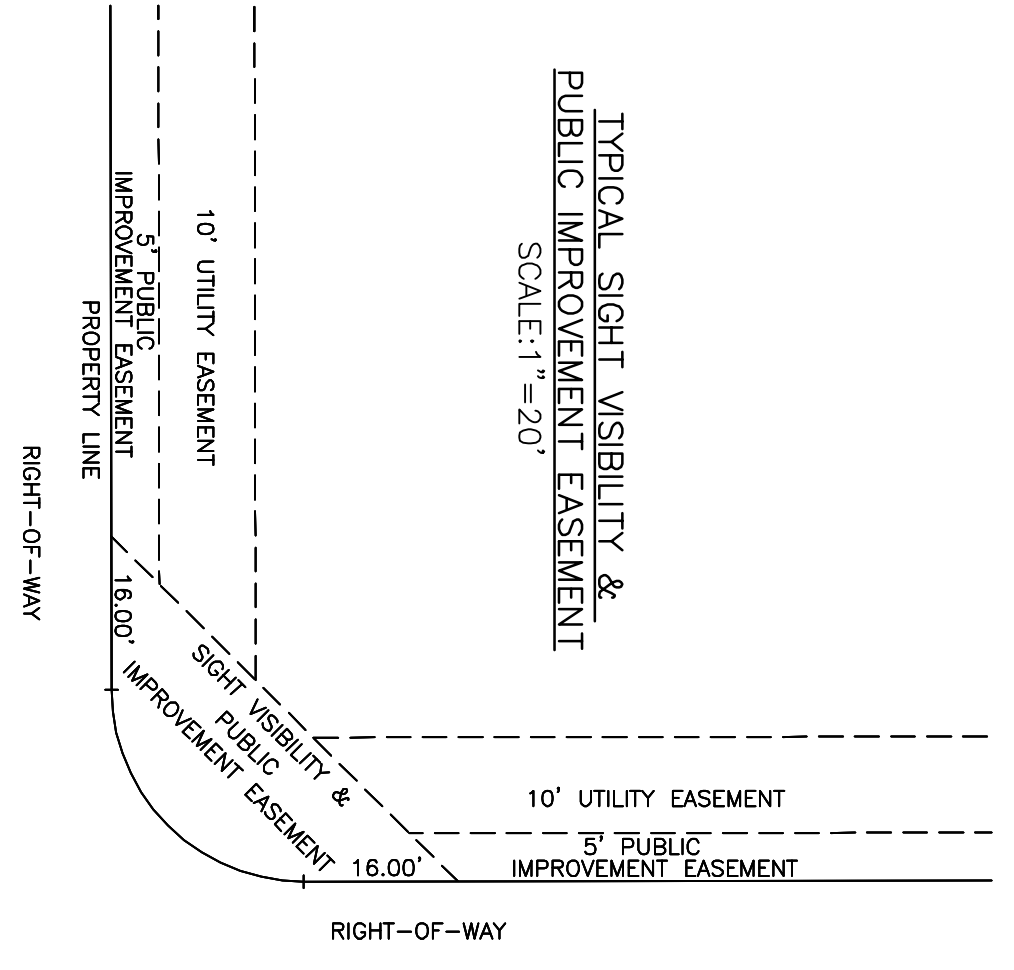
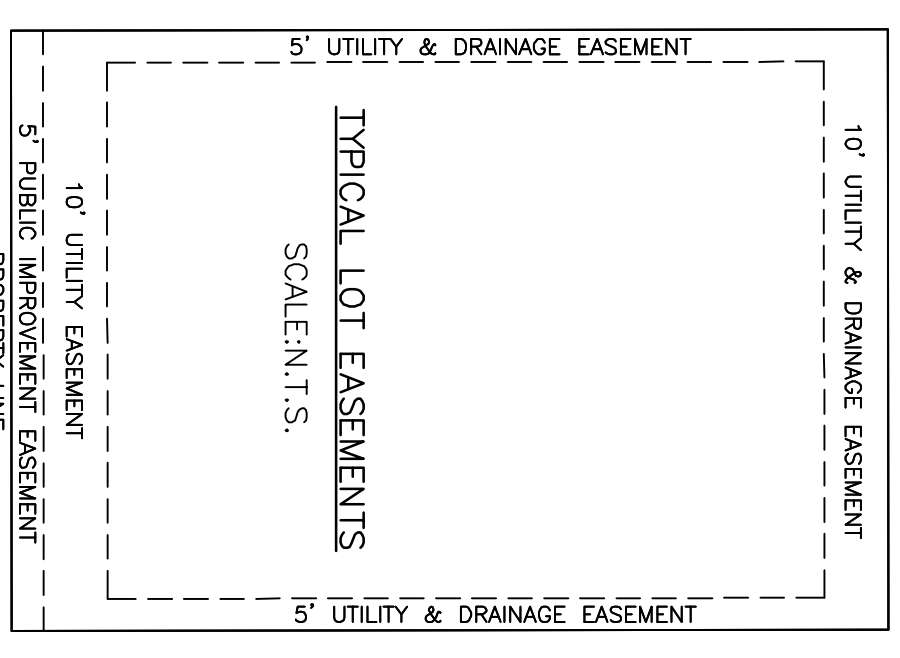
A handwritten signature in black ink, appearing to read 'James P. Nass', is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke extending to the left.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12

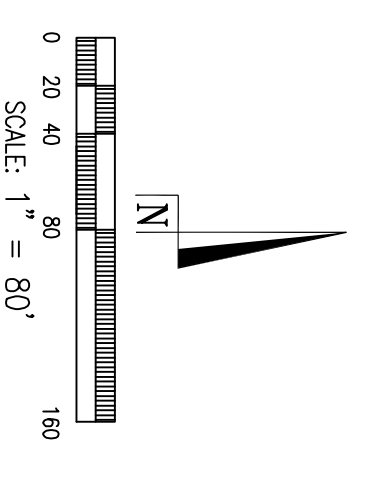
A portion of the South One-half (S1/2) of Section 22
 Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
 County of El Paso, State of Colorado



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	01748.54°	200.00'	6.34'	S81°50'01"W
C2	01377.26°	225.00'	6.38'	S81°55'45"W
C3	02503.59°	200.00'	6.38'	S81°55'45"W
C4	52°36'26"	60.00'	56.14'	N02°07'19"W
C5	52°36'26"	60.00'	56.14'	N02°07'19"W
C6	74°00'49"	60.00'	77.51'	N86°44'05"W
C7	61°31'54"	30.00'	32.22'	N81°00'20"E
C8	85°15'50"	20.00'	29.76'	S16°35'50"W
C9	85°15'50"	20.00'	29.76'	S16°35'50"W
C10	85°15'50"	20.00'	29.76'	S16°35'50"W
C11	55°40'33"	20.00'	28.01'	S10°54'03"E
C12	49°40'47"	30.00'	26.01'	N34°22'02"W
C13	49°40'47"	30.00'	33.40'	S15°18'46"W
C14	95°40'33"	20.00'	28.01'	N72°52'26"E
C15	85°15'05"	20.00'	28.01'	N60°36'38"E
C16	49°40'47"	30.00'	28.01'	N65°51'18"W
C17	85°15'05"	20.00'	28.01'	N65°51'18"W
C18	85°15'34"	20.00'	28.01'	S84°39'12"E



PINNACLE LAND SURVEYING COMPANY, INC.
 121 COUNTY ROAD 5, DIVIDE, CO 687-7360



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 12/27/21
 SHEET 2 OF 2

POD FILE NO. SF-22-024



August 11, 2022

El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Glen at Widefield Filing No. 12 - Final Plat
Part SW1/4 of Sec. 22, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 30429

To Whom It May Concern:

We have received the submittal concerning the above-referenced proposal to subdivide a 77.82 acre tract of land into 79 single-family lots. According to the submittal, the proposed supply of water and wastewater disposal is to be served by Widefield Water and Sanitation District ("Widefield").

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal references a demand of 27.65 acre-feet/year for the Glen at Widefield Filing No. 12 which is part of the total commitment for Glen at Widefield East. The referral documents estimate a water use rate of 0.35 acre-foot/year/residential lot.

Source of Water Supply

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District, and a February 22, 2022 letter of commitment from Widefield was provided with the submittal confirming 27.65 acre-feet have been committed to The Glen at Widefield Filing No. 12.

Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the Applicant should be aware that, unless the storm water structure(s) can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, available online at: <http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf>, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.



State Engineer's Office Opinion

According to this office's records, it appears Widefield has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Ivan Franco".

Ivan Franco, P.E.
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner

County Attorney

Kenneth R. Hodges, County Attorney
719-520-6485
Centennial Hall
200 S. Cascade, Suite 150
Colorado Springs, CO 80903
www.ElPasoCo.com

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

January 20, 2023

SF-22-24 Glen at Widefield Filing No. 12
Final Plat

Reviewed by: Lori Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a Final Plat proposal by Widefield Investment Group (“Applicant”), to subdivide an approximately 27.229 +/- acre parcel into 79 single family lots. The property is zoned RS-6000 (Residential Suburban).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* (“WSIS”), the Applicant estimated its annual water needs to serve this subdivision at 27.65 acre-feet/year, which equates to 0.35 acre-feet per year per lot. Based on these figures, the Applicant must provide a supply of 8,295 acre-feet of water (27.65 acre-feet/year x 300 years) to meet the County’s 300-year water supply requirement for the subdivision.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Widefield Water and Sanitation District (“District”). As detailed in the *District Water and Wastewater Report Annual Update* dated January 31, 2022 (“Report”), the District’s water supply is sourced from renewable groundwater, surface water rights, and a mix of various sources. The *Report* indicates that “[t]he current Developed Physical Supply is 5,271 annual acre-feet. The three-year running average actual use is 2,898 acre-feet which is roughly 55% of the existing available physical supply.”

ASSISTANT COUNTY ATTORNEYS

NATHAN J. WHITNEY
CHRISTOPHER M. STRIDER

STEVEN A. KLAFFKY
TERRY A. SAMPLE

LORI L. SEAGO
DOREY L. SPOTTS

BRYAN E. SCHMID
STEVEN W. MARTYN

MERI GERINGER

4. The District's General Manager provided a letter of commitment for The Glen at Widefield East Subdivision Filing No. 12 dated February 22, 2022, in which the District committed to providing water service for the 79 residential lots, for an annual water requirement of 27.65 acre-feet.

State Engineer's Office Opinion

5. In a letter dated August 11, 2022, the State Engineer reviewed the application to subdivide the 77.82 +/- acres into 79 single-family lots. The State Engineer stated that "[a]ccording to this office's records, it appears Widefield has sufficient water resources to serve the proposed development." Further, the State Engineer stated that "pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for The Glen at Widefield Filing No. 12 is 27.65 acre-feet per year for a total demand of 8,295 acre-feet for the subdivision for 300 years, to be supplied by Widefield Water and Sanitation District. **Based on the District's available water supply of approximately 2,373 annual acre-feet, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for The Glen at Widefield Filing No. 12.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary* provided July 13, 2022, the *Water Resources Report* dated January 31, 2022, the *Widefield Water and Sanitation District* letter dated February 22, 2022, and the *State Engineer Office's Opinion* dated August 11, 2022. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

REQUIREMENTS:

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc: Ryan Howser, Planner III



Prevent • Promote • Protect

Environmental Health Division
1675 W. Garden of the Gods Road
Suite 2044
Colorado Springs, CO 80907
(719) 578-3199 *phone*
(719) 578-3188 *fax*
www.elpasocountyhealth.org

Glen at Widefield, Filing No. 12, SF-22-24

Please accept the following updated comments from El Paso County Public Health (EPCPH) regarding the 77.8-acre, 79-residential lot development project referenced above:

- **Water service will be provided by Widefield Water and Sanitation District (WWSD) PWSID# CO0121900. There is a finding for sufficiency in terms of water quality for water provided by Widefield Water and Sanitation District. A Letter of Commitment dated 22February2023 from WWSD to serve both water and wastewater services was submitted, reviewed, and approved.**
- **Wastewater service will be provided by Widefield Water and Sanitation District (WWSD). The WWSD has sufficient treatment capacity for the proposed 77.8-acre, 79-residential lot development.**
- **El Paso County Public Health encourages planned walkability of residential communities. Please consider appropriate connections to commercial areas through the use of sidewalks, and bike trails. Walkability features help reduce obesity and associated heart diseases.**
- **The water quality detention basin must have mosquito control responsibilities included as a part of the maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.**
- **Earthmoving activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to:**
<https://www.colorado.gov/pacific/cdphe/general-air-permits>

Mike McCarthy
El Paso County Public Health
mikemccarthy@elpasoco.com
719-332-5771
30January2023

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard August 24, 2022
Land Use Review Item #14**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): SF2224 <i>RESIDENTIAL FINAL PLAT</i>		PARCEL #(S): 5522000010
DESCRIPTION: Request by Glen Investment Group for approval of The Glen at Widefield Subdivision Filing No. 12 final plat. The plat includes subdividing site into 79 single-family residential lots and three tracts. The site is zoned RS-6000/CAD-O (Residential Suburban and Commercial Airport District) and consists of approximately 27 acres. The site is located southwest of Marksheffel Road and Fontaine Boulevard.		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 3.7 miles southeast of Rwy 35R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 30 feet above ground level; 5,730 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None	
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/175985 CLICK ON VIEW FINAL PLAT DRAWINGS UNDER REVIEW DOCUMENTS LIST		

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

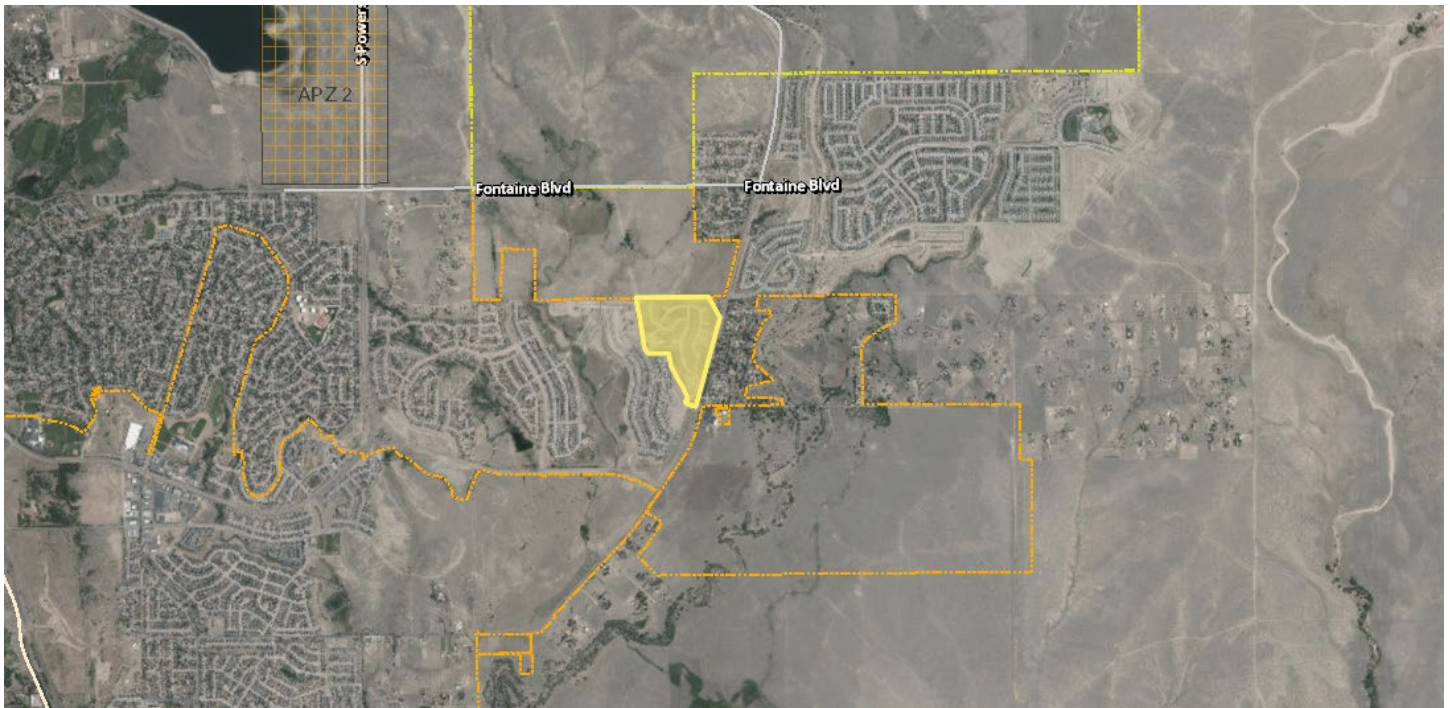
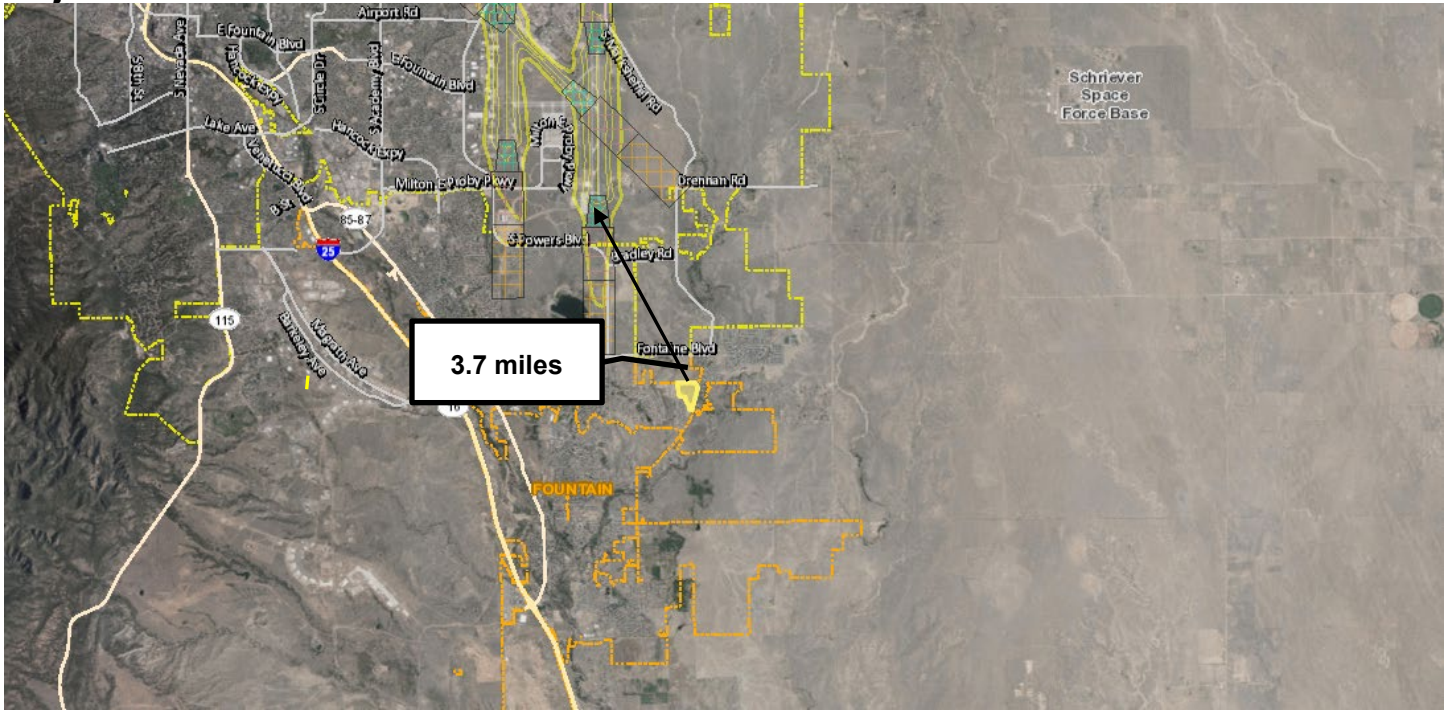
Subject to Airport Advisory Commission Action

*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **Airport Acknowledgement:** Upon accepting residency within The Glen at Widefield, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that The Glen at Widefield lies within an Airport Overlay Zone and is located less than 4 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
- **FAA Form 7460-1:** If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities. FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

Colorado Springs Airport Advisory Commission Meeting To Be Heard August 24, 2022 Land Use Review Item #14

Project location exhibit:



Miranda Benson2

From: Robby Chenoweth <robby.chenoweth18@gmail.com>
Sent: Wednesday, September 20, 2023 7:56 AM
To: PCD Hearings
Subject: Glen Expansion Hearing

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Good Morning,

I am writing in opposition to the expansion of the Glen Investment Group to create (79) new single family residential lots. This area is too built up with family homes. What this area needs is more schools, businesses, and restaurants. Schools are at or over capacity, and bringing more homes into the area will only cause more issues. Until the infrastructure can support more family homes, homes should be placed on hold.

Thanks,
Robby Chenoweth

Miranda Benson2

From: melissa Olson <melissaolson5496@yahoo.com>
Sent: Thursday, September 21, 2023 8:55 AM
To: PCD Hearings
Subject: The glen at Widefield filing number 12

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hello and Good Morning,

I as a resident of peaceful Valley off Marksheffel have some concerns about this new development. First off the entry to this new development is right across from Poa Anua which is going to cause a lot of issues. Not only are they making it another white only out of that neighborhood, but they haven't fix the issue with the first right only out of the Glen onto marksheffel. A lot of these residents who live in the Glen illegally make a left turn out of their neighborhood. We've almost been into a car accident because of it and I know several others as well. Which means now that we're going to have two right Only's out of their neighborhood it's going to be , it's going to be way worse! My second concern is, when they build these houses are they gonna block peaceful valleys view of the mountains? We all did not purchase our homes with a view to just be blocked by new development!!! We just purchased our home this year. So it's kind of annoying to see that they are going to be building 79 homes. We have also been infested by bugs and local animals that lived in that area. Another concern is all of the traffic. Are they going to expand mark shuffle so you're not sitting at lights and stop signs for 20 minutes waiting to get through. It took them years to put the stop light at Marksheffel and Mesa Ridge. So is this fair for people who have already lived here? I know the only object here is for these builders to make more money, but it becomes taxing on the people who have lived here for years, and for the people who have moved in before the development started. My attitude about the Glenn is why don't you fix the issues you have already in your filings before building a new filing. In the new Glenn, there are supposed to be a drainage or something right there off of Mesa Ridge, it smells so horrible that it makes the whole neighborhood stink. Why don't they fix that? Why don't they fix all the streets in the older Glen's?? I'm just saying instead of being greedy and just wanting more money, it would make more sense to fix all the problems you have in the Glen Now.

Have a Blessed Day,
Melissa O of Peaceful Valley

RESOLUTION NO. 23-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF FINAL PLAT
THE GLEN AT WIDEFIELD FIL. NO. 12 (SF2224)

WHEREAS, Glen Investment Group No. VIII did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for The Glen at Widefield Fil. No. 12 Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on September 21, 2023, upon which date the Planning Commission did by formal resolution recommend approval of the Final Plat application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on October 12, 2023; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;
6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.

7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Final Plat, the Planning Commission and Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.3.f of the Land Development Code (as amended):

1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
2. The subdivision is in substantial conformance with the approved preliminary plan;
3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
4. Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of the Code;
6. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];
7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the ECM;
8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;
9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;
11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8 of the Code;

12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
13. The subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and
14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. § 34-1-302(1), et seq.].

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the final plat application for The Glen at Widefield Fil. No. 12 Subdivision;

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the Final Plat.

8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the Final Plat is recorded.
9. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
10. Park fees in lieu of park land dedication in the amount of \$36,893 for regional fees and \$23,305 for urban park fees will be due at the time of recording the Final Plat.
11. Fees in lieu of school land dedication in the amount of \$16,353 shall be paid to El Paso County for the benefit of Widefield School District 3 at the time of plat recording.
12. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated January 20, 2023, as provided by the County Attorney's Office.
13. Drainage Fees in the amount of \$123,486.63 and bridge fees in the amount of \$36,533.95 for the West Fork Jimmy Camp Creek drainage basin (FOFO2000) shall be paid to El Paso County at the time of plat recordation.
14. The applicant shall complete an escrow agreement with the Colorado Department of Transportation (CDOT) in the amount of \$14,263 to be applied towards the construction of the traffic signal at the Mesa Ridge Parkway and Powers Boulevard intersection prior to Final Plat recordation.
15. The applicant shall complete an escrow agreement with the El Paso County in the amount of \$4,494 to be applied towards the construction of a traffic signal at the Mesa Ridge Parkway and Spring Glen Drive intersection prior to Final Plat recordation.
16. The applicant shall complete an escrow agreement with the El Paso County in the amount of \$4,977 to be applied towards the construction of a traffic signal at the Peaceful Valley Road and South Marksheffel Road intersection prior to Final Plat recordation.
17. Each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendation as required by the Pikes Peak Regional Building Department.

NOTATIONS

1. Final Plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.

2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 12th day of October 2023 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

The Glen at Widefield Subdivision Filing No. 12:

A tract of land located in a Portion of the South One-half (S1/2) of Section 22, Township 15 South (T15S), Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of Lot 89, Glen at Widefield Subdivision Filing No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N89°59'54"W, a distance of 497.00 feet; Thence along the arc of a non-tangential curve to the left, having a central angle of 07°36'38", a radius of 1080.00 feet, an arc length of 143.46 feet, whose chord bears N36°10'01"W; Thence N07°21'14"W, a distance of 635.18 feet; Thence N09°31'38"W, a distance of 584.99 feet to a point on the North line of the South One-half (S1/2) of said Section 22; Thence N89°51'21"E along the North line of the South One-half (S1/2) of said Section 22, a distance of 1161.92 feet; Thence S00°18'38"E, a distance of 483.09 feet; Thence S89°41'22"W, a distance of 28.36 feet; Thence S00°18'38"E, a distance of 170.00 feet; Thence S81°14'24"W, a distance of 43.05 feet; Thence S41°26'03"W, a distance of 38.75 feet; Thence S18°59'59"W, a distance of 87.12 feet; Thence S24°56'29"W, a distance of 48.70 feet; Thence S67°16'30"W, a distance of 133.27 feet; Thence S68°48'W, a distance of 146.71 feet; Thence S00°04'54"W, a distance of 405.64 feet to the Point of Beginning.

Said tract contains 27.229° acres (1,186,077 S.F.) more or less.