



COMMISSIONERS:  
CARRIE GEITNER (CHAIR)  
LAUREN NELSON (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS  
BILL WYSONG  
CORY APPELATE

## AGENDA

Board of County Commissioners (“BOCC”) Land Use Meeting  
Thursday, June 11, 2026 - 9:00 AM  
Centennial Hall Auditorium  
200 S. Cascade Avenue  
Colorado Springs, Colorado

### Call to Order

1. Invocation
2. Pledge of Allegiance to the Flag of the United States of America
3. Staff Emergency Items
4. Changes/Postponements/Notice of Next Meeting
5. Public Comment on Items Not Scheduled on the Agenda  
The Commissioners welcome communication in various forms; however, the public comment period is not intended for dialogue, and Commissioners do not engage in conversation during this time. Members of the public seeking responses to specific questions are encouraged to submit inquiries through Citizen Connect at <https://citizenconnect.elpasoco.com>.
6. Land Use Consent Calendar
  - a. VACATION OF PLATTED RIGHT OF WAY - APALOOSA DRIVE ROW VACATION - A request by the property owners of Lots 5-7 of the Templeton Heights Subdivision for approval of a Vacation of Platted Right of Way of a portion of Apaloosa Drive. The public right of way is within the A-5 (Agriculture) zoning district (Adjacent Parcel Nos. 6313001002 6313001003 6313001004 6313001005 6313001006 6313001007 6313001010 6313001011 6313001012 6313001013 6313001014 6313001060 6313001061) (Commissioner District No. 2) (V-25-002). (Joseph Letke, Planner - Planning and Community Development)
  - b. MAP AMENDMENT (REZONING) - WELSCH AT HOWELLS REZONE TO RR-2.5 - A request by Randall and Louellen Welsch for approval of a Map Amendment (Rezoning) of 5 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located at 11525 Howells Road and is approximately 0.2 miles northeast of the intersection of Howells Road and Mountain View Drive. The item was heard on the consent agenda at the May 21, 2026, Planning Commission meeting. There was no staff presentation or public comment given. A planning commissioner asked staff how far other 2.5 acre lots are to this property. Staff stated that there is 2.5-acre zoning and half-acre zoning approximately one mile from the property. The Planning Commission voted 7-2 to recommend approval of

the application. The two members in opposition stated they felt the rezoning was not keeping with the character of the immediate neighborhood and that the intent of the Master Plan is to keep the Black Forest area as five acre lots. The attached staff report reflects that the property is in the Large Lot Residential Placetype as defined by the Your El Paso County Master Plan which typically consists of lots of 2.5 acres or greater. (Parcel No. 6214000071) (Commissioner District No. 1) (P-26-003) (Maria Lancto, Senior Planner - Planning and Community Development)

7. Called-Up Consent Calendar
8. AMENDED & RESTATED SPECIAL DISTRICT SERVICE PLAN - ROCK CREEK METROPOLITAN DISTRICT - A request from Spencer Fane, P.C., for approval of a Colorado Revised Statutes Title 32 Special District amended and restated Service Plan for the Rock Creek Metropolitan District. The District is 70.77 acres and is located west of Highway 115 and south of Cheyenne Mountain Air Force Base. The 22.53- acre portion included within the request is zoned RM-30 (Multi-dwelling Residential), RS-5000 (Residential Suburban), RS-6000 (Residential Suburban), and F-5 (Forestry); 48.24 acres is within the City of Colorado Springs. The service plan includes the following: a maximum debt authorization of \$48,000,000.00, a debt service mill levy of 50 mills for residential, 35 mills for commercial, an operations and maintenance mill levy of 20 mills for residential, and a 5 mills special purpose mill levy for a total maximum combined mill levy of 75 mills for residential. The Planning Commission recommended approval (7-0). There is no public opposition to the request. (Multiple Parcel Nos.) (Commissioner District No. 3) (ID-25-008) (Kari Parsons, Principal Planner - Planning and Community Development)
9. Department and Committee Reports/Non-Action Items
10. Addendum
11. Executive Session

Adjourn