



# EL PASO COUNTY

COMMISSIONERS:  
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CARRIE GEITNER (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS  
STAN VANDERWERF  
LONGINOS GONZALEZ, JR.

## AGENDA

Board of County Commissioners (“BOCC”) Land Use Meeting  
Thursday, June 13, 2024 - 9:00 AM

Participate remotely through Facebook Live on the El Paso County Facebook page.  
(Meeting may be held telephonically at the Chair’s discretion.)

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
6. Land Use Consent Calendar
  - a. PRELIMINARY PLAN - WYOMING ESTATES - A request by Home Run Restorations, Inc. for approval of a 36.62-acre Preliminary Plan depicting 6 single-family residential lots. The property is zoned RR-5 (Residential Rural), and is located at 14515, 14715, 14750, and 14755 Teleo Court on the west side of Curtis Road, approximately 2.75 miles north of Highway 94. The applicant is also seeking a finding of water sufficiency with the Preliminary Plan. The item was heard at the May 16, 2024, Planning Commission hearing as a called-up consent agenda item. Two citizens spoke in opposition to the request. The item was unanimously recommended for approval with a vote of 9-0. (Parcel Nos. 4333003003, 4333004001, 4333004002, and 4333004003) (Commissioner District No. 2) (SP237) (Ryan Howser, AICP Planner III - Planning and Community Development)
  - b. MINOR SUBDIVISION - GUNTZELMAN PORCELAIN PINES - A request by Christa and Kristian Guntzelman for approval of a 35.06-acre Minor Subdivision creating three (3) single-family lots. The property is zoned R-T (Residential Topographic) and is located at the intersection of Mountain Road and Kulsa Road, approximately one-quarter of a mile west of Chipita Park Road. The item was heard as a called-up consent agenda item on the May 16, 2024, Planning Commission hearing. Three citizens spoke in opposition to the request. One citizen spoke in favor of the request. The item was unanimously recommended for approval with a vote of 9-0. (Parcel No 8322200018) (Commissioner District No. 3) (MS234) (Ryan Howser, AICP Planner III - Planning and Community Development)

- c. VACATION AND REPLAT - AFTA SUBDIVISION - A request by CST Metro LLC for approval of an 8.90-acre Vacation and Replat creating 2 commercial lots and 1 tract. The subject property is zoned CS (Commercial Service) and is located northeast of the intersection of New Meridian Road and Highway 24 and southeast of the intersection of Old Meridian Road and Highway 24. The item was heard as a consent agenda item at the Planning Commission hearing on May 16, 2024, and was unanimously recommended for approval with a vote of 9-0. (Parcel Nos. 5312402015, 5312402016, 5312403003, 5312403004, 5312404003, 5312405003, and 5312405005) (Commissioner District No. 2) (VR223) (Kylie Bagley, Planner III - Planning and Community Development)

7. Called-Up Consent Calendar

Land Use Regular Items

- 8. VARIANCE OF USE - 11210 SOUTH HOLMES ROAD ADDITIONAL UNIT - A request by Drew MacAlmon for approval of a Variance of Use on 4.78 acres to allow an additional dwelling unit for rental in the RR-5 (Residential Rural) district. The property is located at 11210 South Holmes Road, a quarter-mile south of the intersection of Burgess Road and South Holmes Road. The application was heard as a regular item at the May 2, 2024, Planning Commission hearing. Discussion included the history of the accessory structure, the timeline of when the rentals started, and how the code has changed since 2018. The Planning Commission recommended approval of the project with a vote of 5-3. The dissenting members identified that the request does meet the character of the area, does not meet the conditions of approval for a Variance of Use, and did not meet the review criteria for the need for the Variance of Use. (Parcel No. 6224000026) (Commissioner District No. 1) (VA234) (Ashlyn Mathy, Planner II - Planning and Community Development)
- 9. AMENDED AND RESTATED SPECIAL DISTRICT SERVICE PLAN - PEACEFUL RIDGE METROPOLITAN DISTRICT - A request from Peaceful Ridge Metropolitan District Directors, and White, Bear, Ankele, Tanaka, and Waldron, P.C., for approval of an amended and restated Colorado Revised Statutes Title 32 Special District service plan for the Peaceful Ridge Metropolitan District. The 60-acre area included within the request is zoned Residential Suburban (RS-6000) and is located north of Fontaine Boulevard and west of Marksheffel Road. The amended and restated service plan includes the following: a maximum debt authorization of \$20,000,000.00, a debt service mill levy of 50 mills for residential, and an operations and maintenance mill levy of 10 mills, for a total maximum combined mill levy of 60 mills. No Covenant Enforcement is requested. The Planning Commission recommended approval 9-0. There is no public opposition to the request. (Parcel Nos. Multiple) (Commissioner District No. 4) (ID235) (Kari Parsons, Senior Planner - Planning and Community Development)
- 10. Department and Committee Reports/Non-Action Items
- 11. Addendum
- 12. Executive Session

Adjourn