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Board of County Commissioners

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EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, AUGUST 3, 2023

Public Hearing begins at 9:00 A.M.

Second-floor Hearing Room, Pikes Peak Regional Development Center
2880 International Circle, Colorado Springs, 80910

Staff reports and additional documentation for each item can be found on the *View Hearing Schedule and Meetings* page at <https://planningdevelopment.elpasoco.com>. Supplemental documents provided to staff are automatically incorporated as part of the record unless specific objections are raised at the meeting.

Emailed comments and documents that are received more than 24 hours in advance of the hearing will be included in the hearing packet. Anything received within 24 hours of the hearing will be uploaded as part of the case on EDARP but might not be present at the hearing.

The recording is the official record of the proceeding. If you need further information, please contact Planning and Community Development at 719-520-6300.

1. Report Items

A. Planning Department: Meggan Herington or Justin Kilgore. Next PC Hearing: August 17, 2023.

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

3. Consent Items

A. Adoption of Minutes from PC Hearing held July 20, 2023.

4. Called-up Consent Items

5. Regular Items

A. ID234

PARSONS

SPECIAL DISTRICT SERVICE PLAN **FLYING HORSE NORTH METROPOLITAN DISTRICT NOS. 1-5**

A request from PRI #2 LLC, Jeffrey Smith, and Flying Horse Country Club, LLC., for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Flying Horse North Metropolitan

District Nos. 1-5. The 910-acre area included within the request is zoned Planned Unit Development (PUD) and Residential Rural (RR-5) and is located southwest of the intersection of Hodgen Road and Black Forest Road. The proposed service plan includes the following: a maximum debt authorization of \$450,000,000.00, a debt service mill levy of 50 mills for residential and commercial, and an operations and maintenance mill levy of 15 mills, for a total maximum combined mill levy of 65 mills.

The statutory purposes of the district include the provision of the following:

- 1) street improvements, safety protection;
- 2) design, construction, and maintenance of drainage facilities;
- 3) design, land acquisition, construction, and maintenance of recreation facilities;
- 4) mosquito control;
- 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
- 6) covenant enforcement;
- 7) design, construction, and maintenance of public water including fire hydrant systems; and
- 8) sanitation systems.

(Parcel Nos. Multiple) (Commissioner District No. 1).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/190899>

6. Non-Action Items

NOTE: For information regarding an agenda item, call Planning and Community Development at 719-520-6300 or visit our website at <https://planningdevelopment.elpasoco.com>. Results of the action taken by the Planning Commission will be uploaded to the case on EDARP (www.epcdevplanreview.com).