



APPROVAL OF LOCATION (APPROVED)

Commissioner Carlson moved that the following Resolution be adopted:

**BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF EL PASO
STATE OF COLORADO
RESOLUTION NO. U-21-001
COLORADO SPRINGS UTILITIES APPROVAL OF LOCATION**

WHEREAS, Colorado Springs Utilities did file an application with the Planning and Community Development of El Paso County for the approval of location to allow for a gravel staging area to provide materials to support Colorado Springs Utilities infrastructure projects within the RR-5 (Rural Residential) zoning district; and

WHEREAS, a public hearing was held by this Commission on November 18, 2021; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, comments of the El Paso County Planning and Community Development, comments of public officials and agencies, and comments from all interested parties, this Commission finds as follows:

1. That proper posting, publication and public notice was provided as required by law for the hearing of the Planning Commission.
2. That the hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at that meeting.
3. That the authorization or financing of said public way, ground, space, building, structure, or utility does not fall within the province of the Board of County Commissioners.
4. That the application conforms to the El Paso County Land Development Code.
5. That the application conforms to the adopted El Paso County Master Plan.
6. That approval of the proposed application will not result in harmful environmental, service, or fiscal impacts upon the county or its residents.
7. That for the above-stated and other reasons, the proposal is in the best interests of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the approval of location to allow for a gravel staging area within the RR-5 (Residential Rural) zone district for the following described unincorporated area of El Paso County be approved:

See Appendix A

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

CONDITIONS

1. No substantial expansion, enlargement, or modification of the facility, as depicted on the site plan and the associated site development plan, shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The applicant shall be required to receive approval from the Planning and Community Development Department of a site development plan prior to commencement of construction on the site.
3. The proposed use shall comply with all requirements of the El Paso County Land Development Code and all County, State, and federal regulations except for those portions varied by this action.
4. The applicant 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 the final land use approval or driveway access permit, whichever comes second. The land use of public/ institutional according to the Road Impact Fee Schedule will be used to determine fees.

NOTATION

1. Approval of location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

Commissioner Lucia-Treese seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

Commissioner Risley	aye
Commissioner Lucia-Treese	aye
Commissioner Schuettpelz	aye
Commissioner Fuller	nay
Commissioner Blea-Nunez	aye
Commissioner Moraes	aye

Commissioner Brittain Jack
Commissioner Carlson
Commissioner Merriam

aye
aye
nay

The Resolution was adopted by a vote of 7 to 2 by the Planning Commission of the County of El Paso, State of Colorado.

DATED: November 18, 2021



Brian Risley, Chair

APPENDIX A

Colorado Springs Utilities NE Gravel Staging Area

Parcel Number: 5329400005

Legal Description:

TR OF LAND IN SE4 SEC 29-13-65 DES AS FOLS: COM AT SE COR OF SD SEC 29 FROM WHICH THE S4 COR BEARS S 89<43'48" W 2634.93 FT, S 89<43'48" W 994.51 FT TO SW COR OF A TR CONV IN BK 5686-146 & FOR POB, TH CONT S 89<43'48" W 300.02 FT, N 00<27'02" E 1391.73 FT, N 89<42'22" E 262.43 FT TO A POC TO L, TH ELY ALG ARC OF CUR TO L HAVING A RAD OF 1060.00 FT A C/A OF 02<01'59" AN ARC DIST OF 37.61 FT WHICH CHORD BEARS N 88<41'22" E 37.61 FT, S 00<27'02" W 1392.52 FT TO POB