

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Planning Commission Meeting
Tuesday, June 16, 2020
El Paso County Planning and Community Development Department
200 S. Cascade Ave – Centennial Hall Hearing Room
Colorado Springs, Colorado

REGULAR HEARING

1:00 p.m. (Delayed to 2:45 p.m. start time)

**PRESENT AND VOTING: BRIAN RISLEY, TOM BAILEY, JOAN LUCIA-TREESE,
SARAH BRITTAIN JACK, AND TIM TROWBRIDGE**

**PRESENT VIA ELECTRONIC MEANS BUT NOT VOTING: GRACE BLEA-NUNEZ AND
THOMAS GREER**

PRESENT AND NOT VOTING: ERIC MORAES AND JAY CARLSON

ABSENT: BECKY FULLER

**STAFF PRESENT: CRAIG DOSSEY, LINDSAY DARDEN, KARI PARSONS, NINA
RUIZ, GILBERT LAFORCE, AND EL PASO COUNTY ATTORNEY LORI SEAGO (VIA
REMOTE ACCESS)**

**OTHERS SPEAKING AT THE HEARING: JAMES HORNE, JENNIFER IRVINE,
MATTHEW JOHNSON**

Report Items

**1. A. Report Items -- Planning and Community Development Department – Mr.
Dossey -- The following information was discussed:**

- a) The next scheduled Planning Commission meeting is for **Tuesday, July 7, 2020.**
- b) **Mr. Dossey** gave an update of the Planning Commission agenda items and action taken by the Board of County Commissioners since the last Planning Commission meeting.

- c) **Mr. Dossey** also gave an update on the Master Plan and upcoming meetings. The second phase of public outreach has been launched. Map.social feature is also available.

B. Public Input on Items Not Listed on the Agenda – NONE

2. Consent Items

- A. **Approval of the Minutes – June 2, 2020**
The minutes were approved as presented. (5-0)

- B. **PUDSP-19-010** **PARSONS**

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
PONDEROSA FILING NO. 3 AT LORSON RANCH**

A request by Love in Action for approval of a map amendment (rezoning) of 10.38 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) and approval of a preliminary plan for 90 single-family attached residential lots. The property is located northeast of the intersection of Fontaine Boulevard and Old Glory Road. (Parcel No. 55143-01-027) (Commissioner District No. 4)

PC ACTION: TROWBRIDGE MOTIONED/LUCIA-TREESE SECONDED TO APPROVE CONSENT ITEM 2B, PUDSP-19-010, FOR A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN FOR PONDEROSA FILING NO. 3 AT LORSON RANCH UTILIZING RESOLUTION PAGES NO. 29 AND 25, CITING 20-026, WITH EIGHT (8) CONDITIONS, FIVE (5) NOTATIONS, AND SIX (6) MODIFICATIONS, WITH A FINDING OF WATER SUFFICIENCY FOR WATER QUALITY, QUANTITY, AND DEPENDABILITY, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED UNANIMOUSLY (5-0).

REGULAR ITEMS

- 3. **AL-19-025** **DARDEN**

**SPECIAL USE
VERIZON HIGBY STEALTH TOWER**

A request by J5 Infrastructure Partners for approval of a special use for a stealth Commercial Mobile Radio Service Facility (CMRS) facility. The 35-acre property is zoned A-5 (Agricultural) and is located at 1480 Higby Road, on the southeast corner of the Higby Road and Happy Landing Drive intersection, and within Section 20,

Township 11 South, Range 66 West of the 6th P.M. (Parcel No. 61000-00-298)
(Commissioner District No. 1)

Ms. Darden was excused from giving a presentation as there was a general consensus that this item could be heard as a Consent item. There were no phone calls in opposition or participants in public that wanted to speak in opposition. There was one individual that wants to speak in favor and will be permitted to speak.

IN FAVOR:

Mr. James Horne – I have contacted Verizon many, many times over the last few years about the poor cell service in this area. This could cause in my situation an emergency incident. Cell service is non-existent. This is a great thing to bring this tower to me and others in my community.

IN OPPOSITION: NONE

DISCUSSION:

PC ACTION: LUCIA-TREESE MOTIONED/BAILEY SECONDED TO APPROVE REGULAR ITEM 3, AL-19-025, FOR A SPECIAL USE FOR VERIZON HIGBY STEALTH TOWER UTILIZING RESOLUTION PAGE NO. 39, CITING 20-027, WITH SIX (6) CONDITIONS AND THREE (3) NOTATIONS, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (5-0).

4. ECM-20-001

IRVINE

ENGINEERING CRITERIA MANUAL (ECM) REVISIONS

A request by the El Paso County Department of Public Works (DPW) for approval of proposed changes to the Engineering Criteria Manual (ECM). The ECM was completed in 2004 and changes were made in 2006, 2007, 2009, 2011, 2015 and 2019. Staff is recommending ECM changes that pertain to Americans with Disabilities Act (ADA) Public Right of Way Accessibility Guidelines (PROWAG) compliance including adding a new Accessibility chapter to the ECM. As part of the El Paso County ADA Transition Plan requirements for Public Right of Way, DPW has revised the ECM to include ADA PROWAG compliance. This request is for the Planning Commission to recommend approval of the proposed new chapter and the associated attached administrative revisions to the El Paso County Engineering Criteria Manual to the Board of County Commissioners.

Ms. Irvine gave a brief overview and asked **Mr. Matthew Johnson** to give their presentation and answer any questions.

Mr. Bailey – I am curious about where the City is on this. You said we are roughly compatible and I'm wondering if they've been involved in the process. **Ms. Irvine** – As you've probably heard the City of Colorado Springs had a lawsuit occur and they have updated some of their standards last year because of that lawsuit. I think we are ahead of the City because our standards reference CDOT. The purpose is to provide more justification as to where those standards are today. I don't believe their standards are much different than ours. There are tolerances and guidelines that are in place, but you, as a governing body, define what that looks like. The standards measure the existing facilities and define what those tolerances are and the guidelines give us best practices moving forward.

Mr. Risley – In a county like El Paso where we have everything from steep mountain slopes to rural prairie, how do you uniformly apply those standards within the latitude of the guidelines? **Mr. Johnson** – That is one of our greatest difficulties. The criteria allows the latitude at the County Engineer's discretion. **Ms. Irvine** – The ECM does have a section on deviations and is the responsibility of the ECM Administrator. We have also delegated that authority to Elizabeth Nijkamp at Planning with my oversight. If we provide a deviation, it is our expectation that it be met, and that it is documented to show that everything is done to address the deviation.

Mr. Risley – In reference to the HBA letter, have the remaining concerns been addressed? **Mr. Johnson** – Yes they have. They are more of suggested expectations and communication tools. We did send the HBA our proposed resolution and they supported it as written. **Ms. Irvine** – I spoke with Marla Novek and we are committed to working with them in the future about any concerns they have. We have an interest in making sure these are workable for everyone.

Mr. Carlson – Was the ECM revised in 2019? What prompted the changes this year? **Ms. Irvine** – in 2019 we did update the ECM, but over time we take specific issues and look at those. ADA is an issue now, 811 Colorado was an issue in 2019. So we identified a need and thought it was time to bring that criteria and show an implementation plan. **Mr. Johnson** – There were some updates, but we were ADA compliant before, we just wanted to clarify those guidelines.

IN FAVOR: NONE

IN OPPOSITION: NONE

DISCUSSION: NONE

PC ACTION: TROWBRIDGE MOTIONED/LUCIA-TREESE SECONDED TO APPROVE REGULAR ITEM 4, ECM-20-001, FOR A REVISION TO THE ENGINEERING CRITERIA MANUAL (ECM) REGARDING ADA REGULATION COMPLIANCE, CITING 20-028, AND THAT THIS ITEM BE FORWARDED TO

**THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION.
THE MOTION WAS APPROVED (5-0).**

- 5. El Paso County Master Plan – Informational Update – No Action Needed – Mr. Dossey** updated the Planning Commission on the Master Plan process during his report items. No further information provided.

NOTE: For information regarding the Agenda item the Planning Commission is considering, call the Planning and Community Development Department for information (719-520-6300). Visit our Web site at www.elpasoco.com to view the agenda and other information about El Paso County. Results of the action taken by the Planning Commission will be published following the meeting. (The name to the right of the title indicates the Project Manager/Planner processing the request.) If the meeting goes beyond noon, the Planning Commission may take a lunch break.

The minutes were approved as presented with one correction. Ms. Fuller was added in as absent at the last hearing.