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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Planning Commission Meeting  
Thursday, August 19, 2021  
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.**

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

**PRESENT VIA ELECTRONIC MEANS AND VOTING: GRACE BLEA-NUNEZ**

**PRESENT AND NOT VOTING: BRANDY MERRIAM**

**ABSENT: BRYCE SCHUETTPELZ AND BECKY FULLER**

**STAFF PRESENT: CRAIG DOSSEY, NINA RUIZ, DANIEL TORRES, LUPE PACKMAN, JOHN GREEN, MERCEDES RIVAS, ELENA KREBS, AND EL PASO COUNTY ATTORNEY LORI SEAGO**

**OTHERS SPEAKING AT THE HEARING: NONE**

### **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 **Thursday, September 2, 2021 at 9:00 a.m.**
- b) **Mr. Dossey** gave an update on year to date building permit activity and an update of the Planning Commission agenda items and action taken by the Board of County Commissioners since the last Planning Commission meeting.



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

**Note for the record Ms. Brittain Jack and Ms. Merriam joined the meeting during Mr. Dossey's presentation. Ms. Brittain Jack is now a voting member.**

**2. Resolution to Amend the Planning Commission Bylaws to Address Hearing Time and Location**

**TROWBRIDGE MOVED/ LUCIA-TREESE SECONDED THAT THE EL PASO COUNTY PLANNING COMMISSION SHALL CHANGE THE TIME AND LOCATION OF ITS REGULAR MEETINGS TO THE FIRST AND THIRD THURSDAY OF EACH MONTH, AS NEEDED, AT 9:00 AM AT THE PIKES PEAK REGIONAL BUILDING CENTER, 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, COLORADO, OR OTHER SUCH LOCATION SPECIFIED BY THE COMMISSION AND THAT ARTICLE 13, SECTION 2, PARAGRAPH A OF THE PLANNING COMMISSION BYLAWS BE UPDATED TO REFLECT THIS CHANGE. THE MOTION WAS APPROVED (8-0)**

**TROWBRIDGE MOVED/ LUCIA-TREESE SECONDED THAT THE PLANNING COMMISSION MEETING SCHEDULED FOR NOVEMBER 4, 2021 BE CHANGED TO NOVEMBER 2, 2021 AT 9 A.M.**

**3. CONSENT ITEMS**

**A. Approval of the Minutes – August 5, 2021**

The minutes were unanimously approved as presented. (8-0)

**B. MS-20-007**

**HOWSER**

**MINOR SUBDIVISION  
CIRCLE A FILING NO.1**

A request by Andres Daniel B Trust for approval of a minor subdivision to create three (3) single-family residential lots. The 14.87-acre property is zoned RR-5 (Residential Rural) and is located on the west side of E Goshawk Road, approximately one-half of a mile north of Hodgen Road, and is within Section 23, Township 11 South, Range 65 West of the 6<sup>th</sup> P.M. (Parcel No. 51230-00-015) Commissioner District No. 1

**Ms. Ruiz** – Staff does request that the additional waiver be approved should you choose to make a motion for approval. The subdivision and each individual lot do not have frontage on to a public roadway so there is a need for the waiver.

**Mr. Risley** – Do we need to have the waiver read into the record or does simply acknowledging suffice. **Ms. Ruiz** – We do not typically read them into the record

so we can just make the motion since we've had this discussion, unless **Ms. Seago** has other direction.

**Ms. Seago** – No, I agree. Making the motion with the specified number of conditions, notations and the included waiver will be acceptable.

**PC ACTION: BAILEY MOVED/MORAES SECONDED FOR RECOMMENDED APPROVAL OF CONSENT ITEM NUMBER 3B, MS-20-007, FOR A MINOR SUBDIVISION FOR CIRCLE A FILING NO.1, UTILIZING RESOLUTION PAGE NO. 19, CITING, 21-046, WITH TWELVE (12) CONDITIONS AND TWO (2) NOTATIONS, 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 (8-0).**

**C. SP-20-004**

**GREEN**

**PRELIMINARY PLAN  
PINEVIEW ESTATES PRELIMINARY PLAN**

A request by Alice Jolene Owens for approval of a preliminary plan to create seven (7) single-family residential lots. The 38.8-acre property is zoned RR-5 (Residential Rural) and is located approximately one-half (1/2) mile north of the intersection of Hopper Road and Ranch Hand Road and is within Section 13, Township 11, and Range 64 West of the 6th P.M. (Parcel No. 41000-00-428) (Commissioner District No. 2)

**PC ACTION: BAILEY MOVED/LUCIA-TREESE SECONDED FOR RECOMMENDED APPROVAL OF CONSENT ITEM NUMBER 3C, SP-20-004, FOR A PRELIMINARY PLAN FOR PINEVIEW ESTATES, UTILIZING RESOLUTION PAGE NO. 25, CITING, 21-047, WITH FIVE (5) CONDITIONS AND THREE (3) NOTATIONS, 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 (8-0).**

**D. P-21-003**

**RIVAS**

**MAP AMENDMENT (REZONE)  
SECLUSION**

A request by Norwood Foundation for approval of a map amendment (rezoning) of 313.774 acres from PUD (Planned Unit Development District) to RR-5 (Residential

Rural District). The two (2) parcels are located west of Goodson Road and 1.1 miles northwest of the Meridian Road and Ayer Road intersection and are within Sections 11 and 14, Township 12 South, Range 65 West of the 6th P.M. (Parcel Nos. 52110-00-002 and 52140-00-011) (Commissioner District Nos. 1 and 2)

**PC ACTION: CARLSON MOVED/BRITTAIN JACK SECONDED FOR RECOMMENDED APPROVAL OF CONSENT ITEM NUMBER 3D, P-21-003, FOR A MAP AMENDMENT (REZONE) FOR SECLUSION, UTILIZING RESOLUTION PAGE NO. 27, CITING, 21-048, WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (8-0).**

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](http://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.)

**Minutes were approved as presented at the September 2, 2021 hearing.**