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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Planning Commission Meeting
Thursday, December 16, 2021
El Paso County Planning and Community Development Department
2880 International Circle – Second Floor Hearing Room
Colorado Springs, Colorado

REGULAR HEARING
9:00 a.m.

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

PRESENT VIA ELECTRONIC MEANS AND VOTING: GRACE BLEA-NUNEZ

PRESENT AND NOT VOTING: CHRISTOPHER WHITNEY

ABSENT: BRYCE SCHUETTPELZ AND BRANDY MERRIAM

STAFF PRESENT: CRAIG DOSSEY, ELENA KREBS, RYAN HOWSER, GILBERT LAFORCE, LUPE PACKMAN, JEFF RICE, EDWARD SCHOENHEIT (VIA REMOTE ACCESS), CHARLENE DURHAM (VIA REMOTE ACCESS), CARLOS HERNANDEZ (VIA REMOTE ACCESS), ELIZABETH NIJKAMP (VIA REMOTE ACCESS), AND EL PASO COUNTY ATTORNEYS LORI SEAGO AND MARY RITCHIE

OTHERS SPEAKING AT THE HEARING: JOE DESJARDIN

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, January 6, 2022 at 9:00 a.m.**
- 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. Mr. Dossey also**

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shared the total number of building permits for 2021 through November. Numbers include 4700 single family building permits, which includes the entire region and with El Paso County making up approximately 1800 permits of that number.

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

CONSENT ITEMS

2. A. Approval of the Minutes – December 2, 2021

The minutes were unanimously approved as presented. (9-0)

B. MS-21-006

HOWSER

**MINOR SUBDIVISION
SKYFALL SUBDIVISION FILING NO. 1**

A request by Ramses II Properties, LLC, for approval of a minor subdivision to create three (3) single-family residential lots. The 19.48-acre property is zoned RR-5 (Residential Rural) and is located on the south side of Burgess Road, approximately three-quarters (3/4) of a mile west of the Burgess Road and Vollmer Road intersection, and is within Section 21, Township 12 South, Range 65 West of the 6th P.M. (Parcel No. 52212-00-027) (Commissioner District No. 2)

PC ACTION: TROWBRIDGE MOVED/MORAES SECONDED FOR APPROVAL OF CONSENT ITEM NUMBER 2B, MS-21-006, FOR A MINOR SUBDIVISION FOR THE SKYFALL SUBDIVISION FILING NO. 1, UTILIZING RESOLUTION PAGE NO. 19, CITING 21-073 WITH 13 CONDITIONS, TWO (2) NOTATIONS, AND ONE (1) WAIVER WITH A FINDING OF WATER SUFFICIENCY FOR QUALITY, QUANTITY, AND DEPENDABILITY AND THAT THE ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED UNANIMOUSLY (9-0).

C. SP-21-002

HOWSER

**PRELIMINARY PLAN
WINSOME PRELIMINARY PLAN AMENDMENT**

A request by Winsome, LLC, for approval of an amendment to the Winsome Preliminary Plan to increase the total number of single-family residential lots from 143 to 146. The 768-acre development area is zoned RR-5 (Residential Rural), RR-2.5 (Residential Rural), and CC (Commercial Community) and is located at the northwest corner of the Hodgen Road and Meridian Road intersection and is within Sections 13, 19, and 24, Township 11 South, Range 65 West of the 6th P.M. (Parcel Nos. 51000-00-524, 51000-00-525, 51000-00-526, 51000-00-527, and 51240-00-001) (Commissioner District No. 1)

Mr. Trowbridge – I am just wondering what changed? It seems like what is being presented could have been presented with the original submission.

Mr. Howser – I believe that is a question better suited for the applicant.

Mr. Desjardin – There are a variety of explanations; one is that we want the highest and best use for the property. This is an almost 800-acre ranch that we acquired a few years ago. This is a once in a lifetime opportunity, and we want to do the best job we can. We rezoned the bottom half of the property, but nonetheless we need to look at it as a whole. So, if I take the 768 acres divided by the 5-acre density that would be a cap of 154 lots. What we are proposing is to increase from 143 lots to 146 lots, still in the allowable range. If I need to plead hardship; after the preliminary plan was approved folks at the county called about a month later and said the that the county will no longer accept the prudent line analysis for Kiowa Creek that goes through the property. The prudent line is a detailed engineered analysis that says if the creek erodes for “x” number of years, it won’t erode into the lots, because it is contained within the open space. Now that’s no longer we are going through a great deal of expense to propose creek stabilization. We had two ten acres lots and in hindsight having two ten acre lots provides no value. We’re asking to subdivide that into four five acre lots

Mr. Trowbridge – So the two 10 acre lots was a design decision that happened a while ago and now it doesn’t make sense? **Mr. Desjardin** – Yes, it’s personal preference. **Mr. Trowbridge** – And the other one is you’re carving out the open space to stabilize the creek that is on the southern edge, which gives the opportunity to create that additional lot?

Mr. Desjardin – Correct.

PC ACTION: BAILEY MOVED/LUCIA-TREESE SECONDED FOR APPROVAL OF CONSENT ITEM NUMBER 2C, SP-21-002, FOR A PRELIMINARY PLAN FOR THE WINSOME PRELIMINARY PLAN AMENDMENT UTILIZING RESOLUTION PAGE NO. 25, CITING 21-074 WITH FIVE (5) CONDITIONS, THREE (3) NOTATIONS, ONE (1) WAIVER, AND THAT THE ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED UNANIMOUSLY (9-0).

D. PUD-18-002

RUIZ

**MAP AMENDMENT (REZONE)
DANCING WOLF**

A request by David McElhoues, Alyce McElhoues, Robert Tello, Joshua Fuson, and Ruth Anne Fuson for approval of a map amendment

(rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) to amend the maximum density and to amend the permitted uses within the commercial area of the PUD. The 25.15-acre property is located at the northeast corner of the Highway 83 and Hodgen Road intersection and is within Section 22, Township 11 South, and Range 66 West of the 6th P.M. (Parcel Nos. 61220-03-020, 61220-03-035, 61220-04-002, 61220-04-001, and 61220-03-036) (Commissioner District No. 1)

Mr. Trowbridge – I did want to point out that I asked **Mr. Dossey** about the order of the two items since they are related and was wondering if he would care to share the answer, he gave to me as to the order of these things.

Mr. Dossey – **Mr. Trowbridge** asked me if it would be more appropriate for the subdivision or the zoning to go first and in this case, it is more important that the zoning go first to allow for the subdivision. In most cases zoning has to precede subdivision, and this is no exception.

PC ACTION: FULLER MOVED/BRITTAIN JACK SECONDED FOR APPROVAL OF CONSENT ITEM NUMBER 2D, PUD-18-002, FOR A MAP AMENDMENT FOR DANCING WOLF, UTILIZING RESOLUTION PAGE NO. 29, CITING 21-075 WITH FIVE (5) CONDITIONS, TWO (2) NOTATIONS, ONE (1) MODIFICATION, AND THAT THE ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED UNANIMOUSLY (9-0).

E. VR-18-002

RUIZ

**VACATION AND REPLAT
DANCING WOLF**

A request by David McElhoues, Alyce McElhoes, Robert Tello, Joshua Fuson, and Ruth Anne Fuson for approval of a vacation and replat of five (5) platted lots and right-of-way to create seven (7) single-family residential lots. The five (5) lots, totaling 25.15 acres, are zoned PUD (Planned Unit Development) and are located at the northeast corner of the Highway 83 and Hodgen Road intersection and are within Section 22, Township 11 South, and Range 66 West of the 6th P.M. (Parcel Nos. 61220-03-020, 61220-03-035, 61220-04-002, 61220-04-001, 61220-03-036) (Commissioner District No. 1)

PC ACTION: CARLSON MOVED/MORAES SECONDED FOR APPROVAL CONSENT ITEM NUMBER 2E, VR-18-002, FOR A VACATION AND REPLAT FOR DANCING WOLF, UTILIZING RESOLUTION PAGE NO. 19, CITING 21-076 WITH 11 CONDITIONS AND ONE (1) NOTATION WAIVER WITH A FINDING OF WATER SUFFICIENCY FOR QUALITY, QUANTITY, AND DEPENDABILITY AND THAT THE ITEM BE FORWARDED TO THE BOARD

**OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED
UNANIMOUSLY (9-0).**

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 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 at the January 6, 2022 hearing.