

**EL PASO COUNTY PLANNING COMMISSION**

**May 5, 2009**

**MINUTES**

PRESENT  
DURING PART OR  
ALL OF THE MEETING

Bob Roulier  
Bob Null           Departed 9:26 a.m.  
Steve Hicks  
Ed Bracken  
Verlin Dickman  
Ray Schanel  
Steve Immel  
John Vohland  
Steve Sery

COUNTY STAFF  
PRESENT DURING  
PART OR ALL OF  
THE MEETING

Elaine Kleckner, Development Services  
Mike Cartmell, Department of Transportation  
Drew Gorgey, County Attorney's Office

Mr. Sery called the regular meeting of the Planning Commission to order in the Hearing Room at the Pikes Peak Regional Development Center at 9:00 A.M. and appointed the following voting members:

Mr. Roulier	Mr. Schanel	Mr. Bracken
Mr. Powell	Mr. Null	Mr. Dickman
Mr. Sery	Mr. Vohland	Mr. Hicks

NOTE: The Comment Agenda is automatically incorporated as part of the record. The digital recording is the official record of the meeting.

1. **Report Items** - Ms. Kleckner reported:
  - A. Building Permit Activity and Executive Summary of the Development Services Division applications was postponed until May 19, 2009.
  - B. The Procedures Manual Resolution No. 09-164 regarding administrative authorities and inclusion of recent directives in the Procedures manual was approved by the Board of County Commissioners on April 28, 2009, Ms. Kleckner also stated the Resolution No. 09-165 regarding fee reductions is being considered today by the Board of County Commissioners. There is also another resolution being drafted regarding the study of groundwater contamination issues and wastewater reuse.
  - C. The Land Development Code: Sign revisions – white paper draft is under internal review and refinement, the Board of County Commissioners work session will be the next step. The Land Development Code version 2 revisions are in progress, and are scheduled for a work session with the Planning Commission on May 19, 2009.
  - D. Upcoming Planning Commission Meetings will continue to be on Tuesdays. The next Planning Commission meeting is scheduled on May 19, 2009. Staff recommends two meetings per month starting in May, 2009. Ms. Kleckner stated that training session for new members could be held following the next regular meeting on May 19, 2009. Mr. Sery commented that the training session would not be necessary if the decision is to move associate members to regular status. Ms. Kleckner announced the luncheon for two of the outgoing Planning Commission members Robert Roulier and Robert Null, will be held at 2880 International Circle at 12:00 today.
  - D. Reported on Board of County Commissioners' action on items previously heard by the Planning Commission.

Mr. Sery explained the procedures for the hearing.

**2. Consent Items**

**A. Minutes of the Regular Meeting held April 7, 2009 and April 21, 2009.**

Upon a voice vote the Minutes from April 7, 2009 and April 21, 2009 were approved by a unanimous vote of 9 to 0.

**3. MP-09-001**

**Cartmell**

**Haegler Ranch Drainage Basin Planning Study  
Master Plan**

Request by the Department of Public Services, Transportation Division and URS Corporation for adoption of the Haegler Ranch Drainage Basin Planning Study (DBPS) as an amendment to and component of the El Paso County Master Plan. The basin originates northeast of Falcon, and drains southeast nearly to Ellicott. It encompasses 16.6 square miles.

Mr. John Griffith representing the applicant with URS Consulting asked the Planning Commission if they would want to hear a shortened version of his power point presentation. Mr. Vohland stated the shortened version is fine because this was the second meeting for the Master Plan.

Mr. Griffith reviewed the study with the Planning Commissioners, and answered any and all questions.

Mr. Bracken asked what source of documentation was used for the density in the study.

Mr. Griffith stated that the information that was supplied was generated by the Colorado Springs Utilities and obtained through Development Services Division.

Ms. Kleckner explained that when the project began in 2005 there was no County GIS layer for future land use. Colorado Springs Utilities had good data and the consultant worked with Development Services Long Range planning staff to collect land use. She added that the new Falcon/Peyton Small Area Master Plan does include a future land use map and the consultant recommends that the conclusions and preferred alternatives of the Haegler DBPS is still reasonable with the new information.

Mr. Mike Cartmell with the El Paso County Department of Transportation stated that if a Developer were to increase the density beyond what is anticipated in the study the drainage fee would be higher, given the increased imperviousness.

**SPEAKING AGAINST: NONE**

Mr. Bracken made a motion for approval of Resolution No. MP-09-001 (utilizing the Standard Resolution on Page 3) regarding the Haegler Ranch Drainage Basin Planning Study Master Plan more particularly described in Book \_\_\_\_\_, Page 09-027, Resolutions of the El Paso County Planning Commission. Mr. Schanel seconded the motion and upon voting it was approved by a unanimous vote of 8 to 0 subject to the following conditions and notation

**DEVELOPMENT SERVICES RECOMMENDATION:** Approval, subject to:

**CONDITIONS OF APPROVAL**

1. CRS 30-28-109 requires the Planning Commission to certify a copy of the Master Plan, or any adopted part or amendment thereof or addition thereto, to the Board of County Commissioners and to the Planning Commission of all municipalities in the County. The Planning Commission's action is to amend the Master Plan shall not be considered final until the applicant submits a minimum of ten (10) complete sets of the final documents to the Development Services Department and such documents are certified by the Chairman of the Planning Commission and distributed as required by law.

**NOTATIONS**

1. Certification of these documents to County municipalities pursuant to Condition 1 above is determined to be satisfied upon transmittal of summary information and maps along with a clear description of the locations where the complete documents are available for inspection, along with an offer to provide a given municipality a complete copy of the documents if requested. The transmittal may be in the form of digital copy.

2. Although this Drainage Basin Planning Study is adopted as a County Master Plan element pursuant to State Statute, the intent is not to use its land use assumptions as a justification for subsequent zoning decisions.
3. For currently undeveloped parcels without specific land use approvals, this Study bases assumptions for future land use on a generalized prediction for the year 2030. Because the timing of development and the ultimate density of this development are uncertain at this time, the overall land use assumptions for this basin will likely need to be comprehensively updated as patterns and trends emerge.
4. **Land Development Code Revisions It is requested that this work session be postponed until May 19, 2009.**

There being no further business to come before the Planning Commission, the meeting was adjourned at 10:15 p.m.

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Terry Lowderman, Recording Secretary

Adopted: