

El Paso County Planning Commission, June 18

Final 12 lots at former golf course development recommended for approval

By Helen Walklett

At its June 18 meeting, the El Paso County Planning Commission recommended for approval a vacation and replat request from G & S Development Inc., the owner of the Gleneagle Golf Course Residential Infill Development, to create the final 12 lots on the former golf course.

The request relates to an almost 8-acre section of the former golf course, known as Tract G, which was created in May 2017 when 12 lots and a cul-de-sac were removed from the final plat request to allow the rest of the development to move forward while off-site drainage issues concerning lots on Westchester Drive were resolved. The El Paso Board of County Commissioners (BOCC) approved the preliminary plan request for 56 single-family lots and the final plat for 44 lots and Tract G. (see <https://www.ocn.me/v17n6.htm#epbocc>)

The county has now approved the drainage plans for this part of the site, which will have one private on-site full spectrum detention pond and a storm sewer system to mitigate the impact of the development. The detention pond will “outfall” to a storm system that runs along the side lot line of an existing home on Westchester Drive. G & S Development has acquired a drainage easement for this private storm sewer from the lot owner. County engineering staff had had concerns about the original drainage plans for this area, which proposed discharging from the pond onto adjacent lots that were deemed inadequate to handle the flow without significant impact to existing homes.

The request was treated as a consent item on the Planning Commission’s agenda, meaning that there was no public hearing, and was unanimously recommended for approval by the commissioners. Ahead of its decision, Kari Parsons, Planner III, Planning

and Community Development Department, told the commissioners that the matter could be escalated to a full public hearing because the county had received letters of objection to the application. No member of the public requested a public hearing, and the commissioners decided to continue with it as a consent item. However, Commissioner Kevin Curry made it clear that the commissioners were not ignoring the public’s concerns but that they were either matters the commissioners could not consider or were matters that had already been resolved.

The application is now due to heard at the BOCC meeting on July 9.

Helen Walklett can be reached at helenwalklett@ocn.me.

El Paso Board of County Commissioners, May 28, June 6, 11, 18, and 25

Special use requests approved but might trigger changes to county regulations

By Helen Walklett

The El Paso Board of County Commissioners (BOCC) approved two special use requests at its May 28 meeting. Also on May 28, the commissioners unanimously approved the issuance of an approval certificate relating to the bonds for the new Monument Academy charter school. In June the commissioners made decisions concerning the roundabout project at the intersection of Struthers Road and Gleneagle Drive, the Highway 105 Project, and the Forest Lakes development.

Two special use applications approved

There was a great deal of discussion at the May 28 BOCC meeting concerning two special use applications that had come from the Planning Commission with recommendations for approval. See www.ocn.me/v19n6.htm#epcpc.

Special use applications are normally dealt with administratively, but both were elevated to public hearings because the county had received objections from neighbors. The commissioners commented that special use or variance requests were becoming more common and undermining county’s Land Development Code. As a result, when updating the Planning Commission on the BOCC hearing on June 18, Craig Dossey, executive director, Planning and Community Development Department, told the commissioners that the county had scheduled a workshop with the BOCC for June 27 to discuss and receive feedback on the current code with regard to rural home occupations and extended family housing and to consider potential changes. He expected to give feedback to the Planning Commission in early July. Changes to the code require Planning Commission and BOCC approval.

The first application the commissioners considered was a special use request from the Petrick family for a guesthouse with special provisions to allow their mother to live permanently in it. The property is slightly to the north of Pleier Drive and Silverton Road in the Overlook Estates subdivision. The 2,682-square-foot guesthouse would exceed the size limit of 1,500 square feet allowed under the county’s Land Development Code. The Petricks were requesting approval of the current main dwelling as a guesthouse and would build a new, larger primary residence at the property for themselves. The property is zoned RR-5 (residential rural) in which 25% lot coverage is allowed. Dan Sievers, with Design Renaissance and representing the applicant, said lot coverage after the new main home is built would be about 2.3%.

Commissioner Longinos Gonzalez said that requests for exemptions were having fewer special circumstances and if the board wanted to approve such applications in the future as the standard then it would be more appropriate to change the code. He added that he did not believe the size in this particular case was in conformity with the Master Plan or the code, or in harmony with the neighborhood. Commissioner Mark Waller disagreed, stating, “I believe we should applaud people who are willing to take their family members in. I think this fits the spirit of

the code.” The commissioners voted 4-1 to approve the application. Gonzalez voted no.

The second was an application by Randy and Elizabeth Reimers for a special use permit to allow a contractor’s yard as a rural home occupation at their property at the northeast corner of the Herring Road and Swan Road intersection in Black Forest.

Their application came about through a code enforcement action after complaints were made about a large berm and an illegal contractor’s yard at their property in Black Forest. The berm was not a violation of county regulations, but the yard was illegal because it required a special use approval to operate in an RR-5 zoning district. The Reimers told the commissioners that they were unaware they needed a permit until complaints were filed against them. They explained that the family’s masonry business relocated to their property after the Black Forest Fire when their parents’ home was lost and that they continue to work to improve their property. They plan to build a storage building for the equipment and materials in the future.

Commissioner Mark Waller doubted the Reimers’ story, saying the berm was built to conceal the yard. Randy Reimers countered that the berm was for privacy. Mindy Madden, code enforcement supervisor, Planning and Community Development Department, said that when she visited the property the Reimers had said they were not operating a business. Randy Reimers told the commissioners that at that time he was moving equipment to his property from his father’s for personal, not business use.

Commissioner Holly Williams said she was initially very hesitant to approve the application because she saw a pattern of the problem not being fixed but she acknowledged the fire had hit people hard and that this was a young family that had also had to deal with a bereavement. Gonzalez commented, “I don’t like to see people doing things and then asking for forgiveness because I don’t know the intent when the business was started.” Waller stated that he didn’t find the special use to be generally consistent with the Master Plan.

The application was approved 3-2. Commissioners Gonzalez and Waller voted no. The next step is for the applicants to submit a site development plan to the county for approval.

Monument Academy new charter school bond funding

A public hearing was held on May 15 by the El Paso County Economic Development Department with respect to the issuance of the bonds and their financing for the new Monument Academy charter school at the southeast corner of the intersection of Highways 105 and 83. The hearing was officially posted in the Fountain Valley News on May 8. No members of the public spoke in favor of or raised objections to the proposed issuance of the bonds or the overall project.

At the May 28 BOCC meeting, the commissioners unanimously approved the issuance of an approval certificate for the bonds that will be issued for the nonprofit, tax-exempt Monument Academy Founda-

tion for a plan of finance relating to the new school. This item was included in the consent agenda, so the BOCC did not discuss it.

The aggregate principal amount of the tax-exempt bonds will not exceed \$30 million.



Cristi's Cleaning
(719) 639-3549

Cristi Santa Maria
Owner
Residential
Free Estimates
Rental Clean Outs
References Available

**Monument Chiropractic Center
And Injury Clinic**

Auto Accident	Stress	Sports Injury
Disc Problems	Headaches	Back Pain
Neck Pain	Arthritis	Bursitis

THERAPY IS AVAILABLE

- Ultrasound • Traction • Electrotherapy
- Chiropractic Manipulation • Exercise Programs

Most Insurance Plans Accepted

Monica Richards, D.C.
Former Philadelphia Eagles
Summer Training Camp Chiropractor
Mon. through SAT. Day and Evening Hours
251 N. Front. Street, Monument 80132
481-3121
www.drmonicarichards.com



Proudly serving Serranos Coffee
and Old World Bagels

Call us to preorder your bagels in baker's Buzzens and
half-Buzzens with cream cheese: (719) 661-6382.

JULY SPECIAL: 10% OFF coffee and bagels!
With coupon. Excludes Buzzen & half-Buzzen. Exp. 7/31/19.

 Follow us on Facebook and Instagram
 15954 Jackson Creek Parkway