EL PASO COUNTY
COLORADO

COMMISSIONERS:
CARRIE GEITNER (CHAIR)
LAUREN NELSON (VICE-CHAIR)

HOLLY WILLIAMS
BILL WYSONG
CORY APPLEGATE

MINUTES

(Audio and audio/video copies of the meeting are available at the Office of the Clerk and Recorder)

Board of County Commissioners ("BOCC") Land Use Meeting
Thursday, April 9, 2026, 9:00 AM
Centennial Hall Auditorium
200 S. Cascade Avenue, Colorado Springs, Colorado
PRESENT: GEITNER, NELSON, WILLIAMS, WYSONG, AND APPLEGATE
ABSENT: N/A
PRESENT LATER: N/A

Call to Order

1. Invocation

INVOCATION GIVEN BY COMMISSIONER WILLIAMS.

2. Pledge of Allegiance to the Flag of the United States of America

PLEDGE LED BY VICE CHAIR NELSON.

3. Staff Emergency Items

4. Changes/Postponements/Notice of Next Meeting

5. Public Comment on Items Not Scheduled on the Agenda

6. Land Use Consent Calendar

   a. FINAL PLAT - RED ROCK ACRES SUBDIVISION - A request by GTG Redrock LLC for approval of a 54.5-acre Final Plat creating five single-family lots and two tracts. The property is zoned RR-2.5 (Residential Rural) (Lots 1-3) and RR-0.5 (Residential Rural) (Lots 4-5) and is located south of Highway 105 between Red Rock Ranch Drive and Rockbrook Road. The requested lots have a minimum lot size of 2.5 acres and are anticipated to be served by individual wells and on-site septic systems. The item was heard as a called-up consent agenda item at the March 19, 2026, Planning Commission hearing. One citizen spoke in opposition citing concerns about desirability, market demand, conservation design, preservation of Preble's Meadow Jumping Mouse, nesting season of raptors, placement of driveway, noise pollution, viewshed, and property value. A motion to recommend approval to the Board of County Commissioners was approved with a vote of 5-0. (Parcel Nos. 7109000024 and 7109014003) (Commissioner District No. 3) (SF-25-

013) (Lisa Elgin, Planner - Planning and Community Development) **(RESOLUTION NO. 26-119)**

b. MAP AMENDMENT (REZONING) - FORD REZONE - A request by Eric Leffler for approval of a Map Amendment (Rezoning) of 6.1 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located at 4515 Ford Drive, approximately 0.5 miles southwest of the intersection of Shoup Road and Milam Road. The item was heard on the consent agenda at the March 19, 2026, Planning Commission meeting and was recommended for approval with a vote of 5-0. (Parcel Nos. 6214000032, 6214000097) (Commissioner District No. 1) (P-25-003) (Lisa Elgin, Planner - Planning and Community Development) **(RESOLUTION NO. 26-120)**

c. PRELIMINARY PLAN - WATERVIEW EAST COMMERCIAL EXTENSION REQUEST - A request by Waterview Commercial Developers Inc. for approval of an additional two (2) year extension to record the first Final Plat filing within the Waterview East Commercial Preliminary Plan boundary. The 22.10-acre Preliminary Plan is creating 9 commercial lots and 8 tracts. The property is zoned CS (Commercial Service) and is located at the southeast corner of the intersection of Bradley Road and South Powers Boulevard. (Parcel Nos. 5509200004, 5509300001, 5509300002, 5509300004, 5509000005, 5509300006) (Commissioner District No. 4) (SP-22-009) (Lacey Dean, Associate Planner - Planning and Community Development) **(RESOLUTION NO. 26-121)**

d. VARIANCE OF USE - 11955 FALCON HWY – AMENDMENT TO VARIANCE OF USE FOR EVENT CENTER - A request by David and Cynthia Smallidge for approval of an amendment to the 11955 Falcon Highway Variance of Use (PCD File No. VA203) on 41.92 acres to allow an increase in the hours of operation from three days a week to seven days a week in the RR-5 (Residential Rural) district. The property is located at 11955 Falcon Highway in Peyton, Colorado which is approximately one-half (1/2) mile east of the intersection of Highway 24 and Falcon Highway. The item was heard as a consent item at the March 19, 2026, Planning Commission meeting in which the motion to recommend approval passed with a vote of 5-0. (Parcel No. 4318000028) (Commissioner District No. 2) (VA-26-001) (Lacey Dean, Associate Planner - Planning and Community Development) **(RESOLUTION NO. 26-122)**

e. PRELIMINARY PLAN - SAGECREEK SOUTH EXTENSION REQUEST - A request by Marksheffel-Woodmen Investments, LLC, c/o Case International Company, for approval of an additional five (5) year extension to record the first Final Plat filing within the Sagecreek South Preliminary Plan boundary. The property is located on the south side of Falcon Highway, approximately 1.75 miles east of the intersection of Falcon Highway and Curtis Road. (Parcel Nos. 4300000083 and 4313000002) (Commissioner District No. 2) (SP-26-001) (Ryan Howser, Principal Planner - Planning and Community Development) **(RESOLUTION NO. 26-123)**

f. SKETCH PLAN - HIGH PLAINS RANCH EXTENSION REQUEST - A request by Marksheffel-Woodmen Investments, LLC, c/o Case International Company for approval of an additional five (5) year extension to record the first Final Plat filing within the High Plains Ranch Sketch Plan boundary, which was originally approved by the Board of County Commissioners on December 11, 2008. The property is located at the southeast corner of the intersection of Falcon Highway and Murr Road. (Parcel Nos. 3300000136, 3300000398, 3300000418, 3300000420, 3300000427, 3300000428, 3300000533, 3300000540, 3300000542, 3300000543, 3300000608, and 3300000609) (Commissioner District No. 2) (SKP-26-001) (Ryan Howser, Principal Planner - Planning and Community Development) **(RESOLUTION NO. 26-124)**

BOCC ACTION: COMMISSIONER WILLIAMS MOVED/VICE CHAIR NELSON SECONDED TO APPROVE THE LAND USE CONSENT CALENDAR. MOTION CARRIED (5 - 0).

7. Called-Up Consent Calendar

8. Department and Committee Reports/Non-Action Items

   a. ANNEXATION IMPACT REPORT - WILLOW SPRINGS RANCH WEST ANNEXATION - Acknowledgement of an Annexation Impact Report for the Willow Springs Ranch West Annexation. Pursuant to State Statute, the Board of County Commissioners does not approve or deny an Annexation Impact Report. The Report provided by the Town of Monument notifies the County of the annexation request and describes potential impacts in very general terms. The property consists of 39.6 acres and is zoned RR-5 (Residential Rural). The property is located east and adjacent to the intersection of Spaatz Road and Rickenbacker Avenue. The annexation request is expected to be reviewed by the Town of Monument Planning Commission on April 8, 2026, and the Monument Town Council on May 4, 2026. (Parcel No. 7127001014) (Commissioner District No. 3) (ANX-25-011). (Maria Lancto, Senior Planner - Planning and Community Development)

9. Addendum

10. Executive Session

THE MEETING ADJOURNED AT 9:29 A.M.

Approval Date: May 26, 2026

By: _____
Steve Schleiker
County Clerk and Recorder