

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

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## EL PASO COUNTY PLANNING COMMISSION

### MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, July 17, 2025, El Paso County Planning and Community Development Department  
2880 International Circle, Colorado Springs, Colorado – Second Floor Hearing Room

**REGULAR HEARING at 9:00 A.M.**

**PC MEMBERS PRESENT AND VOTING:** SARAH BRITTAIN JACK, JIM BYERS, BECKY FULLER (VIRTUAL), ERIC MORAES, TIM TROWBRIDGE, AND CHRISTOPHER WHITNEY.

**PC MEMBERS PRESENT AND NOT VOTING:** NONE.

**PC MEMBERS ABSENT:** JAY CARLSON AND BRYCE SCHEUTTPELZ.

**STAFF PRESENT:** MEGGAN HERINGTON, JUSTIN KILGORE, JOE LETKE, KYLIE BAGLEY, KARI PARSONS, RYAN HOWSER, BRET DILTS, EDWARD SCHOENHEIT, GILBERT LAFORCE, ERIKA KEECH, AND JESSICA MERRIAM.

**OTHERS PRESENT AND SPEAKING:** SCOTT SOUDER, BENJAMIN VOGELSONG, BILL GUMAN, ALICIA CORLEY, AND ERIN STUTZ.

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#### 1. REPORT ITEMS

**Ms. Herington** advised the board that the next PC Hearing is Thursday, August 7<sup>th</sup>, 2025, at 9:00 A.M.

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#### 2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

NONE

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#### 3. CONSENT ITEMS

**A. Adoption of Minutes** for meeting held on June 19<sup>th</sup>, 2025.

**PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (6 - 0)**

**IN FAVOR: (6)** Brittain Jack, Byers, Fuller, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**B. SF254**

**LETKE**

### **FINAL PLAT**

#### **TABLE ROCK HOMESTEADS FINAL PLAT**

A request by Thaddeus J. Jarosz for approval of a 107-acre Final Plat creating ten single-family lots. The property is within the RR-5 (Residential Rural) zoning district and is located a third of a mile east of the intersection of East Thunder Road and Gamblers Place. (Parcel Nos. 5100000012 & 5100000026) (Commissioner District No. 1)

#### **NO STAFF OR APPLICANT PRESENTATIONS**

**DISCUSSION:** **Mr. Moraes** referenced a citizen concern regarding the driveway for Lot 10. **Mr. Letke** responded that both planning staff and the applicant had reached out to the concerned neighbor. **Mr. Schoenheit** added that all driveway access points will require a driveway access permit, which includes inspection for grading requirements and potential culvert installation. Spacing and design must comply with County Engineering Criteria. **Mr. Moraes** confirmed the issue will be addressed as the project proceeds, and **Mr. Schoenheit** affirmed.

**PUBLIC COMMENTS:** **Mr. Scott Souders**, adjacent property owner, confirmed he submitted the concern regarding Lot 10. He noted the driveway appears adequately spaced and the elevation drop should prevent drainage issues. While he acknowledged the presence of antelope on the site, he understands development is moving forward and hopes the future neighbors will be respectful.

**PC ACTION: BRITTAIN JACK MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER SF254 FOR A FINAL PLAT, TABLE ROCK HOMESTEADS FINAL PLAT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SEVEN (7) CONDITIONS, FOUR (4) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD**

**OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5 - 0).**

**IN FAVOR: (5)** Brittain Jack, Byers, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**C. SF246**

**BAGLEY**

**FINAL PLAT**

**SILVERADO RANCH FILING NO. 2**

A request by Silverado Ranch Inc. for approval of a 48.94-acre Final Plat creating fifteen single-family lots. The property is zoned PUD (Planned Unit Development) and is located directly southeast of the intersection of Drennan Road and Peyton Road and directly southwest of the intersection of Drennan Road and Harding Farm Lane. (Parcel No. 3516000001) (Commissioner District No. 4)

**NO PRESENTATIONS OR DISCUSSION**

**PC ACTION: MORAES MOVED / WHITNEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER SF246 FOR A FINAL PLAT, SILVERADO RANCH FILING NO. 2, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FIVE (5) CONDITIONS, FOUR (4) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5 - 0).**

**IN FAVOR: (5)** Brittain Jack, Byers, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**PRELIMINARY PLAN****WINDERMERE PRELIMINARY PLAN MINOR AMENDMENT PHASE 2**

A request by Kimley-Horn and Associates, Inc. for approval of a 9.26-acre Preliminary Plan Amendment creating 150 multi-family units. The property is zoned RM-30 (Residential Multi-Dwelling) and is located at 7653 Mardale Lane and is directly northeast of the intersection of North Carefree Circle and Marksheffel Road. (Parcel No. 5329416011) (Commissioner District No. 2)

**NO STAFF OR APPLICANT PRESENTATIONS**

**PUBLIC COMMENTS:** **Mr. Benjamin Vogelsong**, a Windermere resident, expressed support for the concept of mixed housing but raised concerns about inadequate infrastructure for the proposed 300+ units—significantly more than the 203 originally planned for the community. He cited traffic congestion, insufficient access points, and worsening parking issues as key concerns, especially given the high number of rental properties and sublet homes already contributing to overflow parking. He also noted limited public notification (only 8 Windermere properties were contacted) and the lack of building drawings in the EDARP system, making it difficult for residents to fully evaluate the project's impact.

**STAFF COMMENTS:** **Mr. LaForce** confirmed that internal access is planned for the proposed development and the traffic study shows all access points meet Level of Service D or better, satisfying required criteria. **Mr. Trowbridge** clarified that only two access points are required, which **Mr. LaForce** affirmed.

Regarding the traffic signal at Antelope Ridge Drive and North Carefree, **Mr. LaForce** explained that signal installation will be determined by future traffic counts. The City of Colorado Springs requested escrow for the signal, but will control the warranting and installation process.

**Mr. Trowbridge** asked about missing plan documents in EDARP. **Ms. Bagley** clarified that the site development plan is filed under a separate application (PPR2442), which is searchable by parcel number but not under "Windermere" due to system limitations.

**Mr. Whitney** noted a discrepancy between the proposed 150 multifamily units and the 277 units stated in the year-old Letter of Intent. **Ms. Bagley** responded that the current site development plan includes 104 single-family attached units.

**Mr. Moraes** inquired about differences in traffic impacts between the original RS-5000 zoning and the proposed RM-30. **Mr. LaForce** indicated significant differences are unlikely since the use remains multifamily. Variations may exist between assumed and actual unit counts, but rezoning reviews typically use conservative estimates.

**Mr. Moraes** also asked about jurisdiction over the Antelope Ridge and North Carefree intersection. **Mr. LaForce** confirmed that while surrounding land is in the county, the City of Colorado Springs controls Carefree and the intersection itself.

**Mr. Moraes** inquired about the public notification process. **Ms. Bagley** explained that surrounding property owners within a 500-foot radius are notified, and a minimum 15-day notice period is provided.

**PC ACTION: BYERS MOVED / MORAES SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3D, FILE NUMBER SP223 FOR A PRELIMINARY PLAN, WINDERMERE PRELIMINARY PLAN MINOR AMENDMENT PHASE 2, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND FOUR (4) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5 - 0).**

**IN FAVOR: (5)** Brittain Jack, Byers, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**E. ID241**

**PARSONS**

#### **SPECIAL DISTRICT SERVICE PLAN**

#### **STONEBRIDGE METROPOLITAN DISTRICT NOS. 1-6**

A request from White Bear Ankele Tanaka & Waldron for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Stonebridge Metropolitan District Nos. 1-6. The 160-acre area

included within the request is zoned RR-5 (Residential Rural), RS-5000 (Residential Suburban), RM-12 (Residential Multi-Dwelling), RM-30 (Residential Multi-Dwelling), and I-3 (Heavy Industrial) and is located north of Cowpoke Road, east of Black Forest Road, and south of the future extension of Marksheffel Road. The service plan includes the following: a maximum debt authorization of \$26,000,000.00, a debt service mill levy of 50 mills for residential and commercial, an operations and maintenance mill levy of 10 mills, and a special purpose, covenant enforcement, mill levy of 5 mills for a total maximum combined mill levy of 65 mills. The statutory purposes of the district include the provision of the following:

- 1) Street improvements, transportation, safety protection;
- 2) Design, construction, and maintenance of drainage facilities;
- 3) Design, land acquisition, construction, and maintenance of recreation facilities;
- 4) Mosquito control;
- 5) Design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
- 6) Design, construction, and maintenance of water including fire hydrants;
- 7) Sanitation systems;
- 8) Solid waste disposal
- 9) Security services; and
- 10) Covenant enforcement.

(Parcel Nos. 5200000570, 5200000575, 5200000576, 5200000577, 5232400001, 5232400003, 5305104001, 5305105001, and 5305105002) (Commissioner District No. 4)

#### **NO PRESENTATIONS OR DISCUSSION**

**PC ACTION: MORAES MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3E, FILE NUMBER ID241 FOR A SPECIAL DISTRICT SERVICE PLAN, STONEBRIDGE METROPOLITAN DISTRICT NOS. 1-6, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS AND**

**ONE (1) NOTATION, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5 - 0).**

**IN FAVOR: (5)** Brittain Jack, Byers, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**F. ID251**

**PARSONS**

**(Item Heard as Second Consent Item)**

**SPECIAL DISTRICT SERVICE PLAN**

**HAVEN VALLEY METROPOLITAN DISTRICT**

A request from Spencer Fane LLP for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Haven Valley Metropolitan District. The 13.05-acre area included within the request is zoned PUD (Planned Unit Development) and is located south of Bradley Road, and adjacent to Cable Lane. The service plan includes the following: a maximum debt authorization of \$9,000,000.00, a debt service mill levy of 50 mills for residential, an operations and maintenance mill levy of 10 mills for a total maximum combined mill levy of 60 mills. The statutory purposes of the district include the provision of the following:

- 1) Street improvements, transportation, safety protection;
- 2) Design, construction, and maintenance of drainage facilities;
- 3) Design, land acquisition, construction, and maintenance of recreation facilities;
- 4) Mosquito control;
- 5) Design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
- 6) Design, construction, and maintenance of water including fire hydrants;
- 7) Sanitation systems;
- 8) Security services; and



9) Covenant enforcement.

(Parcel Nos. 6512200011, 6512200003, and 6512200001) (Commissioner District No. 4)

#### **NO STAFF OR APPLICANT PRESENTATIONS**

**DISCUSSION:** **Ms. Parsons** clarified the role of the overlapping special districts in response to a question from **Ms. Fuller**. She explained that the Security Water District and Security Sanitation District do not provide the full range of services requested under the proposed Title 32 district. Specifically, Security Water provides only water service, and the Sanitation District handles only wastewater services. Under the proposed arrangement, the new district would be responsible for designing and constructing the water and wastewater infrastructure. Upon completion, Security Water and Security Sanitation would inspect and accept the infrastructure for ownership and ongoing maintenance. However, these existing districts are not authorized to design or construct roads or drainage systems, which fall outside their statutory scope.

**PC ACTION: MORAES MOVED / WHITNEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3F, FILE NUMBER ID251 FOR A SPECIAL DISTRICT SERVICE PLAN, HAVEN VALLEY METROPOLITAN DISTRICT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS AND ONE (1) NOTATION, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5 - 0).**

**IN FAVOR: (5)** Brittain Jack, Fuller, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**RECUSED (1)** Byers.

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#### **4. CALLED-UP CONSENT ITEMS:**

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**NONE**



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## 5. REGULAR ITEMS

### A. SKP232

HOWSER

#### SKETCH PLAN

#### JANE DAVIS RANCH

A request by Jane Davis Living Trust for approval of a 397.32-acre Sketch Plan consisting of approximately 215.97 acres of residential uses with a minimum lot size of 5 acres, 133.67 acres of residential uses with a minimum lot size of 2.5 acres, 4.61 acres of commercial uses, 6.44 acres of park and open space areas, 9.45 acres of stormwater detention areas, 2.69 acres for a regional trail, 21.41 acres for rights-of-way, and 31.88 acres of land set aside for preservation of the natural floodway that flows through the property. At full build-out, the maximum development potential contemplated within the Sketch Plan area consists of 93 dwelling units. The property is zoned A-35 (Agricultural) and is located on the north side of Judge Orr Road, at the northwest corner of the intersection of Judge Orr Road and Elbert Road. (Parcel Nos. 4233000031, 4200000354, 4200000359, 4200000469, 4200000470, 4200000492, 4200000493, 4200000494, and 4200000495) (Commissioner District No. 2)

#### STAFF & APPLICANT PRESENTATIONS

**DISCUSSION:** **Mr. Trowbridge** asked for clarification on the roadway color coding in the presentation.

**Mr. LaForce** explained that red indicates a principal arterial (Stapleton), blue represents a minor collector, and green denotes a rural local road. Judge Orr Road, shown in orange, is classified as a minor arterial. For public understanding, **Mr. Trowbridge** asked for an overview of roadway classifications.

**Mr. LaForce** noted that classifications are based on anticipated daily traffic volumes, starting with local roads (around 300 vehicles/day) and increasing as more roads connect into higher-capacity corridors.

**Mr. Trowbridge** confirmed the hierarchy shown: green (lowest), then blue, orange, and red (highest).

**Mr. Whitney** asked for clarification regarding the projected 2,800 daily trips. **Mr. LaForce** responded that those trips will be distributed across three or four proposed access points, with specific distribution shown in the traffic study.

**Mr. Byers** asked whether the CLOMR/LOMR applications were intended to bring additional land out of the floodplain for development. **Mr. Bill Guman**, with William Guman & Associates, clarified that there

is no development proposed within the floodplain and confirmed that there is no intent to remove additional land from the floodplain through the application process.

**Mr. Moraes** inquired about the phasing plan and when the crossing across the floodplain would occur during the development process. **Mr. Guman** explained that the phasing is conceptual at this stage and would depend on access points, communication with neighboring developments, and the extension of sanitary sewer lines. He noted that the crossing across the floodplain is anticipated to occur around 50-60% completion of the project, with a focus on providing this connection sooner rather than later. **Mr. Moraes** expressed concern that two communities could be cut off from each other until the very end if not addressed earlier.

**Mr. Byers** asked whether there would be a maximum number of lots eligible for building permits before the second point of connection is established. **Mr. Guman** confirmed that there would be a maximum but was unsure of the exact number at this time. **Mr. Howser** clarified that, per County standards, a maximum of 25 lots is allowed on a single access road. If the development is relying on a second access point across the floodplain, only 25 lots can be developed prior to establishing that crossing unless an additional access point is provided onto Elbert Road.

**Mr. Byers** asked about future expansion plans for Judge Orr Road in light of nearby developments. **Mr. Guman** stated that while there are no current plans for road construction, the plan includes a 180-foot right-of-way to accommodate future expansion, as required.

#### **NO PUBLIC COMMENT**

**PC ACTION: BRITTAIN JACK MOVED / MORAES SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER SKP232 FOR A SKETCH PLAN, JANE DAVIS, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5 - 0).**

**IN FAVOR: (5)** Brittain Jack, Byers, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**B. VR235**

**KILGORE**

**(Continued from June 19th, 2025, Planning Commission Hearing)**

**VACATION AND REPLAT**

**PEYTON RANCHES FILING NO. 1A**

A request by Fridah Joanitah Wood for approval of an 8.59-acre Vacation and Replat creating one single-family lot. The lot was illegally created when it was split without going through the subdivision process per El Paso County Code and State Statute. The property is zoned RR-5 (Residential Rural) and is located at 15330 East Chaparral Loop. (Parcel No. 3133002011) (Commissioner District No. 2)

**PC ACTION: THIS ITEM WAS WITHDRAWN BY THE APPLICANT.**

**C. ID252**

**PARSONS**

**SPECIAL DISTRICT SERVICE PLAN**

**FALCON FIELD METROPOLITAN DISTRICT, FALCON FIELD RESIDENTIAL METROPOLITAN DISTRICT NO. 1, AND FALCON FIELD RESIDENTIAL METROPOLITAN DISTRICT NO. 2**

A request from Icenogle Seaver Pogue, P.C., for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Falcon Field Metropolitan District, Falcon Field Residential Metropolitan District No. 1 and Falcon Field Residential Metropolitan District No. 2. The 57.67-acre area included within the request is zoned CR (Commercial Regional), RS-5000 (Residential Suburban), and RM-12 (Residential Multi-Dwelling), and is located immediately east of the intersections of Woodmen Road and Highway 24. The service plan includes the following: a maximum debt authorization of \$35,000,000.00, a debt service mill levy of 50 mills for residential, and a debt service mill levy of 30 mills for commercial, operations and maintenance mill levy of 10 mills for residential, and 5 mills for commercial, and a special purpose mill levy of 5 mills for a total maximum combined mill levy of 65 mills for residential and total maximum combined mill levy of 40 mills for commercial.

The statutory purposes of the district include the provision of the following:

- 1) Street improvements, transportation, safety protection;

- 2) Design, construction, and maintenance of drainage facilities;
- 3) Design, land acquisition, construction, and maintenance of recreation facilities;
- 4) Mosquito control;
- 5) Design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
- 6) Design, construction, and maintenance of water including fire hydrants;
- 7) Sanitation systems;
- 8) Solid waste disposal;
- 9) Security services;
- 10) Covenant enforcement; and
- 11) Business recruitment, management and development.

(Parcel Nos. 43072000015 and 4307000001) (Commissioner District Nos. 2)

## **STAFF & APPLICANT PRESENTATIONS**

**DISCUSSION:** **Mr. Whitney** questioned the nearly \$13 million contingency for a 2025–2031 buildout, suggesting it seemed high for a six-year timeline. **Ms. Parsons** responded that among the four districts under consideration on the agenda, two include contingencies exceeding 20%, indicating this is not uncommon.

**Mr. Moraes** asked for clarification on the zoning and special district structure, noting that the Falcon Fields Metropolitan District originally encompassed the entire area as commercially zoned. With the introduction of RS-5000 and RM-12 residential areas, two new special districts are proposed, reducing the Falcon Fields District to the CR-zoned area. **Ms. Parsons** confirmed this aligns with County policy and the model service plan, allowing residential property owners more localized control. She added that, in theory, the downsized Falcon Fields District should not impact residents within the new residential districts, though the County does not manage district operations.

**Mr. Whitney** sought clarification regarding the role of the Falcon Fields District after infrastructure is built, specifically questioning the purpose of the mills breakdown for operations, residential, and

commercial. **Ms. Alicia Corley**, with Icenogle Seaver Pogue P.C., explained that the districts will still be responsible for maintaining certain improvements, including non-dedicated streets and specific drainage infrastructure not turned over to Woodmen Hills. She confirmed that the mill levies are appropriate for the scope of these maintenance responsibilities.

**Mr. Byers** asked for clarification regarding overlapping mill levies with Woodmen Hills, noting his understanding that Woodmen Hills uses a fee-in-lieu system. **Ms. Corley** confirmed that Woodmen Hills currently has a zero-mill levy, as outlined in the service plan. If approved, the proposed districts would impose a one-mill levy to be remitted to Woodmen Hills Metropolitan District for park and recreation improvements.

**NO PUBLIC COMMENT**

**PC ACTION: MORAES MOVED / WHITNEY SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5C, FILE NUMBER ID252 FOR A SPECIAL DISTRICT SERVICE PLAN, FALCON FIELD METROPOLITAN DISTRICT, FALCON FIELD RESIDENTIAL METROPOLITAN DISTRICT NO. 1, AND FALCON FIELD RESIDENTIAL METROPOLITAN DISTRICT NO. 2, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS AND ONE (1) NOTATION, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5 - 0).**

**IN FAVOR: (5)** Brittain Jack, Byers, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**D. ID245**

**PARSONS**

**SPECIAL DISTRICT SERVICE PLAN**

**MONUMENT RIDGE METROPOLITAN DISTRICT NOS. 1-3**

A request from White Bear Ankele Tanaka & Waldron for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Monument Ridge Metropolitan District Nos. 1-3. The 64-acre area included within the request is zoned RS-6000 (Residential Suburban) and RM-12 (Residential Multi-Dwelling), and is located east of Monument Hill Road, and south of County Line Road. The service plan

includes the following: a maximum debt authorization of \$20,000,000.00, District No. 1 zero debt service mill, District No. 2 debt service mill levy of 50 mills for residential, District No. 3 debt service mill levy of 25 mills for residential, all districts have an operations and maintenance mill levy of 10 mills, and a special purpose, covenant enforcement, mill levy of 5 mills for a total maximum combined mill levy of 65 mills. The statutory purposes of the district include the provision of the following:

- 1) Street improvements, transportation, safety protection;
- 2) Design, construction, and maintenance of drainage facilities;
- 3) Design, land acquisition, construction, and maintenance of recreation facilities;
- 4) Mosquito control;
- 5) Design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
- 6) Design, construction, and maintenance of water including fire hydrants;
- 7) Sanitation systems;
- 8) Solid waste disposal
- 9) Security services; and
- 10) Covenant enforcement.

(Parcel Nos. 7102200013, 7102200008, 7102200006, 7102201001, 7102201014, and 7102200010) (Commissioner District No. 1)

## **STAFF & APPLICANT PRESENTATIONS**

**DISCUSSION: Mr. Trowbridge** questioned whether there was an error in bullet C regarding overlapping services, asking if each district would have the authority to provide services like water without duplicating efforts in the same area. **Ms. Parsons** clarified that the new districts intend to enter into an intergovernmental agreement (IGA) with Woodmoor Water and Sanitation District to provide water and wastewater services. The new districts will design and construct the infrastructure, which will then be transferred to Woodmoor for ownership and maintenance. Misty Acres will continue to provide



services—such as private roads, drainage, and open space—within its existing boundaries. However, for the area proposed under District 3, the new service plan will govern those provisions.

**Mr. Trowbridge** asked whether property owners would be subject to overlapping maintenance mill levies due to the existing Misty Acres district. **Ms. Erin Stutz**, with WBA P.C., clarified that once properties are excluded from Misty Acres, its operations and maintenance mill levy will no longer apply.

**NO PUBLIC COMMENT**

**PC ACTION: MORAES MOVED / BRITTAIN JACK SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5D, FILE NUMBER ID245 FOR A SPECIAL DISTRICT SERVICE PLAN, MONUMENT RIDGE METROPOLITAN DISTRICT NOS. 1-3, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS AND ONE (1) NOTATION, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5 - 0).**

**IN FAVOR: (5)** Brittain Jack, Byers, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

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**6. NON-ACTION ITEMS**

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- A. Informal Presentation** - A presentation by Clarion Associates, LLC regarding the Land Development Code Update process.

**MEETING ADJOURNED** at 12:03 P.M.

**Minutes Prepared By:** Jessica Merriam



