

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, October 16th, 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, JAY CARLSON, BECKY FULLER,
ERIC MORAES, BRYCE SCHUETTPELZ, TIM TROWBRIDGE, AND CHRISTOPHER WHITNEY.

PC MEMBERS PRESENT AND NOT VOTING: BLAINE BREW.

PC MEMBERS ABSENT: NONE.

STAFF PRESENT: MEGGAN HERINGTON, JUSTIN KILGORE, MIRANDA BENSON, LACEY DEAN, CHARLENE
DURHAM, JOSEPH SANDSTROM, KYLIE BAGLEY, ERIKA KEECH, AND JESSICA MERRIAM.

OTHERS PRESENT AND SPEAKING: BRAD NICHOLS, JUSTIN JOHNSTON AND LARRY BARRETT.

1. REPORT ITEMS

Ms. Herington notified the board of an upcoming water work session with the Board of County Commissioners on October 21, 2025, at 1:30 p.m. at the Centennial Hall Auditorium - 200 S. Cascade Avenue, Colorado Springs, Colorado 80903.

Mr. Kilgore advised the board that the next PC Hearing is Thursday, November 6th, 2025, at 9:00 A.M.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

NONE.

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on September 18th, 2025.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (8 - 0)

IN FAVOR: (8) Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettepelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

B. AL2515

BENSON

SPECIAL USE

7950 INDUSTRY ROAD NEW ELECTRONIC MESSAGE DISPLAY BILLBOARD

A request by Lamar Advertising for Special Use approval to allow for a new Electronic Message Display (EMD) billboard. New billboards proposing EMD require Board of County Commissioners approval. Two existing billboards will be removed in exchange for billboard credits to be used for this proposal. The property is zoned I-3 (Heavy Industrial) and is located along Marksheffel Road at 7950 Industry Road. (Parcel No. 5333201011) (Commissioner District No. 2)

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER CITIZEN REQUEST.

C. VR2310

BAGLEY

VACATION AND REPLAT

MANLEY SUBDIVISION FILING NO. 2

A request by Land Development Consultants for approval of a 22.18-acre Vacation and Replat creating two single-family lots. The property is zoned RR-5 (Residential Rural), and is located at 4645 Curtis Road and 15010 Jones Road, 0.17 miles east of the intersection of Curtis Road and Jones Road. (Parcel No. 4322000013 and 4322005002) (Commissioner District No. 2)

NO STAFF OR APPLICANT PRESENTATIONS OR DISCUSSION

PC ACTION: TROWBRIDGE MOVED / BRITTAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER VR2310 FOR A VACATION AND REPLAT, MANLEY SUBDIVISION FILING NO. 2, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS, 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 (8 - 0).

IN FAVOR: (8) Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettepelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

4. CALLED-UP CONSENT ITEMS:

3B. AL2515

BENSON

SPECIAL USE

7950 INDUSTRY ROAD NEW ELECTRONIC MESSAGE DISPLAY BILLBOARD

A request by Lamar Advertising for Special Use approval to allow for a new Electronic Message Display (EMD) billboard. New billboards proposing EMD require Board of County Commissioners approval. Two existing billboards will be removed in exchange for billboard credits to be used for this proposal. The property is zoned I-3 (Heavy Industrial) and is located along Marksheffel Road at 7950 Industry Road. (Parcel No. 5333201011) (Commissioner District No. 2)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Mr. Moraes inquired about the cycling frequency of messages on the proposed signage, asking whether businesses purchase advertising in 4- to 8-second segments, and if buying multiple cycles would result in a static display. **Mr. Justin Johnston**, with Lamar Advertising, responded that while multiple cycles could be purchased, the sign content would still need to change to remain compliant with code. He explained that technology encourages dynamic content, and it would be disadvantageous for advertisers to display only one static message. Instead, multiple specials or variations could be rotated using text or images to satisfy the requirement for changing content. **Mr.**

Moraes asked a follow-up regarding possible failure modes, specifically whether the display could fail into an “all-white” state. **Mr. Johnston** confirmed this was possible but noted that all displays are connected to a Network Operations Center at the company’s headquarters. The center includes a team that monitors displays via webcams and built-in diagnostics, which are designed to detect faults. The system is programmed to shut down in the event of unsafe conditions or persistent errors.

Mr. Carlson inquired about the number of similar operations currently active within the county. **Mr. Johnston** responded that there are approximately 14 operating in the county. **Mr. Carlson** then asked whether the lighting design could cause distraction or confusion for pilots, noting the site’s location within the airport overlay and on an airliner approach path. **Mr. Johnston** stated that a prior study conducted with the airlines determined the lighting is not a concern, and the airport provided direct comments confirming no issues.

PUBLIC COMMENTS: Mr. Larry Barrett, representing Scenic Colorado, spoke in opposition to portions of the proposal, emphasizing the organization’s mission to preserve and enhance Colorado’s visual environment. He commended the applicant for proposing to remove two static billboards along I-25 and U.S. 24 but expressed concerns about the installation of a new electronic billboard in an industrial zone. Mr. Barrett stated that the proposed dwell time of 4–8 seconds per message is too short, potentially creating distraction and safety issues for drivers. He noted that other jurisdictions, such as Colorado Springs, require longer dwell times (10 seconds minimum), and some require up to 30 seconds. Mr. Barrett also discussed message density, explaining that an 8-second dwell time allows approximately 7 messages per minute per face, while a 4-second dwell time would allow up to 15 messages per minute, effectively creating a moving or animated sign. Finally, he addressed billboard removal ratios, recommending that El Paso County consider requiring multiple static billboard removals for each new electronic billboard, similar to standards in other jurisdictions such as Gulfport (6 removals) and Tampa Bay or St. Petersburg, FL (10 removals).

APPLICANT REBUTTAL: None.

PLANNING COMMISSION DISCUSSION: Mr. Trowbridge asked staff to review the Land Development Code provisions regarding the transfer of billboard credits. **Ms. Benson** explained that to receive a credit, a billboard must first be removed, and verification of its removal must be provided. Once verified, a credit is issued and may later be redeemed when an applicant submits a new sign plan for

review. Credits are issued on a structure-for-structure, face-for-face, and size-for-size basis. In this case, the applicant proposes to remove two 378-square-foot billboards in exchange for constructing a new two-sided electronic billboard. **Mr. Trowbridge** also asked about regulations related to dwell times for electronic message displays (EMDs). **Ms. Benson** stated that the Land Development Code specifies that message hold times must range between 4 to 8 seconds, with instantaneous transitions between messages. She added that brightness levels must not exceed 500 NITs, and the sign must include an automatic dimming feature to adjust lighting and prevent glare if a malfunction occurs.

PC ACTION: SCHUETTPELZ MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER AL2515 FOR A SPECIAL USE, 7950 INDUSTRY ROAD NEW ELECTRONIC MESSAGE DISPLAY BILLBOARD, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH ONE (1) CONDITION AND FOUR (4) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8 - 0).

IN FAVOR: (8) Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

5. REGULAR ITEMS

A. U251

DEAN

APPROVAL OF LOCATION

1015 VALLEY STREET

A request by YOW Architects on behalf of the Cimarron Hills Fire Protection District for Approval of Location to allow the conversion of an existing service garage to a fire station. The property is located on Galley Road, approximately 1/2 mile east of the intersection of North Powers Boulevard and Galley Road. (Parcel No. 5407202012) (Commissioner District No. 4)

STAFF & APPLICANT PRESENTATIONS

NO DISCUSSION OR PUBLIC COMMENT

PC ACTION: FULLER MOVED / MORAES SECONDED TO APPROVE REGULAR ITEM 5A, FILE NUMBER U251 FOR AN APPROVAL OF LOCATION, 1015 VALLEY STREET, UTILIZING THE RESOLUTION ATTACHED TO

THE STAFF REPORT WITH TWO (2) CONDITIONS AND ONE (1) NOTATION. THE MOTION TO APPROVE PASSED (8 - 0).

IN FAVOR: (8) Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

6. NON-ACTION ITEMS

NONE.

MEETING ADJOURNED at 9:57 A.M.

Minutes Prepared By: Jessica Merriam