

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR
PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, March 19th, 2026, 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: Blaine Brew, Sarah Brittain Jack, Jay Carlson, Eric Moraes, and Christopher Whitney.

PC MEMBERS PRESENT AND NOT VOTING: Maribeth Emrick.

PC MEMBERS ABSENT: Michael Brewer, Jim Byers, Suzanne Casagrande, Becky Fuller, Bryce Schuettpelz, and Tim Trowbridge.

STAFF PRESENT: Justin Kilgore, Erika Keech, Gilbert LaForce, Jalal Saleh, Lisa Elgin, Lacey Dean, Daniel Torres, Bret Dilts, and Jessica Merriam.

OTHERS PRESENT AND SPEAKING: James McMurray and Robb Wilkinson.

1. REPORT ITEMS

Mr. Kilgore advised the board that the next PC Hearing is Thursday, April 16th, 2026, at 9:00 A.M.

Mr. LaForce informed the Board of Mr. Daniel Torres's promotion from Principal Engineer to Engineering Manager.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

NONE

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on March 5th, 2026.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (5 - 0)

IN FAVOR: (5) Brew, Brittain Jack, Carlson, Moraes, and Whitney.

IN OPPOSITION: (0) None.

B. SF2513

ELGIN

FINAL PLAT

RED ROCK ACRES SUBDIVISION

A request by GTG Redrock LLC for approval of a 14.958-acre Final Plat creating five single-family lots. 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. (Portions of Parcel Nos. 7109000024 and 7109014003) (Commissioner District No. 3)

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

C. P253

ELGIN

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. (Parcel Nos. 6214000032, 6214000097) (Commissioner District No. 1)

NO STAFF OR APPLICANT PRESENTATION OR DISCUSSION

PC ACTION: MORAES MOVED / WHITNEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER P253 FOR A MAP AMENDMENT (REZONING), FORD REZONE, 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) Brew, Brittain Jack, Carlson, Moraes, and Whitney.

IN OPPOSITION: (0) None.

D. VA261

DEAN

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. (Parcel No. 4318000028) (Commissioner District No. 2)

NO STAFF OR APPLICANT PRESENTATION

DISCUSSION: Mr. Whitney sought clarification on the process, asking whether the request required reconsideration of the original variance or simply a modification. **Ms. Dean** explained that the original variance of use had been approved with a condition limiting operations to three days per week, and the current request is to modify that condition to allow operations seven days per week. She noted that, per guidance from the County Attorney, the request is being reviewed by both the Planning Commission and the Board of County Commissioners.

Mr. Whitney confirmed that the Board is not reconsidering the original variance but rather acting on a modification to its conditions. He also asked whether specific criteria apply to this decision. **Mr. Kilgore** stated that the request is evaluated using the same criteria as the original variance.

Mr. Moraes inquired whether there had been any issues or code enforcement complaints since the variance was approved. **Ms. Dean** reported that there have been no complaints and noted that prior concerns related to nearby school traffic may be reduced, as the school is expected to relocate.

Mr. Carlson asked about the timeline of the operation. **Ms. Dean** clarified that the use has been active since the original variance approval, with the structure built in 2021 and operations ongoing since that time.

PC ACTION: MORAES MOVED / WHITNEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3D, FILE NUMBER VA261 FOR A VARIANCE OF USE, 11955 FALCON HWY – AMENDMENT TO VARIANCE OF USE FOR EVENT CENTER, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SEVEN (7) CONDITIONS AND THREE (3) 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) Brew, Brittain Jack, Carlson, Moraes, and Whitney.

IN OPPOSITION: (0) None.

4. CALLED-UP CONSENT ITEMS:

3B. SF2513

ELGIN

FINAL PLAT

RED ROCK ACRES SUBDIVISION

A request by GTG Redrock LLC for approval of a 14.958-acre Final Plat creating five single-family lots. 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. (Portions of Parcel Nos. 7109000024 and 7109014003) (Commissioner District No. 3)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: **Mr. Moraes** raised concerns about citizen feedback regarding the access point location and asked whether alternative access locations had been considered. **Mr. Dilts** explained that, due to terrain and topography, the selected curved location provides the best and safest site distance. He noted that a site distance easement to the north will be required to maintain clear visibility around the curve.

Mr. Carlson asked about the status of the property to the north. **Mr. James McMurray**, with Matrix Design Group, Inc, clarified that it is not part of the current subdivision application, will retain its existing zoning, and any future development would require a separate, standalone application.

Mr. Moraes then asked how future Lot 1 owners would know to keep the easement area clear of vegetation. **Mr. McMurray** explained that this requirement will be documented in public records and disclosed during the property transfer process. He added that the easement is enforceable, and any issues could be addressed through code enforcement if necessary.

PUBLIC COMMENTS: Mr. Rob Wilkinson, a nearby resident, expressed opposition to the proposed development. He questioned the need for additional housing, citing current home availability in the area and suggesting there is insufficient demand. He also raised concerns about building within or near the floodplain and potential impacts to natural resources and wildlife, including the Preble's jumping mouse, monarch butterflies, and raptors. Mr. Wilkinson referenced studies and conservation considerations, stating the development may negatively affect surrounding habitats. Additionally, he expressed safety concerns regarding the proposed driveway location, noting limited visibility, slope, and potential traffic hazards.

APPLICANT REBUTTAL: Mr. McMurray responded to concerns regarding housing demand, noting that the County's recently completed housing needs assessment demonstrates a continued demand for additional housing based on regional growth trends. He stated that considerations related to floodplain impacts, sensitive habitats, grading, drainage, and traffic site distance have been reviewed and addressed through the County's development process. In response to questions from the Board, Mr. McMurray indicated that evaluation of impacts to the Preble's jumping mouse is handled through the review process, with County staff and appropriate agencies involved. **Ms. Elgin** added that the proposal was referred to the U.S. Fish and Wildlife Service, which did not express concerns with the subdivision overall but requested coordination regarding the proposed access connection due to potential impacts to the species. Additional clarification was provided that required site distance standards are established County regulations.

PC ACTION: BRITAIN JACK MOVED / MORAES SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER SF2513 FOR A FINAL PLAT, RED ROCK ACRES SUBDIVISION, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS, SIX (6) 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) Brew, Brittain Jack, Carlson, Moraes, and Whitney.

IN OPPOSITION: (0) None.

5. REGULAR ITEMS

NONE

6. NON-ACTION ITEMS

NONE

MEETING ADJOURNED at 9:43 A.M.

Minutes Prepared By: Jessica Merriam