

hospitals and not so much with EMS staff.”

A meeting of the Fire Chief’s Council held on Feb. 24 resulted in a positive position on the implementation of impact fees for new development in unincorporated El Paso County. The council has formed a subcommittee to continue the conversation with the Housing and Building Association of Colorado Springs (HBA) and developers, with the first meeting likely to occur at the end of March. Impact fees for future development could be implemented within the next three to six months if all groups are in support and the BOCC accepts a proposal agreed by all parties, said Truty. Director Terri Hayes said, “I hope it does not take another six months, since so much development has taken place and we have received zippo in impact fees (from unincorporated El Paso County).”

Truty gave the following updates:

- The two new administrative positions for division chief of logistics and an EMS captain are now closed to applicants, and the interviews will take place during March.
- The window for Self-nomination and Acceptance Forms for nominees seeking a position on the TLMFPD board is closed as of Feb. 28.
- TLMFPD sold two Lifepak monitor/defibrillators to Olathe Fire Department.

Operations report

Deputy Chief Randy Trost updated the board on the efforts to assess the bridges at Arnold Road and Mount Herman Road for load bearing. Currently, the two bridges need repairs and may not be rated to carry the load of emergency vehicles. The Town of Mon-

ument is looking at the Mount Herman Road bridge rating and El Paso County owns the Arnold Road Bridge. Cost sharing for the rating may be required for the Mount Herman Road Bridge and a request to the Colorado Department of Transport (CDOT) for a load rating assessment will be made for the Arnold Road Bridge, which is already approved by the county for repair, but it would require an Emergency Vehicle (EV3) load capacity rating to accommodate TLMFPD Emergency Vehicles.

Director Tom Tharnish reminded Trost that another bridge is being planned for the Willow Springs development and that its load bearing capacity would need reviewing. Hayes asked if a semi-articulate tractor-trailer weighed more or less than the ladder truck. Trost said, “A ladder truck with a tandem axle typically weighs a combined 86,000 pounds, and a loaded semi would typically be less.”

Training update

Battalion Chief of Training Jonathan Bradley said the following training had taken place in February:

- A successful three-day S215 Wildland Urban Interface course had been held for the second year in a row with the collaboration of El Paso County Wildland, Black Forest Fire/Rescue Protection District, and the Pike Hotshots—USDA Forest Service.
- The majority of our annual wildland refresher courses have been completed.
- UC Health and Centura Health had provided paramedic refresher courses.

“March is gearing up to be a busy training month,” said Bradley.

Wildland update

Bumgarner announced the following:

- Tri-Lakes United Methodist Church’s Emergency Preparedness Group, in bright orange shirts, received national recognition for its mitigation efforts. The award will be presented at the International Association of Fire Chiefs Wildland-Urban Interface Conference in Reno, Nevada in March. *See related photo on page 1.*
- The Northwest Passage Evacuation Drill 2020 event is scheduled for Sept. 26, with an optional controlled evacuation of residents to Lewis-Palmer Middle School. The event will be operated by Pikes Peak Regional Office of Emergency Management, and residents will be given the option to participate in advance, with education events throughout the summer. Residents will be required to sign up in advance to be eligible to participate in the event.

The regular meeting adjourned at 8:07 p.m.

Meetings are usually held the fourth Wednesday of each month. The next meeting is scheduled for 6:30 p.m. March 25, and the location of the meeting is subject to change due to construction at TLMFPD Station 1, 18650 Highway 105. For information, contact Director of Administration Jennifer Martin at 719-484-9011. For upcoming agendas, see www.tlmfire.org/board.

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El Paso County Planning Commission, Feb. 4 and 18

Two minor subdivision requests recommended for approval

By Helen Walklett

During its meetings in February, the El Paso County Planning Commission recommended for approval two minor subdivision requests in the Tri-Lakes area. Wolff Run Estates minor subdivision request

At its Feb. 4 meeting the Planning Commission voted unanimously to recommend for approval a minor subdivision request by owners Gregory and Tanya Wolff to create two single-family lots from their 9.7-acre property just east of the intersection of Old North Gate and Silverton Roads.

Wolff Run Estates minor subdivision

The proposed minor subdivision, to be known as Wolff Run Estates, would create one 4.62-acre lot and one 5-acre lot. Before submitting the request, the applicant applied for and received approval of administrative relief to allow the first lot to be less than the minimum 5 acres required within an RR-5 (residential rural) zoning district. As part of the subdivision application, the applicant also requested a waiver of the Land Development Code requirement that lots have a minimum of 30 feet of frontage and have access onto a public road. The applicant’s representative, Dave Gorman of M.V.E. Inc., told the hearing that instead the applicant was proposing a single access drive to serve both lots from Old North Gate Road as one lot was positioned behind the other.

Lindsay Darden, planner II, Planning and Community Development, said there was an existing house, barn and garage on the part of the property that would become Lot 1 and the applicant had stated

that these buildings would remain until such time as the lot was sold and redeveloped. The property is across the street from the Colorado Springs city limits, and the applicant had been in contact with the municipality to see if the site could be connected to central services for water and wastewater but had been told they did not meet the approval criteria. Consequently, water supply will come from on-lot wells and an onsite wastewater treatment system.

Darden said the applicant had provided water documentation, and the state engineer and county attorney’s office said there was an adequate water supply in terms of quantity and dependability. She explained that the application was submitted before the Land Development Code being revised to require a finding of water quality. The Code in effect at that time allowed for an assumption of water quality for a minor subdivision.

The county had received three letters in opposition to the application from neighboring property owners. No member of the public spoke in favor or opposition at the hearing.

The application was then heard by the El Paso Board of County Commissioners (BOCC) at its meeting on Feb. 25. *See BOCC article below.*

Poenitsch minor subdivision request

At their meeting on Feb. 18, the commissioners unanimously recommended for approval a request for a minor subdivision by Tom Poenitsch and Christy Mullings to create three single-family lots on an 18.86-acre parcel of land zoned RR-5 (residential rural). The

property is located at the northwest corner of Herring and Shoup Roads.

The three lots will be served by individual wells and onsite wastewater treatments systems. The state engineer and county attorney’s office said there was an adequate water supply in terms of quantity and dependability. Under the Land Development Code in effect at the time the application was submitted, an assumption of water quality was allowed for a minor subdivision.

The application was heard as a consent item at the meeting, which generally means there is no further discussion. On this occasion, the commissioners sought clarification from Cole Emmons, senior assistant county attorney, on water legislation. Before the commissioners voted, Gabe Sevigny, planner II, Planning and Community Development, addressed concerns raised by a neighboring property owner that there was an intention to put a contractor’s equipment yard on the site. He said that such a use was not allowed by right in an RR-5 zoning district. It would require a future application to go ahead, most likely a special use request that would be either decided administratively or elevated to the public hearing process.

The application was approved with a finding of water sufficiency. It is now due to be heard by the BOCC on March 10.

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

El Paso Board of County Commissioners, Jan. 28 and 30, Feb. 4, 11, and 25

Final plat at Walden Preserve 2 filing approved

By Helen Walklett

At its Jan. 28 meeting, the El Paso Board of County Commissioners (BOCC) approved a final plat request for Filing No. 4 at the Walden Preserve 2 subdivision and a minor subdivision request for a property in Black Forest. In February, the commissioners approved a further minor subdivision request and held three executive sessions related to the Highway 105 project.

Walden Preserve 2 final plat request

The proposed final plat for Filing No. 4 of Walden Preserve 2 makes up 45.27 acres of the overall 134.05-acre parent parcel and is zoned Planned Unit Development (PUD). It is east of Highway 83, south of Walker Road, and north of Hodgen Road, along the north side of the Pond View Place and Walden Way/Timber Meadow Drive intersection. The proposed final plat includes 23 single-family residential lots with

a minimum lot size of one acre, two tracts for utilities, drainage, open space, and recreation totalling 18 acres, and three acres of right-of-way. The property is within the Black Forest Preservation Plan area.

The El Paso County Planning Commission unanimously recommended the application for approval at its Jan. 7 meeting, where discussion centered on the construction of a regional trail through the development that had been partially built but never fully constructed to county standards. The Planning Commission heard that the property owner had been in discussion with county as to whether they would complete the trail or pay regional park fees instead, but no agreement had been reached. The Planning Commission’s recommendation for approval therefore included a condition that allowed the county to work with the applicant on a resolution ahead of the BOCC hearing. *See <https://www.ocn.me/v20n2>.*

htm#epcpc.

Before the final plat hearing at the BOCC’s Jan. 28 meeting, the commissioners heard a resolution to amend the county’s Park Lands Agreement (PLA) with Walden Holdings. The amendment would see the developer receive credits in lieu of paying regional

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