

### BOCC (Cont. from 18)

The land proposed for the rezoning is an undeveloped parcel from the Woodmoor Place subdivision, platted in 1972, that was intended to be a golf course but was never developed. The property has been used by residents as open space but has always been privately owned. ProTerra's involvement has directly facilitated a group of neighbors, who formed Woodmoor Open Space Coalition (WOSC), to purchase the rest of the property as permanent public open space.

Andrea Barlow of NES Inc., on behalf of the applicant, said the rezone to RS 5000 would provide a transition from the lower density half-acre residential lots to the west and north and the higher density townhome development to the south and east. She told the commissioners that the developer had made changes to the project following concerns raised at a neighborhood-wide meeting and at a further meeting held with the residents of Leggins Way who are most impacted by the plans.

Tish Norman, director of WOSC, spoke in support of the application, thanking ProTerra for its support and the way in which it had worked with WOSC to get the best possible outcome. She said, "We just see this as a model for all communities to follow because nobody wants homes in their backyard but, when they can negotiate it, it's a win-win for everyone." No one spoke in opposition.

Commissioner Longinos Gonzalez Jr. said, "I greatly appreciate the work that the homeowners and the developer have done on this. That is a great example of how to get things done and do it in a way that benefits everybody because it's always difficult to find a win-win situation." He raised one long-term concern about the water supply but noted that this would be a matter for consideration at the preliminary plan stage.

Commissioner Cami Bremer said, "I am very grateful for developers that are invested in the greater good of the community." Commissioner Carrie Geitner called the partnership "refreshing."

BOCC chair, Commissioner Stan VanderWerf, said, "I think it's really outstanding when

we have a community and the developer working together and ironing out the differences before they come to us. Frankly, it makes our job a whole lot easier and many of you may be aware that not all development applications work out that way."

The commissioners voted 4-0 to approve the rezoning. Commissioner Holly Williams was absent. Bremer said that Williams "deeply regrets not being able to be here today but has no concerns for this which is squarely in her district."

A preliminary plan request for the creation of the 144 single-family residential lot Cloverleaf development is scheduled to be heard by the Planning Commission on May 6. Lots 1-141 would be built on the rezoned land; lots 142, 143, and 144 would be built on two parcels that are separate from the rezoned land under their existing RS 20000 zoning.

#### Final chance to comment on the draft Master Plan

Citizens have two more opportunities to comment on the county's draft Master Plan at special Planning Commission hearings on May 5 and 26. The intent is that the commission will be in a position to adopt the Master Plan at the end of the second hearing.

The 9 a.m. hearings will be held at Centennial Hall, 200 S. Cascade Ave, Suite 150. In-person attendance is permitted but is highly discouraged. To avoid overcrowding of the hearing room and violation of COVID restrictions, the public is encouraged to participate remotely/online.

To participate remotely, members of the public should email Tracey Garcia at TraceyGarcia@elpasoco.com or contact her at (719) 520-7952 with their name and phone number and also provide any documents they wish to submit.

The hearing can be watched live at <https://www.elpasoco.com/news-information-channel>. Staff will also be monitoring the county's Facebook live feed for questions and comments.

#### Winsome predevelopment site grading

At their April 13 meeting, the commissioners approved a request by Winsome LLC authorizing pre-development site grading for the 340-acre proposed Winsome Filing No. 2 final plat in advance of that plat's approval. The property

is located at the northwest corner of the Hodgen Road and Meridian Road intersection. The BOCC approved the Winsome preliminary plan in July 2019. Normally pre-development site grading is approved at the same time, but no grading request was included at that time, hence this separate application.

#### License agreement with Forest Lakes

At the April 20 BOCC meeting, the commissioners approved a license agreement with Forest Lakes LLC to allow it to construct a crossing on county property across the New Santa Fe Regional Trail. The crossing will provide access from Woodcarver Road to the neighboring Falcon Commerce Center.

Forest Lakes intends to convey the ongoing maintenance of the crossing to the Town of Monument at a future date, and the town has indicated a willingness to accept these responsibilities. When this happens, the county would grant the town a permanent easement to enable it to carry out maintenance.

#### Transfer of developers' fees to school districts

At its March 30 meeting, the BOCC voted unanimously to approve the transfer of subdivision plan and plat fees to the appropriate county school districts. Lewis-Palmer School District 38 got \$10,448 that will be put toward completing HVAC improvement projects. Academy School District 20 received \$36,720, which will go toward the cost of accommodating enrollment trends and facility needs.

#### Other decisions

- March 30—the commissioners approved the issuance of two ambulance permits to the Black Forest Fire Rescue Protection District. The one-year permits run until April 30, 2022.
- April 6—approved the issuance of an ambulance service license to the Black Forest Fire and Rescue Protection District. The one-year license runs until April 30, 2022.
- April 13—approved the reappointment of Joan Lucia-Treese to the Planning Commission. Her term will run until May 1, 2024.

*Helen Walklett can be reached at [helenwalklett@ocn.me](mailto:helenwalklett@ocn.me).*

## El Paso County moves to fewer COVID-19 restrictions

By Lisa Hatfield

(Condensed from the April 15 press release from El Paso County Public Health Information Joint Information Center. For complete text, see <https://www.elpasocountyhealth.org/news/news-release/2021/el-paso-county-moves-to-less-covid-19-restrictions-for-events-and-businesses>)

El Paso County is moving to fewer COVID-19 restrictions for events and businesses. The state COVID-19 dial framework ended April 15. The statewide mask order remained in place. City and county officials will not implement a local dial or any additional restrictions beyond what the state has implemented. Gov. Jared Polis has continued the order on social distancing and masks but has eased restrictions on most indoor businesses' capacities.

The following statewide restrictions took ef-

fect Friday, April 16 as part of a new public health order:

#### Outdoor events

- Unseated outdoor events have no restrictions.
- Seated outdoor events have certain restrictions.
- 5-Star certified businesses and prior approved variances remain in effect.

#### Indoor events

- Indoor events fewer than 100 people have no restrictions other than the state mask order requirements.
- Indoor events from 100 to 500 people must maintain 6-foot distancing between non-vaccinated people and unknown vaccinated people, and comply with the state mask order.
- Indoor events over 500 people must obtain a variance from El Paso County Public Health and Colorado Department of Public Health and Environment before (CDPHE) the event and comply with the state mask order.

- 5-Star certified businesses and prior approved variances remain in effect.

These restrictions do not apply to the following sectors:

- Places of worship and associated ceremonies.
- Retail services.
- Restaurants that have sit-down dining and do not have unseated areas where 100 or more people could gather (such as dance floors or common gathering areas).
- School proms and graduations that wish to exceed these thresholds shall be subject to review and approval by local public health agencies in accordance with CDPHE prom and graduation guidance.

For businesses or entities that have questions concerning the 5-Star Program, variance requests to exceed 500 people, and outdoor event consultation can be directed to: [COVIDBusinessRecovery@elpasoco.com](mailto:COVIDBusinessRecovery@elpasoco.com)

Throughout the pandemic, the public has been encouraged to make informed decisions about engaging in activities based on their personal level of risk and to exercise public health precautions accordingly. Although more than 210,000 people in El Paso County have been fully vaccinated, COVID-19 cases and positivity rates have seen a modest increase. City, county, and public health officials encourage people to remain vigilant as they begin to return to more normal activities. Residents should continue to take the appropriate public health precautions to include mask wearing, social distancing, stay-



**CLEARVIEW**  
DISTRIBUTORS  
windows and doors

Colorado's Premier  
Window and Door Specialist

Call Zach for a quote  
**719.488.2236**  
[www.clearview-windows.com](http://www.clearview-windows.com)



ELIZABETH BRYSON  
**INSURANCE**  
GROUP  
ELIZABETH BRYSON  
325 2nd St. Ste. M, Monument, CO 80132  
Office: (719) 418-9350  
[elizabeth@ebinsurancegroup.com](mailto:elizabeth@ebinsurancegroup.com)  
[ebinsurancegroup.com](http://ebinsurancegroup.com)