

on July 27. The plan is for these three paramedics and one EMT to complete the firefighting academy by March.

- Results of an impact fees study are expected before the August board meeting. Then the board may make its recommendation on how much “new development should pay its way.”
- TLMFPD crews trained in a simulated fire attack at a CSFD structure in

July. Office Administrator Jennifer Martin said she has been researching the complicated web of workers’ compensation, health insurance, and dental insurance choices for 2017. Treasurer John Hildebrandt voiced his concerns about the effects on the district if Amendment 69 were passed in November, because, for example, it would provide insurance for people only while

they were in Colorado. He wondered about the ramifications for insurance coverage for firefighters on deployment or on vacation out of state.

Lance also mentioned there were many new 2016 laws that might affect the district and recommended that board members attend the Special District Association conference in September to learn more. The meeting adjourned 7:55 p.m.

Meetings are usually held the fourth Wednesday of each month. The next meeting is scheduled for 6:30 p.m. Aug. 24 in the Monument Town Hall at 645 Beacon Lite Road. For information, contact Jennifer Martin at 719-484-0911.

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El Paso Board of County Commissioners, July 12

RV and boat storage yard variance of use denied

By Lisa Hatfield

On July 12, the El Paso Board of County Commissioners denied David Hellbusch’s proposed new 1-acre RV and boat storage yard variance of use within his RR-5 (Residential Rural) 3.75-acre property located

north of the intersection Mitchell Avenue and North Monument Lake Road.

This item had been unanimously approved by the El Paso County Planning Commission on June 21. See www.ocn.me/v16n7.htm#epcpc-0621.

According to the unofficial July 12 meeting results posted at <http://bcc2.elpasoco.com/bocc/agenda.asp>, District 1 Commissioner Darryl Glenn moved to deny the request, and the motion carried 3-1, with Vice Chair Dennis Hisey op-

posed.

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El Paso County Planning Commission, July 19

Jackson Ranch higher density rezone moves forward

By Lisa Hatfield

The July 19 El Paso County Planning Commission meeting included over three hours of testimony regarding Jackson Ranch, a multi-phase development north of Higby Road between Roller Coaster Road and Shahara Road. It is southwest of Canterbury Estates (zoned RR-5) and east of Bent Tree Estates (zoned RR-2.5). The commissioners approved Jackson Ranch Phase 2 Rezone, Jackson Ranch Preliminary Plan Amendment, and Jackson Ranch Filing 2 Final Plat.

Background: The staff report noted that the 77 acres of Jackson Ranch Phase 1 was rezoned from RR-5 to RR-2.5 in May 2014. Because of its location, posting only was required on the property edges but there were no adjacent neighbors that had to be notified. Construction for the first six lots of Phase 1 is under way.

A key component of the arguments on both sides in this hearing was the 2000 Tri-Lakes Comprehensive Plan (Tri-Lakes Plan). See <http://adm.elpasoco.com/Development%20Services/Pages/ComprehensivePlans.aspx> and click on Tri-Lakes Comprehensive Plan (2000).

Dave Jones of Land Resource Associates represented the Brown family and Four Gates Land Development LLC in the three-proposal hearing and spent most of his presentation advocating for rezoning 60 acres in Phase 2 from 5-acre lots (RR-5) to 19 single-family residential lots with minimum size of 2-1/2 acres (RR-2.5).

He explained at length why this rezoning request was consistent with the recommendations of the Tri-Lakes Plan, the El Paso County Master Plan, and the El Paso County Development Code. Jones’ comments included:

- The Tri-Lakes Plan was a guidance tool, and this proposal is in total compliance since the plan calls for, “primarily,” not “exclusively,” 5-acre lots in the West Cherry Creek sub-area.

Zoning “compatibility” has been established.

This proposed zoning change would not cause negative impacts from dust, visual sightlines, traffic, drainage, noise, or land use.

This will be a non-equestrian subdivision with asphalt roads. It will not connect with Canterbury’s equestrian gravel roads.

After community meetings in May and June, the applicant proposed, in the preliminary plan amendment, a 100-foot rear building setback (rather than the 25-foot setback the county currently requires in RR-2.5 zones) for the newly-proposed minimum-size 2.5-acre lots that would be adjacent to the Canterbury West and East Subdivisions.

Attorney Duncan Bremer commented that the applicant owns a lot of water rights, will have generous quantities of water available from the Dawson Aquifer, and that the RR-5 zoning called for in the 2000 Tri-Lakes Comprehensive Plan was “anachronistic and was no longer a good market” standard.

As part of a staff analysis of compatibility, Kari Parsons, county project manager/planner II, recommended a tapering zone in Jackson Ranch similar to the 5-acre lots included in the western edge of Cherry Creek Crossing, to the east of Canterbury East. This feathering of the perimeter lot sizes was suggested so that there could be a more harmonious density transition to be more compatible with adjacent developments and be compatible with the Tri-Lakes Plan.

The rezoning application was opposed by a group of residents from Canterbury Estates, the first subdivision in this sub-area, which was designed as an equestrian subdivision made up of 5-acre lots with gravel roads. Their main spokesman was Canterbury Improvement Association

Chairman Chris Davis, but three other residents also spoke in opposition.

One of Davis’ main points was that this proposal ignores the Tri-Lakes Plan, which says on page 125, for example, that “development emphasis should be on rural and/or rural residential uses that focus on harmonizing with the natural rolling hills and open character of the area. This sub-area should remain primarily rural and/or rural residential with lot sizes averaging a minimum of five acres.... Lot clustering options ... should be considered only if there is strict adherence to this overall density approach.”

Davis’ other comments included:

- The county has rezoned all around us with larger homes on smaller lots that is incongruent with Canterbury’s pre-existing use. They are not looking at the whole sub-area as defined in the Tri-Lakes Plan.
- One planning commissioner (Bob Null) just said that he had not even read the Tri-Lakes Plan.
- We do not have harmonious relationships with the RR-2.5 subdivisions around us that came in after we did.
- This would be a 100 percent increase in density, and it is not congruent with density in Canterbury, which is adjacent.
- When you find yourself in a hole, the first thing to do is stop digging. It does not make sense to continue to overlook the Tri-Lakes Plan.

The Jackson Ranch Phase 2 Rezone, with four conditions and one notation, was approved 7-1, recommending approval of a rezoning of 60 acres from RR-5 to RR-2.5. Commissioner Allan Creely voted no, because the Tri-Lakes Plan wanted 5-acre lots, and “the county has nibbled away” at this sub-area with 2.5-acre lots over a period of time.

The Jackson Ranch Preliminary Plan Amendment, with five conditions and one



Above: This is the area discussed in the three land use applications concerning Jackson Ranch at the July 19 El Paso County Planning Commission meeting. All three items were approved by the commission and have been scheduled to be heard by the Board of County Commissioners on Aug. 16. *Map courtesy of El Paso County Development Services.*

notation, was approved unanimously, recommending approval of 37 single-family residential lots on 98 acres, two open space tracts totaling 14 acres, and 2.65 acres of right of way.

The Jackson Ranch Filing 2 Final Plat, with 14 conditions and two notations, was approved unanimously, recommending approval of a final plat for eight single-family residential lots on 22 acres and a 9-acre open space tract and right of way.

The meeting adjourned after 2 p.m.

All three items recommended by the Planning Commission are scheduled to go before the El Paso Board of County Commissioners on Aug. 23. See <http://bcc.elpasoco.com/Pages/BoCCMeetingInformation.aspx> for information.

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Woodmoor Improvement Association Board of Directors, July 27

Board hears community opportunities, hosts townhomes official

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met on July 27, hearing from the Woodmoor Townhomes Homeowners Association (HOA) president and reporting on project and director area updates. Directors Alan Bassett, Robert Benjamin, Per Suhr, and Rich Wretschko were absent.

Woodmoor Townhomes president visits

Trena Thomson, president of the Woodmoor Townhomes HOA, which is a sub-HOA under WIA, attended the meet-

ing to observe its proceedings. She had been invited to attend by WIA Secretary and Community Outreach Director Jennifer Cunningham, who inquired about the townhomes’ parking lot. Thomson noted that efforts had been made under a previous management company that were not completed. She also noted that the HOA was working with residents on architectural control and reviewing its rules for possible revision at its next annual meeting. She mentioned looking into complaints about dogs barking or being off-leash as well as residents who don’t pick up after

their dogs.

Community Affairs report

Director Cunningham highlighted a number of community events and opportunities for community members to give feedback. The Young Life teen center at the Tri-Lakes YMCA regularly schedules events such as Real Alternative to Drinking and Drugs (RAD) on Friday nights from 7 to 11 p.m. No membership is required by either Young Life or the YMCA to attend. More information is available on Facebook at <http://bit.ly/yl-rad>.