

EL PASO COUNTY

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)



STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Minutes for February 1, 2017

Meeting – Houchin Mine and Higginbotham Property

Members Attending

Nina Ruiz, Project Manager and Planner II
Craig Dossey, PCD Executive Director
Mark Gebhart, PCD Deputy Director
Lori Seago, EPC Attorney
Tracey Garcia, PCD Admin. Specialist
Aaron Doussett, EPC Public Health
Sallie Clark, Former EPC Commissioner
RC Smith, EPC OEM
Curt Houchin, Houchin Mine
Kayle Higginbotham, Property Owner
Steven King, Broker
David Isbell, Attorney

*520-6300

Summary

Ms. Higginbotham would like to sell her property to Mr. Houchin. Mr. Houchin currently operates a quarry/mine excavation business on his property and would like to use the other lot to put piles of unusable debris. He also wants to remove about 25 – 30,000 yards of dirt from 1/2 acre area from the acquired property.

Additionally, Ms. Higginbotham's property has acquired dredging piles and debris from flooding on her property and wants permission to sell it and/or incorporate the piles into the landscape.

Planning Division

- The properties are both metes and bounds properties.
- Mining existed on the property before zoning, so the property is non-conforming.
- The Reclamation Mining Permit will need to be amended to include another property in the existing operation if an expansion is proposed. The permit is only applicable to current property. Moving materials to the other property could be problematic and viewed as an expansion of the business.
- A Special Use would be required if Mr. Houchin wants to expand the quarry business.
- Administrative process would not be allowed since mineral extraction calls for a hearing-based process.
- The property is located in the Ute Pass Comprehensive Plan; and that plan supports potential commercial sites.
- Ms. Higginbotham explained that CDOT took eminent domain over 1.47 acres of her property to place debris piles from flooding. There is no time constraint to remove piles.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695