

Project Review Comments

Project Name

Your El Paso Master Plan

Description

Revision to El Paso County Master Plan. For additional information please visit the Your El Paso County Master Plan homepage at <https://elpaso.hiplanning.com/pages/draft-plan-outreach> The implementation chapter will be added and sent out for review in the upcoming weeks.

Location**Applicant**

El Paso County Planning

Petra Rangel (rangel_petra@yahoo.com)

(719) 487-4636

File Number

MP211

Project Manager

Nina Ruiz

Status

Active

Created

4/9/2021 5:53:07 PM

Review Comments (42)

Agency	Comment	
Colorado Springs Utilities, Dev, Svc.(includes water resources)	I contacted Nina with El Paso County to setup a meeting to see what they want from Springs Utilities on this review. I haven't heard back from Nina, there doesn't seem to be anything that we need to do with this document. Todd Sturtevant	4/22/2021 9:39:39 AM
		4/22/2021 9:39:39 AM
Woodmoor Water and Sanitation District		4/20/2021 2:20:19 PM
		4/20/2021 2:20:19 PM

El Paso County
Conservation Dist

4/12/2021
7:37:29
AM

4/12/2021 7:37:29 AM

PCD Engineering Division

Redlines saved in shared drive.

4/11/2021
1:50:21
PM

4/11/2021 1:50:21 PM

Black Forest Trails
Association

Uploaded herewith is the existing Trails Addendum, a very well-constructed plan for guidance in trails development that should be referenced in the new Master Plan along with the existing references to other plans such as the Colorado Springs Bike Master Plan and the Major Transportation Corridors Plan. For many years, the Trails Addendum has been a useful document for establishing a network of non-motorized, multi-use trails within new subdivisions and existing neighborhoods, especially in the large lot placetypes and in forested areas.

4/9/2021
4:19:15
PM

4/9/2021 4:19:15 PM

Also missing from the new Master Plan is recognition that gravel roads are an integral part of the trail system. Recognition of their importance to the system should be added to the Master Plan chapters on Transportation and Recreation. Road paving references should be deleted, such as those on page 27, Placetype Characteristics (A) and (H), and preservation of gravel roads should be encouraged to protect the safety and quality of outdoor experiences for the substantial numbers of walkers, hikers, mountain bikers and equestrians using the lower speed, unpaved road connections.

Northern EPC Coalition of
Community Organizations,
Inc. (NEPCO)(to also
include the TLLU areas)

NEPCO has made 135 comments and 19 strikethroughs to the Master Plan. We planned to export the data file which contains this and attach it as part of our review to EDARP, but apparently an .fdf file (which can easily be imported into a .pdf file like the Master Plan) is unable to be posted on the EDARP site. Therefore, please see our observations below and we will email the .fdf file directly to Nina Ruiz.

4/9/2021
12:38:08
PM

4/9/2021 12:38:08 PM

1. Given the ease in which you (PCD) or Houseal/Lavigne can "reply" to our comments embedded in the MP, we are looking forward to reading your responses to our input and to see what makes its way into the MP or not -- and especially why.
2. We were disappointed in learning who comprised the MP Advisory Committee and note the extremely narrow range of interests represented and the large potential for conflicts of interests if this MP is adopted.
3. Water planning/use should be the number one priority driving this MP -- not population growth -- which you have much more control over by slowing down development rezoning at a minimum.
4. We find it incredible that the Southern Delivery System is not mentioned at all in this document. In addition, the failure to emphasize, or even note, the

State Water Engineer's recommendation that allows El Paso County to determine whether it is appropriate to require a developer to obtain renewable water resources for a long-term water supply is unconscionable.

5. We generally favor discretion for decision-makers, but we are concerned whether this plan is so vague that it could easily be used by an overly pro- or anti- development faction in El Paso County leadership positions to interpret it so as to promote their preferential agendas that may well not represent County citizens and our community. Unfortunately, the MP Consistency Evaluation Checklist promotes this vagueness by not requiring all of its "considerations" to be met, unlike the current Land Development Code "criteria" which all must be met.

6. Please do not allow 2.5-acre lots to be considered as primary land uses in 2 different placetypes (Large-Lot Residential and Suburban Residential)! This is a set-up ready for abuse. See our explanation on Page 28 of the MP. Also, since later in this Plan, you call to place increased density in Suburban Residential neighborhoods, this density increase would not be welcomed by any homeowner in a 2.5-acre neighborhood (much less even smaller land holdings)!

7. With all of the preceding ideas in mind, we quote from the Master Plan: "Ultimately, the future is not entirely predictable and placetypes are the County's best approach to navigating the uncertainty in a way that can provide and safeguard desired character while addressing the needs of residents, businesses, and stakeholders...". Given this uncertainty about the future and the MP's constant emphasis on population growth anticipation, we fully expect to hold the Planning Commission, the BoCC, and all the staff involved accountable for the success or failure of this Master Plan as it pertains to safeguarding neighborhood character and addressing the Master Plan-specified needs of all of its current residents.

County Attorney -
Development Review

County Attorney's Office will provide comments directly to staff.

4/8/2021
2:17:03
PM

4/8/2021 2:17:03 PM

Woodmen Road Metro

4/7/2021 12:00:05 PM

The Woodmen Road Metropolitan District has a Service Area versus District Boundaries. Any proposed parcel within the Service Area will need to be annexed into the District and be subject to the District Fees and Mill Levies (tax collection).

4/7/2021
12:00:05
PM

The other option is to opt-out of joining the Woodmen Road Metropolitan District and pay in lieu of the annual taxes as an opt-out fixed fee. Please contact our office to discuss further oh how that opt-out fee is calculated. 719-447-1777

The Fees after inclusion are as follows:

Platting Fees:

Commercial- \$1540/ACRE

Residential- \$385.00/LOT

Building Permit Fees:

Commercial:

Destination/hotel- \$1.37/SQUARE FOOT

Convenience Commercial- \$5.51/SQUARE FOOT

All Other Uses- \$1.10/SQUARE FOOT

Residential-

Single Family- \$550/UNIT

Multi Family- \$385/UNIT

Woodmen Heights Metro
Dist

4/7/2021 11:58:22 AM

The Woodmen Heights Metropolitan District assess' platting fees and building permit fees for new development in the District, the District also assess' a mill levy on property within the District Boundaries.

4/7/2021
11:58:22
AM

The Fees for 2020 are:

Platting Fees:

Commercial- \$5500/ACRE

Residential- \$5500/ACRE

Capital Improvements Obligation Fee - \$2,200/ACRE

Building Permit Fees:

Commercial- \$1.00/SQUARE FOOT

Residential-

Single Family- \$3,959.87/ UNIT

Multi Family- \$2,375.92/UNIT

<p>Central Marksheffel Metro 4/7/2021 11:57:47 AM</p>	<p>The Central Marksheffel District assess' building permit fees for new development in the District, the District also assess' a mill levy on property within the District Boundaries.</p> <p>The Fees for 2020 are: Building Permit Fees: Commercial: Industrial/ Agricultural - \$1.50/ square foot Lodging/ Land - \$200/ Room Recreational/ institutional/ medical/ Office/ Retail - \$2.00/ square foot Residential: Single Family - \$\$1,914/ Unit Multi Family - \$1,172/ Unit Pronghorn Meadows Filings 2 & 3 - \$246.70/ Unit</p>	<p>4/7/2021 11:57:47 AM</p>
<p>Bent Grass Metro 4/7/2021 11:54:30 AM</p>	<p>The Bent Grass Metropolitan District assess' platting fees and building permit fees for new development in the District, the District also assess' a mill levy on property within the District Boundaries.</p> <p>The Fees for 2020 are: Traffic Signal Fee: \$1,000</p> <p>Platting Fees: Commercial- \$5500/ACRE Residential- \$5500/ACRE</p> <p>Building Permit Fees: Commercial: Industrial/ Agricultural/ Recreational/ institutional/ medical/ Office/ Retail/ Other non-residential - \$1.00/ square foot Residential: Single Family - \$500/ Unit Multi Family - \$350/ Unit</p>	<p>4/7/2021 11:54:30 AM</p>
<p>Pikes Peak Regional Building Department 4/7/2021 11:05:52 AM</p>	<p>no comment</p>	<p>4/7/2021 11:05:52 AM</p>
<p>Mountain View Electric Association, Inc. 4/6/2021 1:48:29 PM</p>	<p>See attached comments</p>	<p>4/6/2021 1:48:29 PM</p>

Schriever AFB	Proposed replacement antenna image attached.	4/6/2021 11:25:26 AM
4/6/2021 11:25:26 AM		
Schriever AFB	Comments support exhibits file attached.	4/6/2021 11:24:41 AM
4/6/2021 11:24:41 AM		
Schriever AFB	Schriever AFB review comments submitted via website questionnaire on 4-6-2021. A printout of the completed questionnaire is attached, along with support exhibits, and a proposed updated image to be considered for use in the military chapter.	4/6/2021 11:23:42 AM
4/6/2021 11:23:42 AM		
Cimarron Hills Fire	CHFD has reviewed the Master Plan. Will there be any information added and/or included with regard to the new County Burn Ordinance. This may or may not be a place for this. Along with that, would there be any details that will outline the Fire District's that perform planning and construction review and what those procedures are? Again, this may not be appropriate for this plan, I am just throwing some ideas out there. If you need specific information from Cimarron Hills Fire District, please don't hesitate to contact me. Thanks, J.T. McLeod, Division Chief of Fire and Life Safety-CHFD.	4/6/2021 7:39:27 AM
4/6/2021 7:39:27 AM		
EPC Environmental Services	The Environmental Division has no comments at this time.	4/2/2021 11:12:12 AM
4/2/2021 11:12:12 AM		
County Attorney - Water	No water review necessary.	3/30/2021 2:09:56 PM
3/30/2021 2:09:56 PM		
911 Authority - El Paso/Teller County	Plans received, thank you. No comment for E911 at this time.	3/30/2021 1:13:28 PM
3/30/2021 1:13:28 PM		
EPC Parks Department	El Paso County Community Services / Parks comments were either emailed directly to Mark Gebhart and Craig Dossey, or were integrated into the final text through a virtual work session with EPC PCD and the Master Plan contractor.	3/30/2021 9:39:06 AM
3/30/2021 9:39:06 AM		
Parks Advisory Board	El Paso County Community Services / Parks comments were either emailed directly to Mark Gebhart and Craig Dossey, or were integrated into the final text through a virtual work session with EPC PCD and the Master Plan contractor.	3/30/2021 9:38:16 AM
3/30/2021 9:38:16 AM		

<p>Academy SD 20 Building Fund</p> <p>3/30/2021 7:22:12 AM</p>	<p>Academy District 20 is in receipt of File #MP211.</p> <p>The District has no comment regarding the El Paso county Draft Master Plan and Implementation.</p> <p>Don Smith Planning Consultant</p>	<p>3/30/2021 7:22:12 AM</p>
<p>County Attorney - 1041</p> <p>3/29/2021 3:15:21 PM</p>	<p>This appears to be a duplicate submittal. Thank you.</p>	<p>3/29/2021 3:15:21 PM</p>
<p>Public Service Company of Colorado dba X-cel Energy</p> <p>3/29/2021 2:28:46 PM</p>		<p>3/29/2021 2:28:46 PM</p>
<p>Black Forest Fire Protection District</p> <p>3/29/2021 9:12:09 AM</p>	<p>Have received a copy of the master plan. No further comments at this time.</p>	<p>3/29/2021 9:12:09 AM</p>
<p>Colorado Division of Water Resources</p> <p>3/29/2021 9:02:49 AM</p>	<p>I have reviewed this plan together with Joanna Williams, and I have no additional comments other than the ones Joanna is submitting.</p>	<p>3/29/2021 9:02:49 AM</p>
<p>Parks Advisory Board</p> <p>3/29/2021 7:21:54 AM</p>	<p>El Paso County Community Services / Parks comments were either emailed directly to Mark Gebhart and Craig Dossey, or were integrated into the final text through a virtual work session with EPC PCD and the Master Plan contractor.</p>	<p>3/29/2021 7:21:54 AM</p>
<p>EPC Parks Department</p> <p>3/29/2021 7:21:05 AM</p>	<p>El Paso County Community Services / Parks comments were either emailed directly to Mark Gebhart and Craig Dossey, or were integrated into the final text through a virtual work session with EPC PCD and the Master Plan contractor.</p>	<p>3/29/2021 7:21:05 AM</p>

<p>CIG Colorado Interstate Gas</p> <p>3/25/2021 5:26:34 PM</p>	<p>Colorado Interstate Gas Company (AKA Kinder Morgan) owns and operates multiple high pressure gas pipelines, and meter stations throughout El Paso County. There is no mention of Colorado Interstate Gas on pages 105-106 of the Master Plan. Colorado Interstate Gas has no objections to the proposed El Paso County Master plan, as long as Colorado Interstate Gas reserves its right to maintain, protect, and have continued access to all its right of ways and facilities. Most of Colorado Interstate Gas pipelines are within the "Areas of Change of new development on page 22"; Colorado Interstate Gas respectfully requests to be considered as part of the development review process so that processes can be followed to protect the integrity of the pipeline, the safety of the general public, and to maintain the right of way in manner that will prevent unapproved encroachments or construction activities.</p>	<p>3/25/2021 5:26:34 PM</p>
<p>Cherokee Metro Dist</p> <p>3/25/2021 11:23:48 AM</p>	<ul style="list-style-type: none"> • The population growth is frequently referenced as exponential, but it isn't. The percent growth rate 2010-2019 is lower than each of the previous 7 decades and if the County does reach one million by 2050 as predicted the annual growth rate will be even lower • In section 9 there's no full page detail on Schriever Air Force Base like for the other installations despite it being one of the largest employers in the County and being one of the main drivers of growth along Highway 94 • Water plan page: El Paso county gets around 15 inches of total precipitation per year, not 30 • The plan encourages water efficient landscaping, and CMD welcomes the recommendations to modify the development code to be friendly to water efficient landscaping, but would like to know if these recommendations will allow for more variances under the current code 	<p>3/25/2021 11:23:48 AM</p>
<p>Upper Black Squirrel Creek GWMD</p> <p>3/23/2021 3:04:10 PM</p>	<p>The Upper Black Squirrel Creek is reviewing the master plan and will get comments in by April 9th, 2021.</p>	<p>3/23/2021 3:04:10 PM</p>
<p>EPC Environmental Services</p> <p>3/23/2021 1:44:59 PM</p>	<p>The El Paso County Environmental Division has no comments.</p>	<p>3/23/2021 1:44:59 PM</p>
<p>Academy SD 20 Building Fund</p> <p>3/22/2021 7:21:54 AM</p>	<p>Academy District 20 has no comment regarding File MP21, Your el Paso Master Plan.</p> <p>Don Smith Planning Consultant</p>	<p>3/22/2021 7:21:54 AM</p>

Trails and Open Space Coalition	<p>We would suggest that the observation that the last county parks master plan(2011) identified 700 miles of trails to be constructed and to date I believe fewer than 25 miles have been constructed be included in the section about trails and parks and not health (where it gets lost) or put in both places. Master plans (like this one) are created to be taken seriously. Obviously that has not been the case with the EPC parks MP as so little has been accomplished.</p> <p>Also new construction should require developers to build and maintain parks as is the common practice in Colorado Springs and the developments being approved in EPC now resemble COS with more people per acre and few parks included or nearby. That is not consistent with our legacy or the goals of this master plan.</p> <p>Glad you included the Destination Master Plan..perhaps also include the COS Parks master plan of 2014.</p> <p>Thank you</p>	3/18/2021 1:01:00 PM
3/18/2021 1:01:00 PM		
Colorado Division of Water Resources	<p>On page 129 of the Master Plan under Groundwater it states "Water contained in the upper and outer layers of these aquifers is considered tributary to the County's surface water resources and is generally not available for consumptive use without augmentation." This statement is inaccurate and I would recommend that it be removed or amended.</p>	3/17/2021 5:15:41 AM
3/17/2021 5:15:41 AM		
Colorado State Forest Service	<p>The Colorado State Forest Service has no comment at this time.</p>	3/16/2021 10:51:45 AM
3/16/2021 10:51:45 AM		
County Attorney - Water	<p>No water review needed.</p>	3/15/2021 4:47:13 PM
3/15/2021 4:47:13 PM		
Public Service Company of Colorado dba X-cel Energy	<p>Please see attached.</p>	3/15/2021 10:40:32 AM
3/15/2021 10:40:32 AM		
County Attorney - 1041	<p>This appears to be duplicate project. Thank you.</p>	3/10/2021 3:25:58 PM
3/10/2021 3:25:58 PM		
RBD Floodplain	<p>on page 136 of the pdf , "The effective date for the current countywide FIRM is August 23, 1999." should read "The effective date for the current countywide FIRM is December 7 2018".</p>	3/10/2021 12:12:29 PM
3/10/2021 12:12:29 PM		

Lewis Palmer 38

Lewis-Palmer School District 38 has no comment at this time.

3/10/2021
12:00:19
PM

3/10/2021 12:00:19 PM

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Mark Gebhart

From: Crystal LaTier
Sent: Friday, March 19, 2021 12:34 PM
To: Mark Gebhart
Cc: Craig Dossey; Lauren Tostenson; Nina Ruiz
Subject: RE: El Paso County Master Plan-Implementation Chapter and Action Matrix
Attachments: 14 Implementation- cl edits.docx

Good afternoon,

Thank you for the opportunity to provide additional feedback on this exciting initiative. We noted that the majority of our initial feedback has been incorporated into the Master Plan Draft.

Please note the attached Implementation Chapter with a few tracked suggestions—also love the work in this document around maintaining public communication and zoning regulation opportunities. Additionally, I have a few comments regarding the action matrix:

- Goal 2.3- Language could be added to the goal name to reflect- “locate attainable housing in areas of opportunity and promote housing choice opportunities across the region”.
 - The County should consider partnering with existing affordable housing organizations such as El Paso County Housing Authority (EPCHA), Colorado Springs Housing Authority, and Fountain Housing Authority to establish a regional CLT. The County should also continue to work with Rocky Mountain Community Land Trust and Ithaka Land Trust to improve housing affordability in El Paso County. *My personal opinion is that we should instead work to further support and promote Rocky Mountain Community Land Trust and Ithaka Land Trust. Please note that the EPCHA is not a traditional housing authority and does not own any housing nor operate any housing choice vouchers—we instead act as a housing finance authority. Furthermore, EPCHA is a component of EPC so I don't think that we really want EPC to get in the business of operating land trusts and not even sure if that is legally feasible.*
- Goal 3.1 Recruit new business and spur the development of growing sectors
 - An action of this goal could include language that states something to the effect of—“El Paso County Economic Development should continue to navigate our dynamic economic landscape and develop further business incentive policies to assist in creating a robust, diversified, and equitable economic ecosystem”.

Thanks again for all of your hard work on this important initiative. Excited for the ways in which this document will also further facilitate our two departments strengthening our collaboration.

Have a great weekend!

Crystal LaTier
Executive Director of Economic Development
9 E. Vermijo Avenue, Colorado Springs, CO 80903
Office: 719.520.6484 | Cell: 719.338.1004
crystallatier@elpasoco.com



EL PASO COUNTY
ECONOMIC DEVELOPMENT

From: Mark Gebhart <MarkGebhart@elpasoco.com>

Sent: Monday, March 15, 2021 5:39 PM

To: Crystal LaTier <CrystalLaTier@elpasoco.com>; Traci Marques <TraciMarques@elpasoco.com>; Lonnie Inzer <LonnieInzer@elpasoco.com>; Jennifer Irvine <jenniferirvine@elpasoco.com>; Victoria Chavez <VictoriaChavez@elpasoco.com>; Steve Mack <SteveMack@elpasoco.com>; Ross Williams <RossWilliams@elpasoco.com>; Julie Krow <JulieKrow@elpasoco.com>; Tim Wolken <timwolken@elpasoco.com>

Cc: Craig Dossey <craigdossey@elpasoco.com>; Lauren Tostenson <LaurenTostenson@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>

Subject: El Paso County Master Plan-Implementation Chapter and Action Matrix

Thank you for your prior input into the County Master Plan. Presumably the March 8 Draft version herein incorporates all those changes you thoughtfully provided. (<https://elpaso.hlplanning.com/pages/draft-plan-outreach>)

The next step of the process is to review the implementation chapter and the action matrix, which will be presented to the advisory committee on March 24 at 10 am. If you could take time this week to review the attached documents which apply to you or your department and provide comments/edits to me, we can then discuss them at the March 24 meeting, and then bring these portions of the Master Plan into the public discussion. If possible, please provide that input by noon on Friday.

Thank you in advance for your input.

Mark Gebhart

m: Ross Williams
sent: Thursday, March 18, 2021 9:00 AM
To: Mark Gebhart; Tim Wolken
Cc: Craig Dossey
Subject: RE: El Paso County Master Plan-Implementation Chapter and Action Matrix

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks, Mark!



Ross A. Williams
Park Planner
El Paso County Community Services Department
Park Operations Division
719.520.6984
rosswilliams@elpasoco.com

From: Mark Gebhart <MarkGebhart@elpasoco.com>
Sent: Thursday, March 18, 2021 8:53 AM
To: Tim Wolken <timwolken@elpasoco.com>; Ross Williams <RossWilliams@elpasoco.com>
Cc: Craig Dossey <craigdossey@elpasoco.com>
Subject: RE: El Paso County Master Plan-Implementation Chapter and Action Matrix

Those are good additions/recommendations and will add.

From: Tim Wolken <timwolken@elpasoco.com>
Sent: Thursday, March 18, 2021 8:51 AM
To: Ross Williams <RossWilliams@elpasoco.com>; Mark Gebhart <MarkGebhart@elpasoco.com>
Cc: Craig Dossey <craigdossey@elpasoco.com>
Subject: RE: El Paso County Master Plan-Implementation Chapter and Action Matrix

Fine with me.

Thx –

Tim

From: Ross Williams <RossWilliams@elpasoco.com>
Sent: Thursday, March 18, 2021 8:46 AM
To: Mark Gebhart <MarkGebhart@elpasoco.com>
Cc: Craig Dossey <craigdossey@elpasoco.com>; Tim Wolken <timwolken@elpasoco.com>
Subject: RE: El Paso County Master Plan-Implementation Chapter and Action Matrix

Hi Mark,

I did a quick review of the implementation chapter and have a few suggestions that I'd like to run by you and Tim:

- Add Community Development Block Grants (CDBG) to the list of grants that can be used to improve parks and trails and other recreational opportunities in low and middle income areas of the County.
- Add Colorado Springs Health Foundation Grants (CSHF) to the list of grants. These generally focus on lower and middle income areas as well. EPC Parks has utilized both grants in the past.

I also reviewed the Recreation and Tourism Chapter (10) of the action matrix. Here are my recommendations:

- In Goal 7.3, you should also include the El Paso County Parks Master Plan / Trails Master Plan to the list of plans contained within the last cell.
- Please refer to the Ring the Peak as “Ring the Peak **Trail**.”

Thanks – let me know if these are okay to be included.



Ross A. Williams
 Park Planner
 El Paso County Community Services Department
 Park Operations Division
 719.520.6984
rosswilliams@elpasoco.com

From: Mark Gebhart <MarkGebhart@elpasoco.com>

Sent: Monday, March 15, 2021 5:39 PM

To: Crystal LaTier <CrystalLaTier@elpasoco.com>; Traci Marques <TraciMarques@elpasoco.com>; Lonnie Inzer <LonnieInzer@elpasoco.com>; Jennifer Irvine <jenniferirvine@elpasoco.com>; Victoria Chavez <VictoriaChavez@elpasoco.com>; Steve Mack <SteveMack@elpasoco.com>; Ross Williams <RossWilliams@elpasoco.com>; Julie Krow <JulieKrow@elpasoco.com>; Tim Wolken <timwolken@elpasoco.com>

Cc: Craig Dossey <craigdossey@elpasoco.com>; Lauren Tostenson <LaurenTostenson@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>

Subject: El Paso County Master Plan-Implementation Chapter and Action Matrix

Thank you for your prior input into the County Master Plan. Presumably the March 8 Draft version herein incorporates all those changes you thoughtfully provided. (<https://elpaso.hlplanning.com/pages/draft-plan-outreach>)

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Thank you in advance for your input.



P. O. Box 1407 • Monument, Colorado 80132
Phone (719) 488-2525 • Fax (719) 488-2530

April 9, 2021

El Paso County Planning
c/o Nina Ruiz

RE: El Paso County Master Plan – File # MP211 – 14 Implementation

The Woodmoor Water and Sanitation District No. 1 (the District) has received documents related to the El Paso County Master Plan Draft referenced above. The District has the following questions, concerns, and/or recommendations:

1. Will the “Objectives” be suggestions, recommendations, or requirements?
2. Will the “Specific Strategies” be suggestions, recommendations, or requirements?
3. Objective CF14-7:
 - a. How will El Paso County be involved planning the water supply challenges and limitations in each region?
4. Goal CF14 Specific Strategy “Consider the consolidation of districts so that wastewater services can be regionalized and regulated appropriately to help standardize enforcement between districts. Consolidation should be considered so that they could regionalize wastewater services and regulate accordingly”:
 - a. The District disagrees with this strategy.
 - b. There are numerous factors that are likely not considered in this strategy, such as the complexities involved with combining or consolidating districts. This strategy is phrased in such a way that it can be interpreted multiple ways, some of which could negatively affect existing wastewater districts. Suggest removing this item, or rephrasing for clarity.
 - c. In what way is El Paso County affected by wastewater services and their regulations? Why is this strategy listed in the Master Plan?
 - d. Who are “they” in this strategy? Is El Paso County proposing to regulate wastewater services?
5. Goal CF14 Specific Strategy “Any water supply element should include conservation policies...”
 - a. Is this referring to water supply from new or existing utilities to new developments? For instance, treated water to faucets. Or,
 - b. Does this refer to the water supply that new or existing utilities seek to provide to their customers? For instance, a well to the Arapahoe Aquifer.

6. Goal CF14 Specific Strategy “Consider the consolidation of districts so that wastewater services can be regionalized...”:
 - a. How do you anticipate this will impact existing wastewater districts and treatment plants?
7. Goal CF14 Specific Strategy “Inspections of the disturbed site after completion of the operation are necessary to ensure that measures to control water quality impacts are effective and to determine if remedial actions are required”:
 - a. Which entity will be performing or expected to perform these inspections?
 - b. Is this already a requirement with the El Paso County SWMP permitting process?
8. Goal CF14 Specific Strategy “Financial assurances should be secured to ensure that erosion control plans, including prompt and successful revegetation of disturbed areas, are implemented”:
 - a. Who will be the party responsible for the financial assurances?
 - b. In what way would financial assurances aid in prompt or successful revegetation of disturbed areas, beyond what is currently required by EPC and local districts/entities?

Sincerely,

Ariel Hacker
District Engineer
Woodmoor Water & Sanitation District



El Paso County Conservation District

5610 Industrial Place, Ste 100, Colorado Springs, CO 80916, Phone (719)686-4710

EPCCDistrict@yahoo.com

<http://www.EPCCD.org>

Board of Supervisors

Kenneth Barker, President

John Eastlake, Vice President
Katie Miller, Secretary/Treasurer

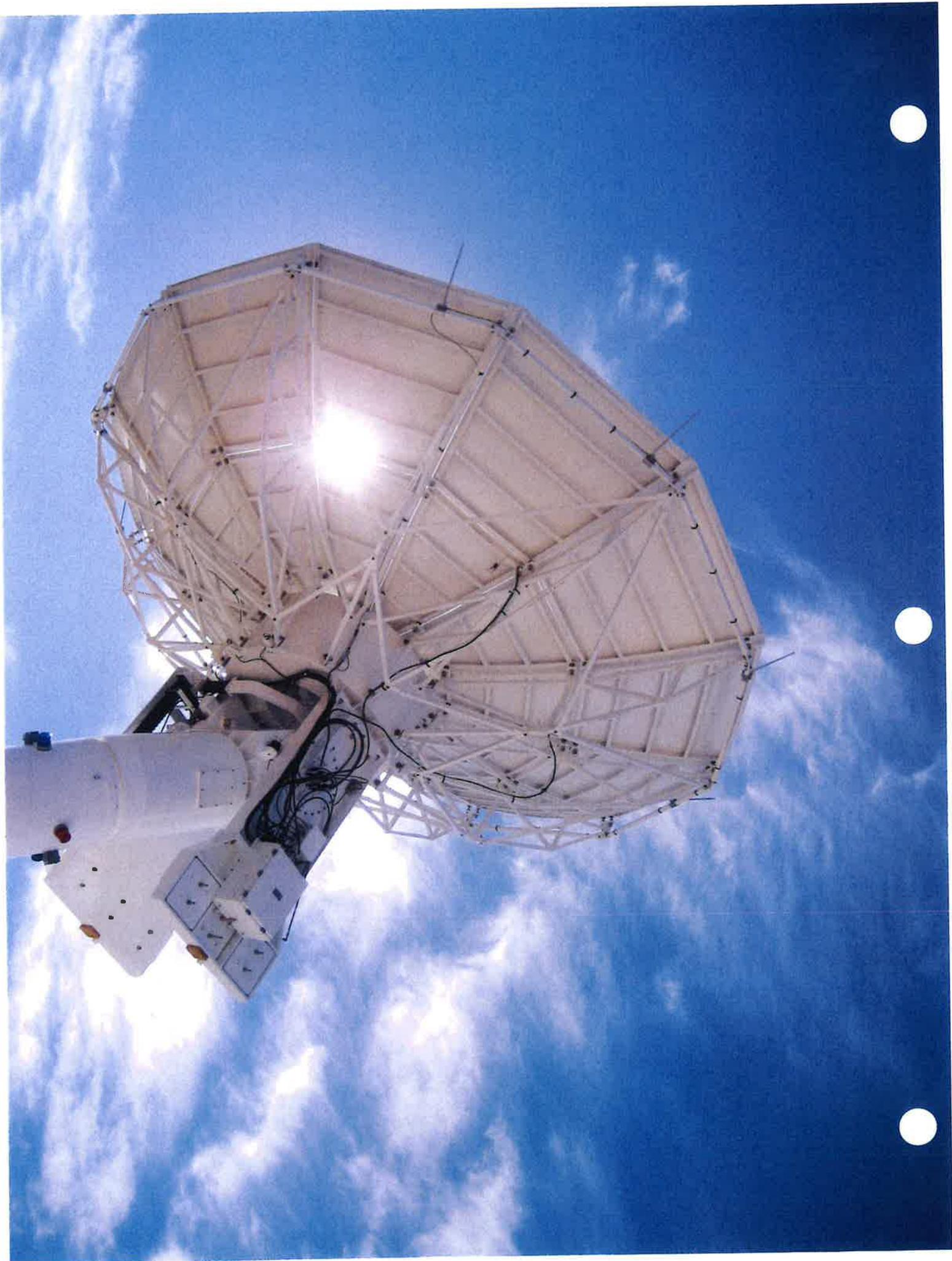
Roger Rasner, Supervisor
Pamela Davison, District Manager

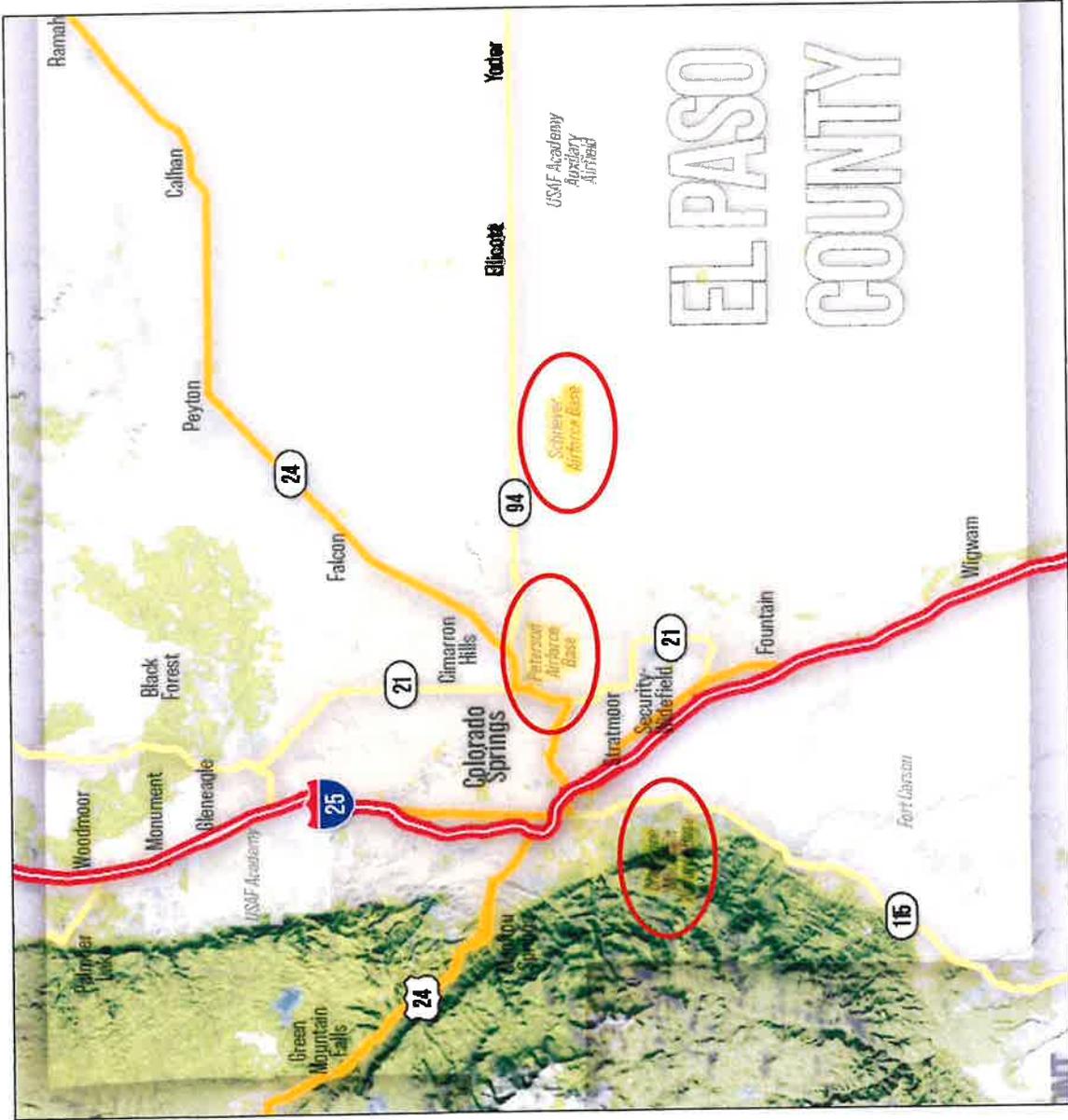
To Whom it May Concern:

The El Paso County Conservation District Board of Supervisors have no comments on this review at this time.

Kenneth Barker

EPCCD Board President
Kenneth Barker



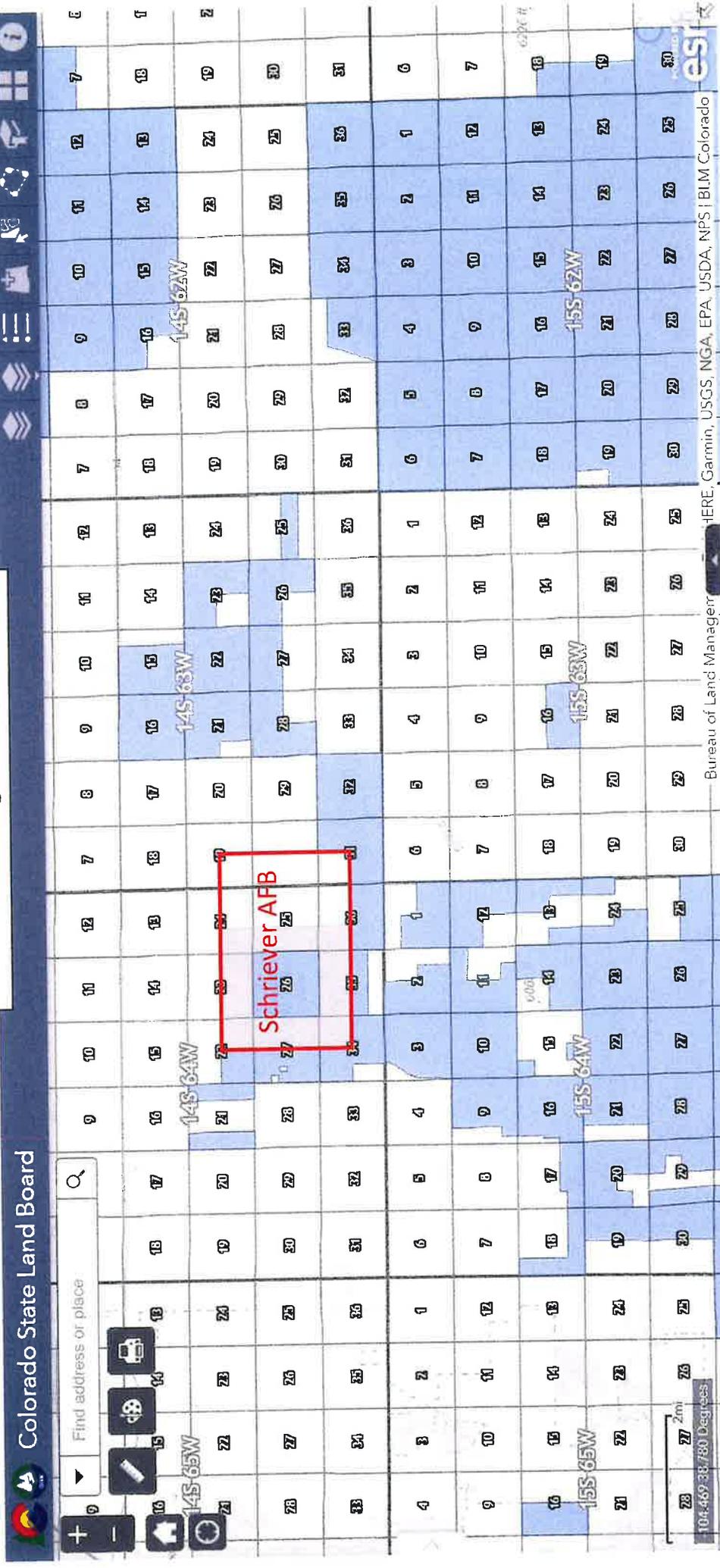


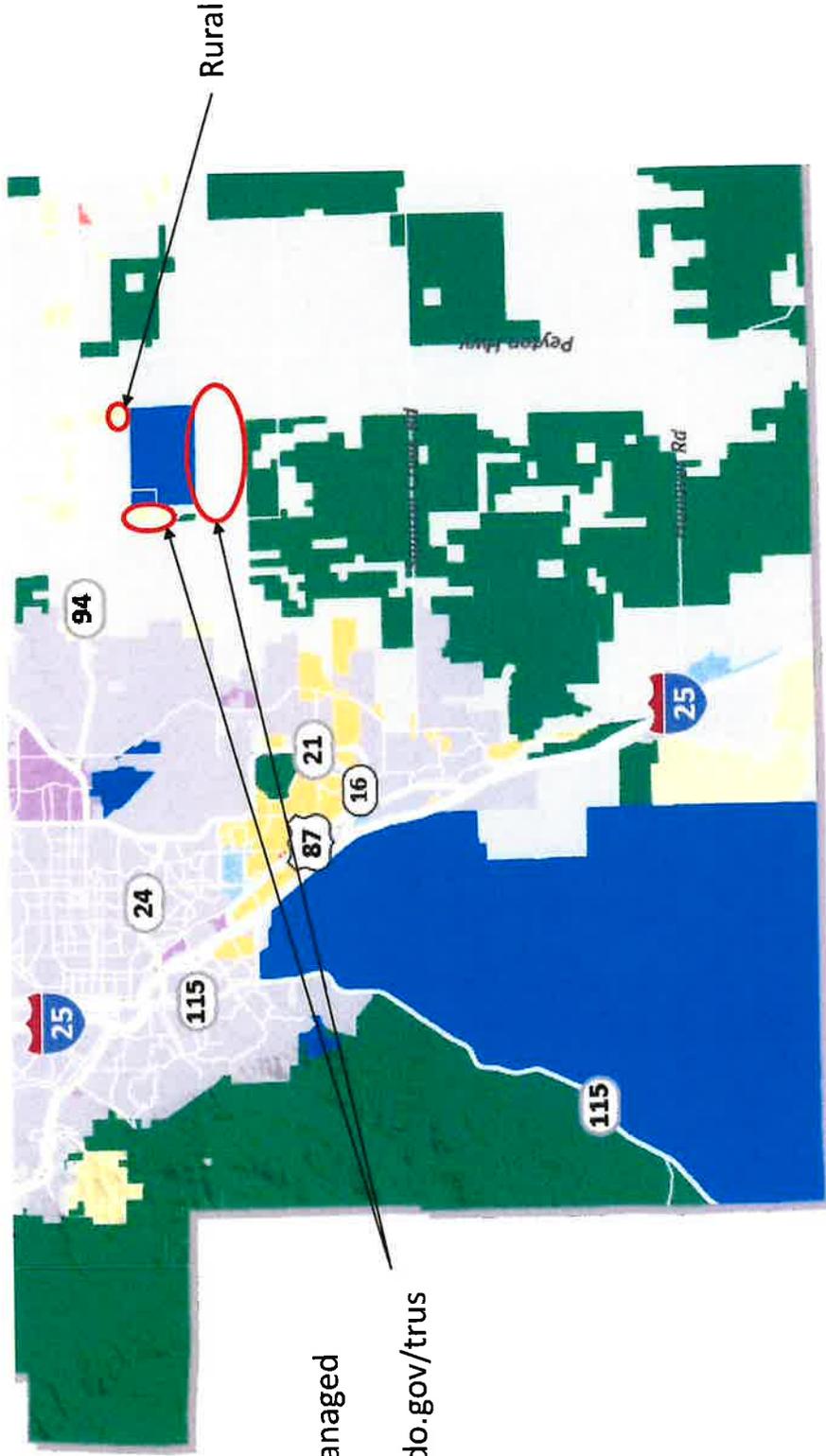
Page 6 – Military Installations Labels

Changes:

- Schriever Air Force Base
- Peterson Air Force Base
- Cheyenne Mountain Air Force Station

Apply similar updates to all maps that use these labels throughout the plan.

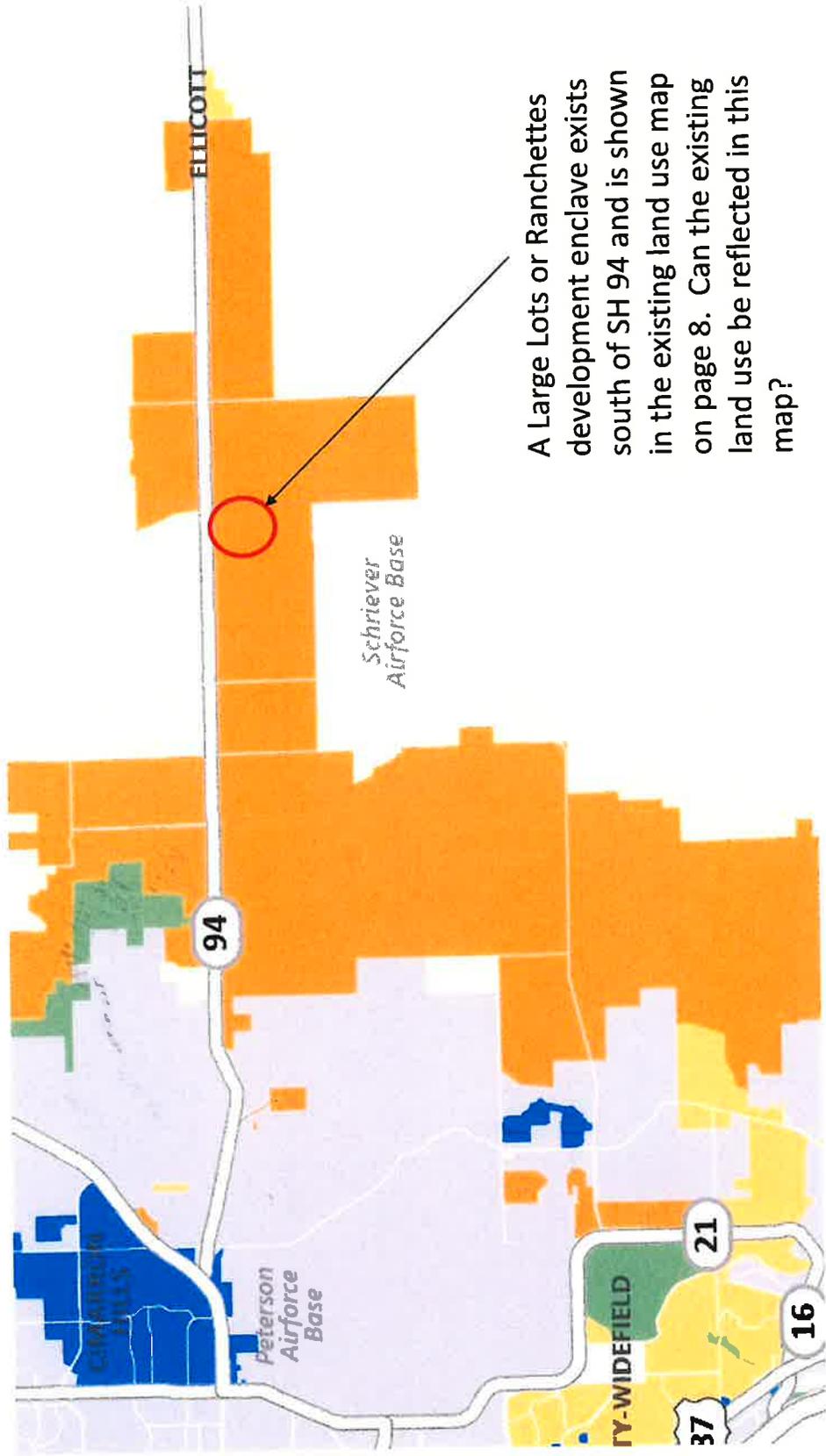




Predominantly Managed Lands. Source: <https://gis.colorado.gov/trustlands/>

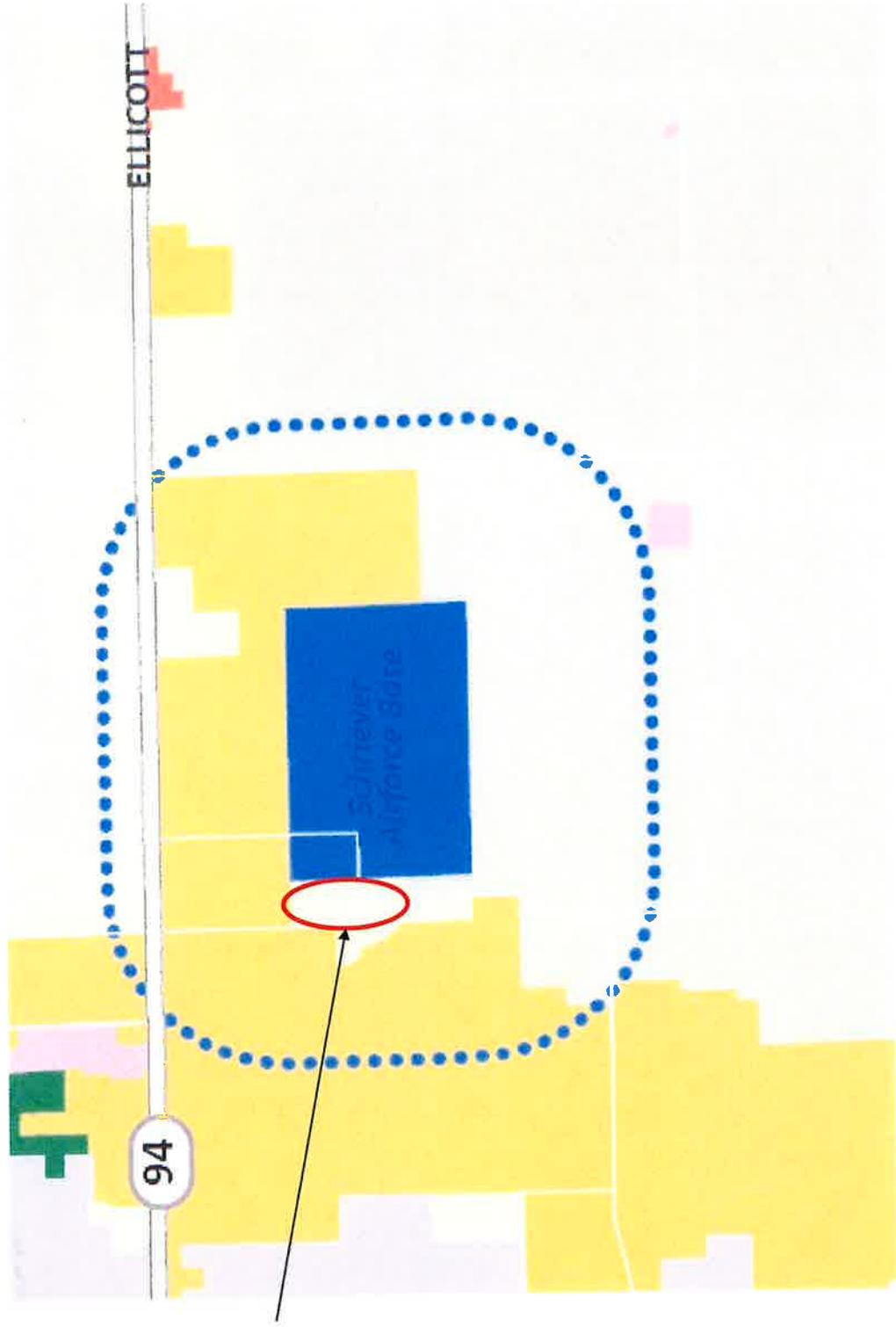
Existing Land Use

Page 20 – Areas of Change Map



A Large Lots or Ranchettes development enclave exists south of SH 94 and is shown in the existing land use map on page 8. Can the existing land use be reflected in this map?

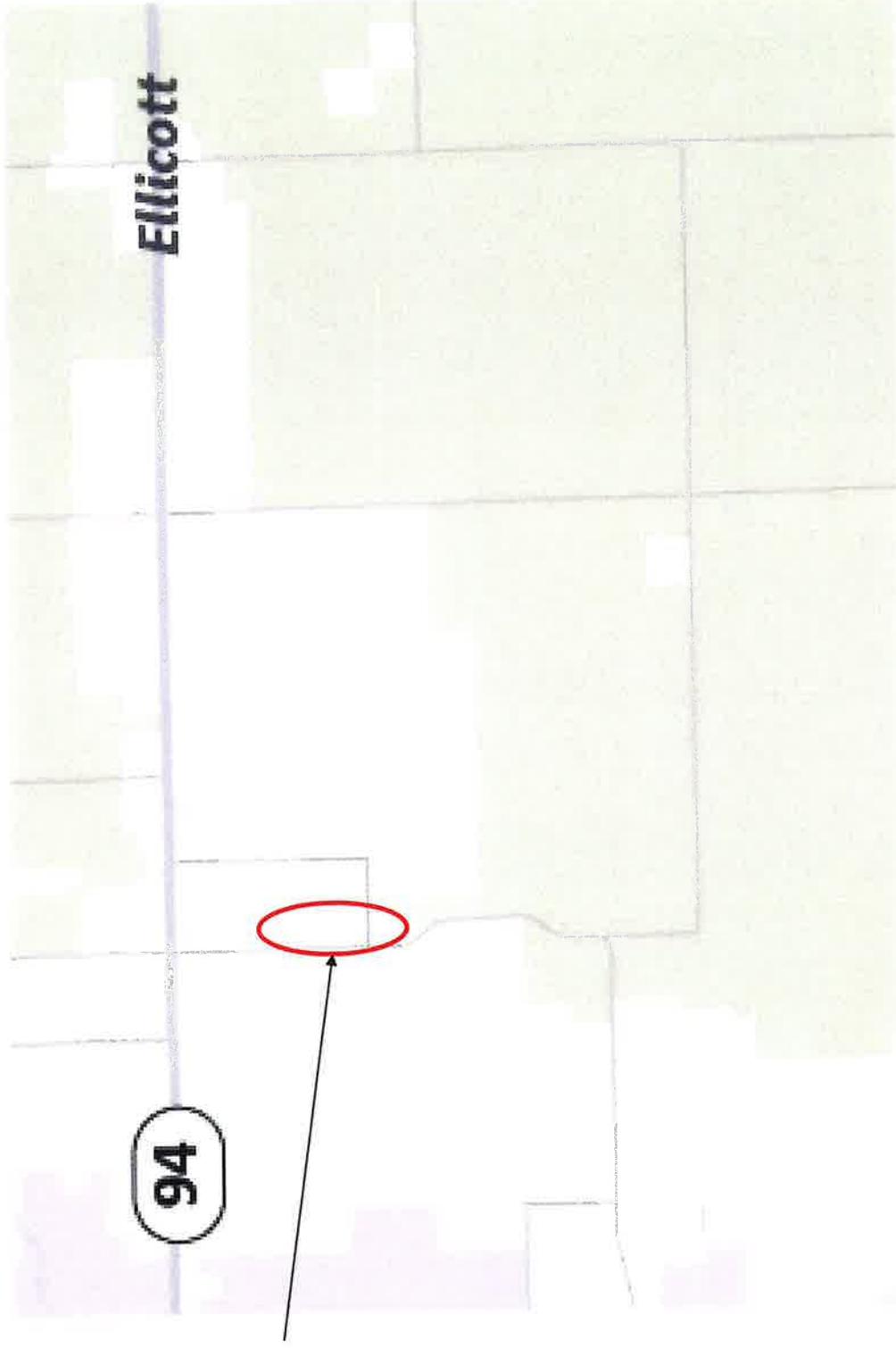
Page 22 – Placetypes Map



Area between Schriever AFB and Curtis Road is predominantly Rural

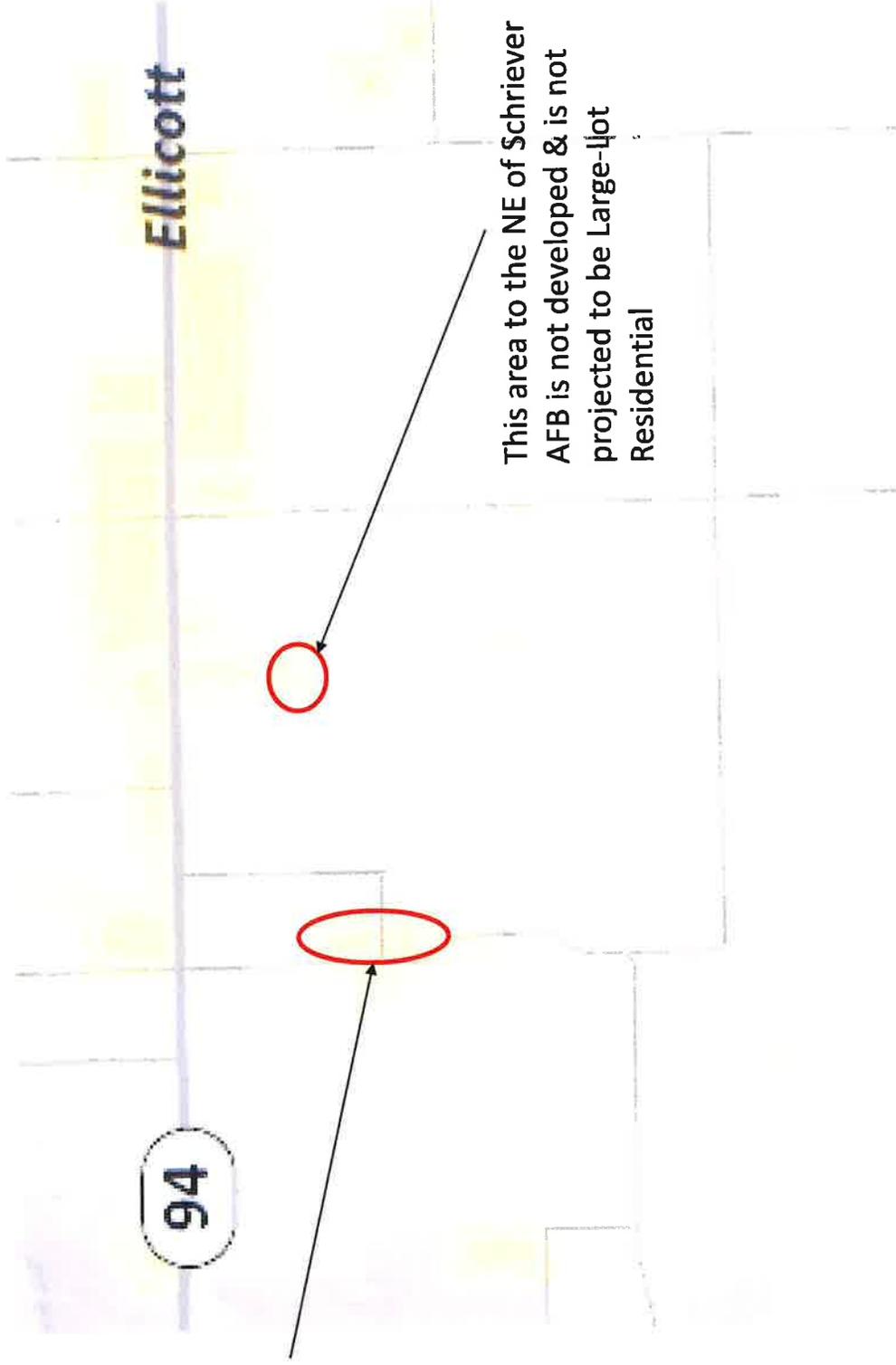
**Page 24 – Rural
Placetype Map**

Area between Schriever
AFB and Curtis Road is
predominantly Rural



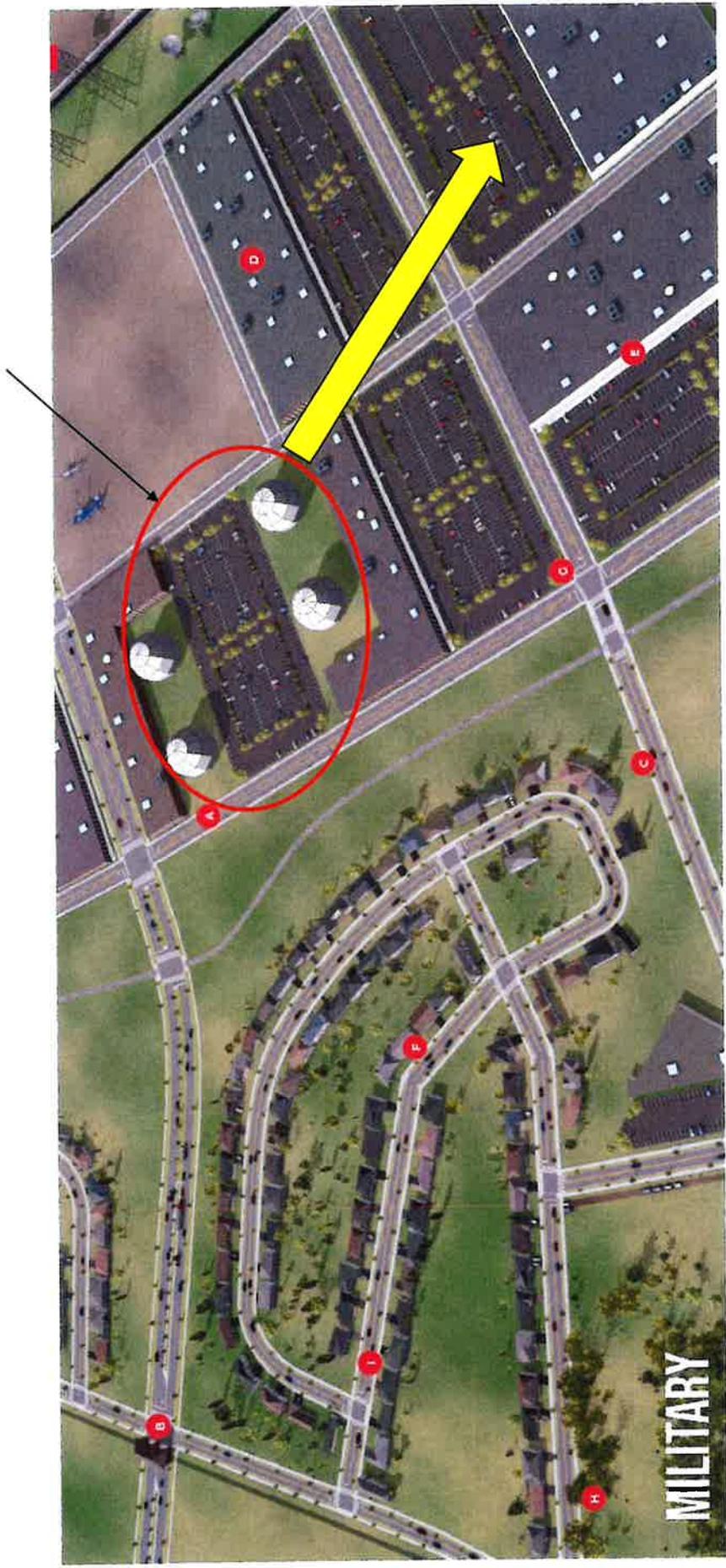
**Page 26 – Large-Lot
Residential Placetype
Map**

Area between Schriever
AFB and Curtis Road is
predominantly Rural



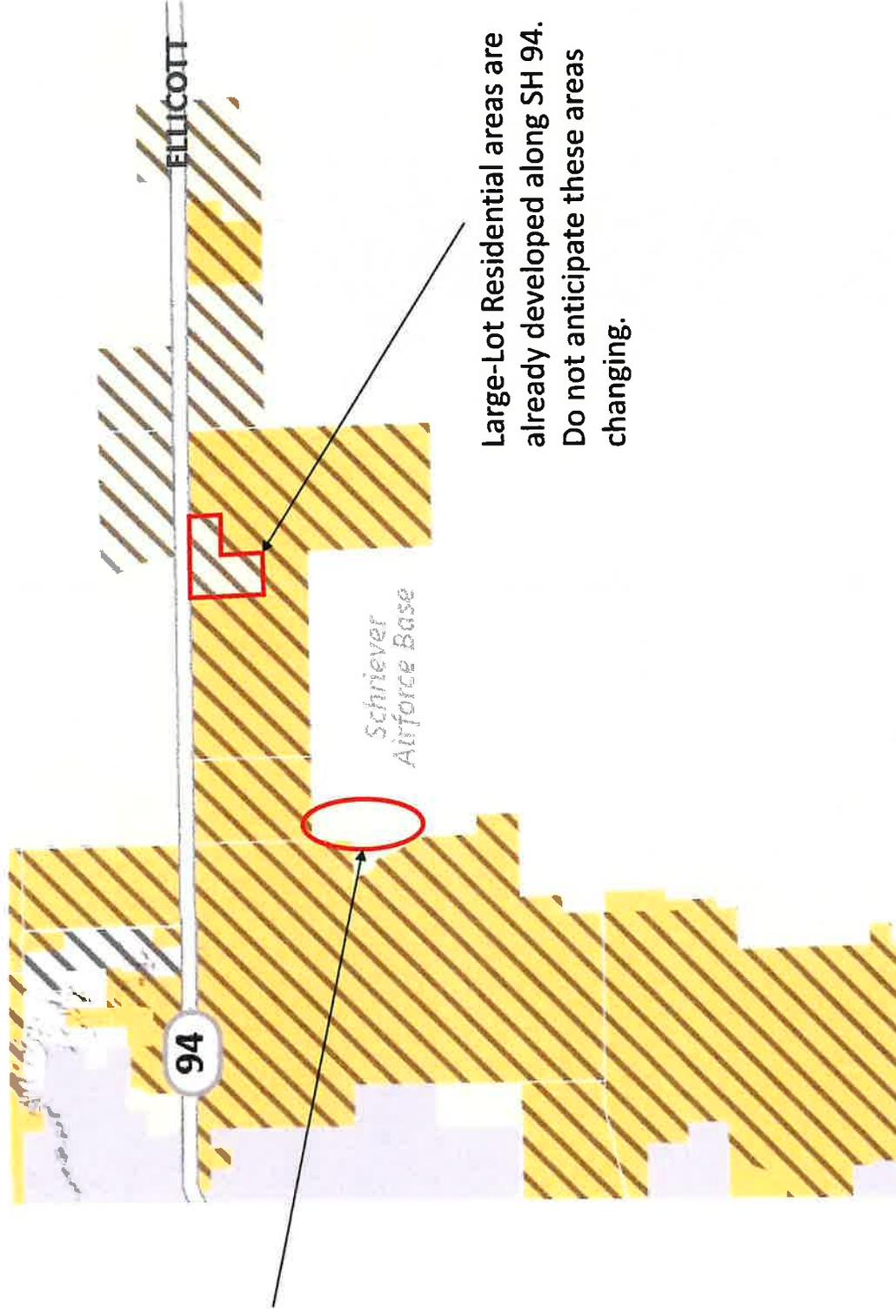
This area to the NE of Schriever
AFB is not developed & is not
projected to be Large-lot
Residential

Recommend shifting the Radomes to
the bottom right corner of the image
further away from housing



Page 49 – Housing and Communities Framework Map

Area between Schriever AFB and Curtis Road is predominantly Rural



Large-Lot Residential areas are already developed along SH 94. Do not anticipate these areas changing.

El Paso County Master Plan - Draft Plan Questionnaire

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What comments or questions do you have about Chapter 1

Introduction?

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2

What comments or questions do you have about Chapter 2 Community Vision?

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Pg 14, Goal 3.5: Ensure development is "compatible" with the installation.
Pg 15, Core Principles and Goals: Recommend replacing Military "Bases" with "Installations."

333

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Pg 24, Map: See Pg 22 comment.

Pg 26, Map: See Pg 22 comment and Pg 8 comment in Ch. 1.

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Pg 43, Image: Recommend moving the radomes further away from housing. Placetype Characteristics, Bullet D: Sidewalks and pathways provide a network to connect facilities.

104

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15

What comments or questions do you have about Chapter 5 Economic Development?

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FROM THE DRAFT PLAN

Pg 66: Goal 3.5 - Coordinate with military installations to foster "compatible" new development and create new jobs.

884

What comments or questions do you have about Chapter 6 Transportation & Mobility?

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691

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912

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215

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789

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[Empty comment box]

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El Paso County Master Plan Advisory Committee Draft Master Plan Review and Comment Matrix

From	Q No.	Page	Reference Text	Question/Comment	Committee Recommendation
COS Airport	1	General	Associated maps throughout the document.	We would like for Colorado Springs Airport to be listed on the maps throughout the document. It is important the maps show the runways for reference. We could provide CAD files if needed.	
COS Airport	2	17	Map with the Military Installations and 2-Mile Notification Zone.	It appears the Fort Carson A/DACG facility located at the southern end of the Airport has been left off of this map and other associated maps in the document. Reference page 81 from the JLUS.	
COS Airport	3	19	“The County should also coordinate future development adjacent and within the Peterson Air Force Base flight area buffer with the military installations to ensure growth doesn’t negatively impact the primary functions of Peterson Air Force Base. Coordination with Colorado Springs Airport should also be considered, as necessary.”	Change to “...coordinate future development adjacent and within the Colorado Springs Airport Accident Potential Zone (APZ) and with Peterson Air Force Base to ensure growth does not negatively impact the primary functions of Peterson Air Force Base or the Airport.” The second sentence can be removed. Side note: The “flight area buffer” should be referenced as the Accident Potential Zone (APZ).	
COS Airport	4	20	Diagram – Urban Residential	These maps are contradictory to the commercial development map shown on page 70. We would like those commercial areas to either be shown or pulled out of the residential areas.	
COS Airport	5	22	Diagram – Urban Residential	Same comment as above.	
COS Airport	6	30	Urban Residential	Same comment as above.	
COS Airport	7	50	Priority Annexation Area	Same comment as above to remove the residential area out of the commercial areas. Since the residential areas are considered a priority annexation, should be mention on ensuring City code requirements are taken	

El Paso County Master Plan Advisory Committee Draft Master Plan Review and Comment Matrix

From	Q No.	Page	Reference Text	Question/Comment	Committee Recommendation
COS Airport	8	67	Priority Development Area	into consideration on land use, so when it is annexed into the City there are not code discrepancies. We appreciate the addition of the priority development areas in those areas that could negatively affect our operations if rezoned to residential.	
COS Airport	9	70	Limit future development in this area to align with existing APZs.	Revise to "Limit future development in this area to Commercial and Industrial uses only."	
COS Airport	10	88	"The County should continue to utilize the 2013 Colorado Springs Airport Master Plan to ensure compatibility between future development and airport operations."	"The County should utilize the most current master plan or compatibility study completed by the Airport (As approved and adopted by the BoCC)." The Airport Master Plans are updated more frequently than the County Master Plan.	
COS Airport	11	88	-	Specific reference should be given the Airport Land Use Compatibility Study (Anticipated adoption in 2021 by the City of Colorado Springs) which focuses on the land uses directly surrounding the Airport and environmental impacts thereof.	
COS Airport	12	N/A 88	-	There are no mention of noise impacts and the DNL contours. This would be addressed with the mentioning the Airport Land Use Compatibility Study.	
COS Airport	13	114	"Limit commercial or industrial uses that pose a security threat to Colorado Springs Airport and Peterson AFB operations (storage, shipping, truck trailers, etc.)."	This is not an accurate statement from the JLUIS study. On page 80 of the Plan it says the following as a Key Issue: "Residential land use and zoning pose safety concerns within accident potential zones (APZs), including developments proposed along Troy Hill Road."	

El Paso County Master Plan Advisory Committee Draft Master Plan Review and Comment Matrix

COS Airport	14	114	<p>“Evaluate current methods for addressing road safety issues associated with trash-hauling activities on State Highway 94.”</p>	<p>This comment in the JLUS study was specific to Schriever. I would suggest only listing the Key Issues from the JLUS study which are bulleted at the beginning of each military installations chapter.</p> <p>PAFB Key Issues:</p> <ol style="list-style-type: none"> 1. Land Use Regulations – Residential land use and zoning pose safety concerns within accident potential zones (APZs), including developments proposed along Troy Hill Road. 2. Safety – Peterson AFB Bird/Wildlife Aircraft Strike Hazard (BASH) program personnel conduct approximately 6,000 wildlife dispersals annually around the airfield. 3. Transportation – Future road capacity is a concern as development occurs around the installation and future mission operations increase travel demand. Development along Powers Boulevard, Marksheffel Road, and U.S. Route 24 may impact missions. 	
COS Airport	15	114	<p>“Manage encroachment issues from development that can interfere with operations on Runway 13/31 and special-use aircraft taking off in hot weather.”</p>	<p>This comment would not make sense to most people not familiar with the impact. Specifically, in hot weather aircraft will have a longer takeoff roll and in turn will be lower to the ground. Essentially the noise impact to those establishments will be greater. Also this should not be specific to one runway.</p> <p>Recommend to change the comment to, “Manage encroachment issues from</p>	

El Paso County Master Plan Advisory Committee Draft Master Plan Review and Comment Matrix

				development that can interfere with airport operations as outlined by the Airport Master Plan and Land Use Compatibility Plan.”	
Time Extension	16	N/A	-	The AAC has indicated they would like to review this document and comments at the regularly scheduled April meeting (4/28/2021). AAC comments will be posted to EPC after their review/meeting. Requested additional time for review with PAFB, AAC, FAA, and CDOT which may spark additional comments.	



U.S. Department
of Transportation
**Federal Aviation
Administration**

Northwest Mountain Region
Colorado · Idaho · Montana · Oregon · Utah
Washington · Wyoming

Denver Airports District Office
26805 E. 68th Ave., Suite 224
Denver, CO 80249

April 5, 2021

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, Colorado 80910

Dear Mr. Dossey:

The Federal Aviation Administration, Denver Airports District Office (FAA) appreciates the opportunity to comment on the El Paso County Master Plan.

As a recipient of over \$271 Million dollars in Federal Airport Improvement Program (AIP) funding since 1982, the City of Colorado Springs is obligated to comply with certain Federal grant assurances, which include a requirement to "take appropriate action, to the extent reasonable, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft". The City of Colorado Springs is also obligated to "not cause or permit any activity or action thereon which would interfere with its use for airport purposes".

The City of Colorado Springs and the Colorado Springs Municipal Airport (COS) has done a great job in living up to their grant assurances relating to compatible land use planning. Specifically with the creation and adoption of APZ 1 and APZ 2 within their Airport Overlay District. These areas are very important for the protection of the public health, safety and welfare as well as the continued safe and efficient operations at COS. As you are aware the Airport Overlay District and APZ 1 and APZ 2 are not all contained within the City's jurisdiction.

As part of the current El Paso County Master Plan process, the FAA would strongly encourage El Paso County to adopt the Airport Overlay District including restricting residential land uses within APZ 1 and APZ 2 that extends into your jurisdiction. This would help protect the continued safe and efficient operation at COS as well as provide compatible airport development for the property, public health, safety and welfare for generations to come.

We appreciate the opportunity to comment on the El Paso County Master Plan. If you need further assistance, please contact our office Community Planner, John Sweeney, at 303-342-1263.

Sincerely,

John P. Bauer,
Manager
Denver ADO



COLORADO
Department of Transportation
Division of Aeronautics

5126 Front Range Parkway
Watkins, CO 80137
(303) 512-5250

April 6, 2021

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, Colorado 80918

RE: Colorado Division of Aeronautics Comments on Draft El Paso County Master Plan

In 1991, the Colorado Legislature created the Colorado Division of Aeronautics (Division) and the Colorado Aeronautical Board (CAB), recognizing the need to “promote the safe operation and accessibility of general aviation and intrastate commercial aviation in this state; that improvement of general aviation and intrastate commercial aviation transportation facilities will promote diversified economic development across the state...” (C.R.S. 43-10-101).

It is with this charge that the Division of Aeronautics respectfully submits comments on the draft El Paso County Master Plan, specifically as it relates to the four public use airports in the county- Colorado Springs, Meadow Lake, Ellicott/Springs East, and Calhan.

In El Paso County, these four airports, in particular Colorado Springs and Meadow Lake, are collectively responsible for supporting over 26,000 jobs in the community and generate nearly \$3.5 billion in annual business revenues (economic output)¹. In support of these facilities and their key roles in your local community and our statewide aviation system, the Colorado Division of Aeronautics has invested over \$36 million in grants and state infrastructure bank loan funds to help ensure the continued safety, viability and capacity of these airports.

As our Division accomplishes our mission, we are guided in large part by our 2020 Colorado Aviation System Plan (CASP), which was developed in consultation with the Federal Aviation Administration and a robust statewide stakeholder group. The CASP was adopted by the CAB in August 2020 and identifies and prioritizes statewide airport facility and service needs. The plan also identified the top ten system issues affecting Colorado airports, one of which is land use planning and encroachment of incompatible uses on existing airports, as discussed in section 4-18 of the CASP².

¹2020 Colorado Aviation Economic Impact Study- www.codot.gov/programs/aeronautics/studies-plans-reports/2020ceis

²2020 Colorado Aviation System Plan- www.codot.gov/programs/aeronautics/studies-plans-reports/2020casp



To that end, we strongly encourage El Paso County to help protect the public use airports in your county from encroaching incompatible land uses. Such land uses can have a negative impact on the safety and welfare of the community, and also reduce the safe and efficient operations and development of these airports, most notably Colorado Springs and Meadow Lake. To accomplish this in your new Master Plan, we would respectfully offer the following specific comments:

1. On all maps, diagrams and drawings which include airports, clearly depict all four public use airports in El Paso County including visual depiction of runway alignments. For example, the map depicting "Key Areas" on page 18, only includes a shaded representation of the Colorado Springs Airport's location and doesn't include the other three airports at all. A clear depiction of airport locations and runway layouts will help facilitate appropriate land uses and increase public awareness of these facilities.
2. For the Colorado Springs Airport, adopt the airport's Overlay Zone in El Paso County, as well as the included APZ 1 and APZ 2 zones that are key for the protection of the public health and safety, and the continued safe and efficient operations of the Colorado Springs Airport.
3. Recognize, identify and protect the runway protection zones at the Meadow Lake Airport from incompatible land uses.
4. Promote and adopt land uses around all four of the county's public use airports that ensure such land uses are compatible with airport operations.

Thank you for your consideration of our comments. On behalf of the Colorado Aeronautical Board and the Division of Aeronautics, we appreciate your support of El Paso County's airports as important parts of your local community, and our larger statewide transportation system. If you have any questions or need additional information about these comments, please contact me at (303) 512-5254.

Sincerely,



David R. Ulane, A.A.E.
Aeronautics Director





**DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 10TH AIR BASE WING
USAF ACADEMY COLORADO**

12 Apr 2021

Colonel Brian S. Hartless
Commander
10th Air Base Wing
8034 Edgerton Drive, Suite 200
USAF Academy CO 80840

Mr. Craig Dossey
Executive Director
El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Mr. Dossey

Thank you for the opportunity to participate in the El Paso County Master Plan process. It is an exciting time for the County and this plan offers a thoughtful vision and strategy for the future. We appreciate the emphasis placed on compatible land use around military installations and feel there are a few items relevant to sustaining the flying mission at the U.S. Air Force Academy that should be included.

We strongly believe there is a need for an airport zoning overlay around the Academy's Benjamin O. Davis Airfield. An airport zoning overlay was cited in the 2019 Joint Land Use Study (JLUS) and has been a focus area of the JLUS planning working group for USAFA this past year. Please include the recommendation for an airfield zoning overlay in the U.S. Air Force Academy's Air Operations section of the plan, as well as the Code Amendments and the Implementation section.

Please also reference our 2019 Air Installations Compatible Use Zones (AICUZ) study, which was previously submitted to your office for consideration in this plan. Incorporating military Accident Potential Zone standards into City and County zoning codes and maps is also a JLUS recommendation. Similar to the Colorado Springs Airport's master plan, the AICUZ study provides compatible land use recommendations for local jurisdictions to consider incorporating into comprehensive plans and other planning documents. Of note, the area immediately east of USAFA and located under Accident Potential Zones is identified as a potential priority annexation area under the draft master plan. If this area is annexed into the City, consideration must be given to the existing incompatible land uses.

Lastly, the County has been a great partner in coordinating closely with the Academy to preserve air operations at Bullseye Auxiliary Airfield and our flying training areas. Specifying that vertical obstructions are problematic and citing 14 Code of Federal Regulations Part 77 *Safe*,

Efficient Use, and Preservation of Navigable Airspace in this plan will help shape the extent and siting of communications and renewable energy infrastructure in the eastern part of the county. We suggest mentioning vertical obstructions, including but not limited to wind farms and communication towers, as a conditional review in the *Development Code Updates* section of the plan to ensure airspace obstructions are avoided in future land use approvals.

We thank you again for coordinating with us during the development of the master plan and allowing us the opportunity to comment. If you have any questions regarding our comments, please reach out to Ms. Amy Kelley, our Community Initiatives Director, at 719-820-8474 and amy.kelley.3@us.af.mil.

Sincerely

A handwritten signature in black ink that reads "Brian S. Hartless". The signature is written in a cursive style with a large initial "B".

BRIAN S. HARTLESS, Colonel, USAF
Commander

Mark Gebhart

From: David Elliott <falcon20flier@msn.com>
Sent: Friday, April 9, 2021 5:19 AM
To: Mark Gebhart; Nina Ruiz
Cc: Craig Dossey; Lee Wolford; Chris Leach
Subject: Re: Revised Draft of Your El Paso Master Plan

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Good Morning,

It took a LONG time to download, but I finally got to look at the Master Plan, Chapter 3. However, the EDARP would not accept my simple comment.

I believe the "Employment Center" placemark off the end of a main runway poses an unacceptable risk to persons on the ground, as well as occupants of an aircraft in an emergency. Please refer to the Pikes Peak Multi-Hazard Mitigation Plan that was just approved by the BoCC. We have aircraft performing "off-airport" landings in the pastures north of runway 15-33 almost yearly. This is a "Regional" GA Reliever Airport and we have many transient guests who frequently do not understand the effects of "density altitude". Having an area of restaurants, commercial retail, etc. immediately in the impact area will result in serious injuries, if not fatalities. This area must remain open pasture ("Regional Open Space").

Thanks,
Dave
cell/text: 719-339-0928

Sent from Windows Mail

From: [Mark Gebhart](#)
Sent: Monday, March 29, 2021 8:21 AM
To: [Ross Williams](#), [Susan Wheelan](#), ['AubreyDay@elpasoco.com'](#), [DeAnn Ryberg](#), ['sbrittainjack@aol.com'](#), ['becky.fuller@hotmail.com'](#), ['dstimple@classichomes.com'](#), ['abarlow@nescolorado.com'](#), ['mcarroll16@msn.com'](#), ['tom@baileypeople.com'](#), ['pthomas_j@hotmail.com'](#), ['ryan@rnrcoffeecafe.com'](#), [volcheff@msn.com](#), [Victoria Chavez](#), [Crystal LaTier](#), ['awerner@ppacg.org'](#), [rwcase](#), [Steve Mack](#), ['julia@juliamelendez.com'](#), [Lonnie Inzer](#), ['tim.trowbridge@centurylink.net'](#), ['amy.kelley.3@us.af.mil'](#), ['steven.westbay.ctr@us.af.mil'](#), ['elizabeth.dukes.3.ctr@us.af.mil'](#), ['tvier@comcast.net'](#), ['Tom@tlfels.net'](#), [EXTERNAL Black Forest News](#), ['currykevin@comcast.net'](#), ['darren.horstmeier@us.af.mil'](#), ['Carl.Schueler@coloradosprings.gov'](#), ['Peter.Wysocki@coloradosprings.gov'](#), [Brandon Wilson](#), ['kevin.oneil@ogcos.com'](#), [Jennifer Irvine](#), ['Kristy@fountaincolorado.org'](#), ['clowenberg@manitouspringsco.gov'](#), ['planning@tomgov.org'](#), ['clerk@gmfco.us'](#), ['townclerk@calhan.co'](#), ['susanminer.twinpine@gmail.com'](#), ['Nicolas Jimenez@comcast.com'](#), [Dave Elliott](#), ['Gswolff@q.com'](#), ['gdherring1@gmail.com'](#), ['dwoodhockey@comcast.net'](#), ['rvmock@gmail.com'](#), ['marla@cshba.com'](#),



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

March 29, 2021

El Paso County Development Services Department
2880 International Circle, Suite #110
Colorado Springs, CO 80910

Attn: Nina Ruiz

Re: Your El Paso Master Plan – 2nd referral, Case # MP211

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Your El Paso Master Plan**. Please be aware PSCo owns and operates existing natural gas and electric transmission facilities within and throughout El Paso County. Public Service Company has no objection to this proposed master plan, CONTINGENT UPON PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

Should an annexation include any of PSCo's transmission facilities, notification must be sent after approval of the proposed annexation has been finalized. This notification should be sent to Jacob Van Laere (303-571-3818) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or jacob.van.laere@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



Right of Way & Permits

1123 West 3rd Avenue
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March 15, 2021

El Paso County Development Services Department
2880 International Circle, Suite #110
Colorado Springs, CO 80910

Attn: Nina Ruiz

Re: Your El Paso Master Plan, Case # MP211

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Your El Paso Master Plan**. Please be aware PSCo owns and operates existing natural gas and electric transmission facilities within and throughout El Paso County. Public Service Company has no objection to this proposed master plan, CONTINGENT UPON PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

While Xcel Energy territory is shown on the gas and electric maps (pages 106 and 107 of the draft document, should it be mentioned that these are transmission facilities?

Should an annexation include any of our transmission facilities, PSCo must be sent notification after approval of the proposed annexation has been finalized. This notification should be sent to Jacob Van Laere (303-571-3818) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or jacob.van.laere@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
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April 12, 2021

Mark Gebhart
Deputy Director
El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
markgebhart@elpasoco.com

Via Email

Re: Draft El Paso County Master Plan

Dear Mr. Gebhart:

This firm represents the Upper Black Squirrel Creek Ground Water Management District (“the District”). El Paso County is currently obtaining public comment and feedback on its Draft El Paso County Master Plan (“the Draft Master Plan”), and the District submitted comments to you on the Draft Master Plan via email on April 9, 2021. This letter further discusses the issues the District presented in those comments, which are topics the District believes are necessary for the County to address at the master-planning level because of their importance to the Upper Black Squirrel Creek Groundwater Basin (“UBS Basin”) and the County’s future development.

Chapter 3: Land Use

Pages 20 and 21 of the Draft Master Plan describes and depicts a large portion of new development in the County occurring within the UBS Basin. Current and future development within the UBS Basin is straining its limited groundwater resources and threatening the long-term viability of the communities that rely on those resources. The Draft Master Plan should explain that future development within the UBS Basin must protect its groundwater resources by stating that (1) reliance on Denver Basin water is not sustainable and the UBS alluvial aquifer is over-appropriated and therefore new wells cannot be issued without a replacement plan, (2) new development within the northern portion of the UBS Basin may require underdrains due to high groundwater levels and there should be a prohibition of individual septic systems in these high groundwater locations, and (3) closely spaced individual septic systems threaten the water quality of the UBS Basin and therefore connection to central wastewater systems are strongly encouraged.

Pages 24 and 25 discuss the “rural placetype” and mention that these homes are usually on an individual well and septic system. The Draft Master Plan should describe that septic systems are only appropriate on a limited basis and where a high groundwater table does not exist.

Pages 26 and 27 discuss the “large-lot residential placetype” and mention that these homes are often on an individual well and septic system but sometimes have access to central systems. The Draft Master Plan should state that individual wells and septic systems are strongly discouraged for this place type and that connection to a central system is needed to protect water quality.

Chapter 12: Environment

Page 129 mentions groundwater resources as part of the environment the Draft Master Plan seeks to protect. But this reference only explicitly describes the Denver Basin and Pierre Shale. This section of the Draft Master Plan should describe the UBS Basin specifically and its alluvial aquifer as an important groundwater resource. It should also describe that (1) the alluvial aquifer is over-appropriated and that no new wells can be drilled without a replacement plan, (2) protecting the quality of the groundwater in the UBS Basin is an important objective and aspect of future planning, and (3) there are concerns with developing the Upper Pierre Shale as a groundwater resource due to its limited ability to withdraw water and water quality concerns.

Page 129 also identifies a “water supply gap” from expected future demand in the County. This section of the Draft Master Plan should go further than identifying this critical issue and also discuss the urgent need for management strategies for the sustainable use of water resources in the County. The Draft Master Plan must acknowledge that the gap cannot be filled with non-renewable supplies such as Denver Basin water or the over-appropriated UBS Basin alluvial groundwater.

Page 129 of the Draft Master Plan also states that “increases in average temperature may affect water availability,” which does not capture the urgency to address climate change as a factor in future water management.

The District appreciates the opportunity to participate in the County’s master planning and urges the County to consider these topics for inclusion in the County’s Master Plan.

Sincerely,



Mirko L. Kruse
for
TROUT RALEY

cc: UBSCGWMD Board of Directors

NEPCO COMMENTS

There is more to balance against new growth and development than just conservation! How about stability, predictability, livability, ready infrastructure, or especially, the needs of its current residents!

You can fix this by a more restrained view of the LDC or moratorium on rezoning! EPC let huge swaths of land obtain rezonings in the 2008 time frame which exacerbated road and infrastructure issues!

This would be a good place to mention the idea of the visual overlay from the 2000 Tri-Lakes Area Comprehensive Plan!

To be precise: ... an expression of .53% of the community's desires ...

(3800 responses / 720,000 pop = .53%)

We know you tried, but please don't gild the lily!

ADD: ... depicting .53% of the the El Paso County community's ...

This is in conflict with the purpose behind a Master Plan. See page 5. A master plan may influence, establish a vision, provide strategies, provide a framework, or establish a process, but it DOES NOT have the authority to provide specific direction! We see no plan to include this MP in the Land Development Code in order to make it binding. See the state statute (the master plan of a county or region shall be an advisory document to guide land development decisions). Recommend you delete "specific" and substitute "general".

A repeat comment since your growth quote is repeated numerous times in this document: This will be true only if EPC encourages unconstrained growth by pro-developmental Master Plans and a narrow view of what decision-makers can do about it!

So those current residents who helped pay for, nurture, eventually establish, support, and maintain (often through self-imposed frugality) a high quality of life in this area are valued by this Master Plan as co-equals to future residents? All-in-all, this Vision does not appear to establish a current resident-friendly theme or plan!

Time again to mention the visual overlay idea from the Tri-Lakes Comp Plan!

This vision is pretty truncated. It specifically calls out for growth of population, growth of jobs, growth of housing, and growth of transportation, but does not do the same for the things that give our County a special character or environment. Not being specific about at least some attributes of our special character and environment and not envisioning their growth sadly demonstrates their priority in the Master Plan. There is ample room to do this on this page! If you need some ideas, please let us know.

ADD: ... will continue its coordinated growth as one of the most

No Master Plan should ever employ the word "grow/growth" without an adjective to help modify it!

ADD: spur instead... the managed development of growing sectors.

ADD: ... wildlife habitat, dark skies, and ...

If we truly have a huge increase in population and housing coming, it will be imperative to protect the night sky in residential neighborhoods as well as in commercial districts. New EPC LDC provisions need to require dark sky lighting everywhere, including residential (often ornamental) lighting!

Time again to mention the Tri-Lakes Comp Plan idea of a visual overlay that has kept this view-shed as a gateway rather than an unsightly entrance.

Why are these 3 spots shown as anticipated development in the Tri-Lakes area? Because they have not been subdivided and retain their original zoning or because some have been purchased by developer LLCs?

The term "underutilized" is very biased, undefined in the Land Development Code, yet nevertheless is used at least 7 times in this Plan. People do NOT have to build on, subdivide, or otherwise use their property! This term implies that this type of property must be "utilized" or the owner will face consequences: redevelopment (or eminent domain?) that "will significantly impact the character of an area"! One person's "underutilized" area can be a neighbor's or neighborhood open space or visual buffer!

ADD: "... adjacent development with due consideration given for appropriate buffering or open space or to a different ..."

Even built out areas that are next to "undeveloped" portions of the County deserve some protection!

How does one do this? Your vision of improvements or enhancements to a placetype may not please many of the current residents of the placetype -- to include the 99.47% who did not respond to the request for Master Plan input!

So does this plan eliminate RR or RS zoning down the road? This should NOT include RR-2.5 (or land zoned for 2.5 acres). Inclusion of RR-2.5 in the suburban residential and large-lot residential placetypes will allow developers to play too loose with the "compatible in all directions" zoning rules. It would let developers place an RR-2.5 development adjacent to a large-lot residence area and call it the same placetype or to place a RS-8712 (5 units per acre) or similar development adjacent to a RR-2.5 suburban residential area and call it the same placetype! In this vein, we note that your depiction on the next page does not show an 2.5 acre home -- probably because it would look so incongruous.

Also, since later in this Plan, you call to place increased density in Suburban Residential neighborhoods, this would not be welcomed by any homeowner in a 2.5-acre neighborhood (much less even smaller land holdings)!

Regional center pg 34. Somewhere in here you should warn that Regional Centers should not block view-sheds (e.g., in the northern I-25 Gateway area where the Front Range and Pikes Peak are prominently seen from the Interstate, but could be blocked by buildings that are not setback far enough or are not of a stepped-back design). In addition, reduction of light pollution should also be mentioned for such a lighted area. Finally, huge, expansive, heat-absorbing, non-bermed parking lots that can be

seen from long distances are not welcomed--at least in the Tri-Lakes area. Feel free to consult the Tri-Lakes Comprehensive Plan, Visual Overlay section.

Pg 45. This map is NOT helpful to depict the 8 incorporated areas. Please fix.

Recommend buffer space around each of the incorporated towns in the County so that they can maintain and retain the unique characteristics of that community.

How does more development (usually with higher density) "strengthen" established neighborhoods??

Pg 49 northern black forest, And who chose this huge area and why? The map on page 22 seems to conflict with this priority development area since it states that this area is "minimal change-developed"!

Pg 52 Highway 105 area. A much closer placetype fit in this region would be for the entire area along Hwy 105 west of I-25 to be primarily designated as large-lot residential and the Hwy 105 area immediately due east of I-25 as suburban residential. This area west of I-25 contains some large properties which provide a nice visual break between Monument and Palmer Lake and it doesn't make sense to have high density homes next to it. Again, this area of unincorporated EPC should marry up nicely with what Monument and Palmer Lake have as zoning. The current plan doesn't take that into account. In sum, we think there needs to be better collaboration between planning departments when it comes to the boundaries of town and county.

Increased density is NOT WANTED by anyone in this area. Please see the responses to the Red Rock Acres attempt to re-zone -- including the objection from a number of HOAs and the Town of Palmer Lake!

Recommend you modify/limit by adding the word "some": accommodating some new development.

On page 12 you said that "the 20-34 age group in El Paso County is projected to experience the smallest growth". So which is correct? Sounds like we will not need all those multi-family apartments!

On page 30 you said that "Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area." Now you want to infill this area with more density if it can be integrated into it (not supportive and compatible). Another conflict!

As noted in other places, EPC, please rework your funding priorities -- they do not have to be static!

Single family attached housing should only be an exception in Suburban Residential areas (detached is primary according to Page 30).

Have you actually asked anybody living in RS communities whether they think that increased density in their community or neighborhood should be encouraged or whether it conforms to their desired character? Increased density is NOT wanted by virtually anybody in these areas!

Density bonuses are a poor policy incentive. Who is the one who really pays? The adjacent property owners and community who have to put up with the density impacts (schools, traffic, water, etc.)!

Add/encourage use of rain gardens in storm management areas.

PG 65 It is not "density neutral" to the person actually living there that looks outside their window and sees another home 25 feet away versus seeing a home in the distance past their 2.5 acres of property!

"Overall density desired" should not be the density computed mathematically by a government bean-counter. It should be the density desired by the person actually living in the home or the nearby neighborhood!

You might consider a goal of 15-20% conservation design for rural center placetypes.

This map shows a Regional Center in Gleneagle (we think). It would be nice if EPC would coordinate with Monument on their long range plans so that we don't end up with a similar situation that occurred at Interquest and Voyager with a movie theater and hotel complex virtually within a mile of each other (they were under different jurisdictions), and one ended up going under. Planning and coordination is crucial in these circumstances.

Don't forget the Tri-Lakes Comp Plan visual overlay!

Road Impact Fee. Pg 79 How often is this fee raised/looked at? Recommend you link to inflation.

Pg 80 level D. Given this description, why is LOS D considered satisfactory for a developer under the Engineering Criteria Manual? If this stays, the Manual needs to be changed to C is satisfactory!

Time to rearrange funding priorities!

Why do you not mention re-wickering the priorities of EPC so that funding for roads receives more \$ while the funding for something else considered a "nice-to-have" is reduced!

Why no north/south bicycle or pedestrian trails in this area east of North Woodmoor? Furrow Road would be perfect (and many people already hike and bike there)! And it was proposed in the 2000 Tri-Lakes Comp Plan!

Surplusage. "Primary" or delete?

This is a "wish list" item AFTER we have all of our other road and multi-modal transportation needs taken care of, including bike and pedestrian trails. (And if the State is pushing this, you need to argue vehemently against it.) Also--please remember that you need cars and good roads and lack of congestion to get to wherever the rail stations might be located!

This looks almost like lobbying. TABOR is doing exactly what it was intended to do -- stop governments from spending public money on excess amounts that were not specifically meant for it. The move to expand fees in response to TABOR is abhorrent to the typical citizen -- so please tread with care there as well!

ADD: ..state Constitutional amendment ...

It seems like you are downplaying the overarching authority of this amendment by leaving out that TABOR is an amendment to the State Constitution!

What happened to the use of water cisterns? Just because the developer on your committee thought they were useless and/or expensive, does not mean that fire marshals or the public does -- especially when you argue that you can't control a grassland fire because of "limited water access" -- and a water cistern would provide it! (referenced a number of times, especially in the resiliency

In reality, the school fee is the most common school subsidy levied on developers. This fee needs to be raised/looked at more frequently. Recommend you tie it to inflation.

Isn't this contribution good for our schools and community?

95 schools. Future demographics (according to page 12--from 2010-2019, the under 20 age group declined by eight percent) should fix this! Also, it is the older population that is growing--not the school-aged kids or 20-34 year olds who may be having them!

Schools-This Plan should encourage better parenting and appropriately managing risk, rather than adding to the school's non-teaching bureaucracy.

The State Water Engineer continues to recommend that the county determine whether it is appropriate to require a developer to obtain renewable water resources for a long-term water supply. EPC has NOT done this. This is low-hanging fruit--PLEASE DO SO NOW!

ADD: Preventing wasteful use of water, and slowing run-away growth, should be the goal ...

What about the Southern Delivery System from Colorado Springs? That is a huge renewable source of water that could be leveraged in many different ways, but is not even mentioned here!

Pg 99 SUBSTITUTE: Require rather than encourage.

This is too important for our region.

It is only fair that if the HOA provides maintenance, then the park should only be available for HOA residents. EPC needs to take on maintenance if the park is to be truly open to the public.

EPC should consider encouraging developers to include fruiting trees/bushes into their landscaping plans so that people and/or animals have an additional food source. As long as the landscape is going to be watered, it should provide something edible.

A note to the County Planners:

The Babbitt Center authored a manual to help land use planners incorporate water into comprehensive plans. Collaboration between urban planners and water resources specialists is on the rise. The evidence is mounting that tools such as dedicated water master plans, new zoning approaches, and comprehensive plans embedded with policies that address a wide range of water-use issues can help communities plan better. This information is available at <https://www.lincolnst.edu/our-work/babbitt-center-land-water-policy>.

The Master Plan must incorporate collaboration between EPC planners and water resources specialists. The evidence is mounting that tools such as dedicated water master plans, new zoning approaches, and comprehensive plans embedded with policies that address a wide range of water-use issues can help communities plan better.

pg 129. **What about Bristlecone Lake in Forest Lakes?**

Don't forget those species that are not always in our habitat! We still need to protect migrating species -- whether they are birds that fly through the area (sandhill cranes) or mammals that migrate.

Consider adding monitoring wildlife corridors and working to protect wildlife with fences along the highways that have either under or overpasses.

Implementation

Land Development Regulations

Many words from the actual LDC are edited out in these bullets, but ARE important. Therefore, please ADD the ending of this sentence to show the priority of beneficiaries and also of other interested parties infrequently mentioned in this document (e.g., neighborhoods): "... for the for residents, neighborhoods, businesses, agricultural and development interests."

The real Code states: "Ensure appropriate opportunities for participation and involvement in the development process by all affected parties." Why are you taking out relevant (underlined above) portions?

ADD the beginning to show the Code's Spirit: "Be fair to all by ensuring..."

Please ADD the rest of this sentence which is very important! "... and, in so doing, ensure that current residents will be required to bear no more than their fair share of the cost of providing the facilities and services by requiring the developer to pay fees, furnish land, or establish mitigation measures to cover the development's fair share of the capital facilities needs generated by the development."

How about adding Light pollution standards for new developments and residential lighting (especially ornamental lighting).

This last sentence is fine as long as you do not eliminate the current criteria of being compatible with surrounding land uses or zoning.

One off zoning. Delete the word "rezoning". Rezoning is NOT a "one-off" use. Rezoning appears to be the routine and standard operating procedure for nearly every development currently occurring in EPC. It is undoubtedly a primary reason for the recent increases in population in the County. Rezoning should be rare, except when it causes substantial hardship to the landowner, is compatible with other adjacent land uses and neighborhoods, there was a material change in the character of the area -- not due to the current landowner or a compatriot developer, or the zoning is obsolete.

How about adding Community Effects. This would consider whether the impacts/costs of the land use would outweigh the benefits of it. Example of effects to consider: utility infrastructure and costs to consumers; traffic travel (as opposed to condition of roads); school population; local (water) wells; night sky pollution; neighborhood ambiance; health care availability and costs; police and fire protection; community residential predictability and stability; jobs; managed growth; tax base; business opportunities; etc.

CHECKLIST

This is a HUGE change as compared to the Land Use Development Code which requires that all of the criteria for a land use request must be met. THIS MATCHES MR. BAILEYS CONCERNS

ADD #4: Would the impacts on the community (water, traffic, infrastructure, schools, etc.) be worth the benefits (jobs, managed growth, tax base, business opportunities, etc.) to the community?

This would appear to be a basic question in any planning -- but especially land use!

This evaluation checklist should also contain a space under each question entitled "Documents which support the answer: _____"

Then next to this question there should be 2 more Check Boxes (similar to the Yes/No ones) that states: Verified Yes / No and a Comments line: _____.

Unless you do this, you will obtain many unsupported answers that will add nothing to your attempt to find Master Plan consistency or to demonstrate it to the decision-makers.

Objective LU3-4. ADD: "...and density/placetype is compatible"

Otherwise, the utility company controls growth and density... not the needs of the community!

HC1-4. NO -- increased density should NOT be encouraged -- that is why they are suburban residential areas, not urban residential! In addition, the sentence should be caveated so that a mix of SFA, SFD, and MF units should only be considered in appropriate areas--not all RS areas -- especially if we are talking about 2.5 acre neighborhoods!

See page 52. Pg 150 want to delete more urban along 105 w

HC2-2 The most important factor should be the will of the citizens incorporated!

Pg 152. Don't support increased density in suburban residential See Page 61 comment.

Pg 152 dont like suburban on 105 See Page 52 comment.

ED1-2. See previous comments throughout about the use of a visual overlay in the northern I-25 entrance area into EPC --prominently characterized in the Tri-Lakes Comprehensive Plan.

Pg 161,What about the SDS???

And, most importantly, the water providers use of renewable water resources.
When will EPC mandate some level of renewable water for new developments?

ADD: and renewable sources.

Why just "further research"? Why not require some renewable water use in new developments like the State Water Engineer has recommended and allows?

See last comment re renewable water!

SUBSTITUTE: bullets 11 and 12 Require instead of encourage

See comment on Page 118 re EPC's responsibility for maintenance or the park is not public.

ADD: "as well as the pedestrian and cyclist improvements expressed in all the Small Area Plans that were canceled by this Master Plan."

This above line should help "aid in decision-making" and is not too "unnecessarily complex" to accomplish in accordance with this Master Plan.

The new 1 meter telescope at the USAFA Observatory is also occasionally open to the public. You need to maintain dark skies in order to continue to enhance the Observatory's experience!

Goal E-1. ADD: Dark Skies

PPACG Ann Werner

What comments or questions do you have about **Chapter 1** Introduction? Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan.

- Pg 6, Map: Change Airforce Base to Air Force Base for Schriever & Peterson. Cheyenne Mountain is an Air Force Station.
Change labels for other plan maps (17, 20, 22, 49, 50, 64, 67, 74, 75, 127).
Pg 8, Map: Correct map on this page per comments provided by SAFB.

What comments or questions do you have about **Chapter 2** Community Vision? Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan.

- Pg 14, Goal 3.5: Ensure development is "compatible" with the installation.
Pg 15, Core Principles and Goals: Recommend replacing Military "Bases" with "Installations."

What comments or questions do you have about **Chapter 3** Land Use? Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan.

- Pg. 18, Military Installations Para: Change from "base" to "installation" for all except Cheyenne Mountain Air Force Station.
Pg 20, Map: Developed Large-Lot Residential exists to the NE of Schriever AFB (see Pg 22 map).
Pg 21: Protected/Conservation Area: 2nd sentence, change "Do" to "Due."
Pg 22, Map: Area west of Schriever AFB to Curtis Road almost all Rural, not Large-Lot Residential. Pg 23, Table: Parks and open space is a supporting land use on military installations (i.e., golf courses, rec fields, pavilions, trails, munitions clear zones & aircraft accident potential zones).
Pg 24, Map: See Pg 22 comment.
Pg 26, Map: See Pg 22 comment and Pg 8 comment in Ch. 1.
Pg. 27, Additional Design Considerations 2nd bullet: Correct sentence to read, "Stormwater infrastructure is often provided with swales to adhere to best management..."
Pg 42, Character Para: Don't anticipate military installations to expand. Operations interference is a more important consideration. Cheyenne Mountain is an Air Force Station. Map: Add installations labels. Image: Replace outdated radomes image.

Pg 43, Image: Recommend moving the radomes further away from housing. Placetype Characteristics, Bullet D: Sidewalks and pathways provide a network to connect.

Pg 44, Consider labeling wind farms on map.

What comments or questions do you have about **Chapter 4** Housing & Communities? Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan.

- Pg. 52, Emphasize mitigating traffic congestion near Schriever AFB to facilitate efficient traffic flow for installation commuters and residents. Map: add label to show location of SAFB.

Pg 53, Schriever AFB: last bullet at reference to prioritizing Defense Access Roads. Hwy 94, last para: Replace workers with community as it describes employees and residents. Schriever AFB, first para: Residential growth could also occur on base if missions grow.

Pg 54, Hwy 94, first para: Residential growth could also occur on base if missions expand.

Pg 64, Conservation Easements: Colorado Cattlemen's Agricultural Land Trust is another local organization. Conservation Easements can also benefit the military. Recommend providing a brief description of the Readiness and Environmental Protection Integration (REPI) Program per comments from SAFB.

What comments or questions do you have about **Chapter 5** Economic Development?

- Pg 71, Colorado Springs Airport Para: 1st bullet add language to also reference aligning future development that is not detrimental to the mission of PAFB.

What comments or questions do you have about **Chapter 6** Transportation & Mobility?

- Pg 83, Defense Access Roads para: In the statement that talks about I 25 as key access, include Fort Carson and reference Mesa Ridge Parkway along with I 25.

Pg 84, Mountain Metro Transit section: See comments from SAFB.

Pg 88, Colorado Springs Airport MP para: Remove reference to 2013 Airport Master Plan and replace with "current" Master Plan since the Airport is close to completing their current MP update process.

What comments or questions do you have about **Chapter 7** Community Facilities?

What comments or questions do you have about **Chapter 8** Infrastructure?

Pg 102, Add bullet to CDPHE bullet list that references the 208 Water Quality Management Plan for the Pikes Peak Region. The plan manages the water quality, including consideration of the relationship of water quality to land and water resources and uses, on an areawide basis, for each

planning area designated pursuant to Sections 208(a) and 303(e) and 319 of the federal Clean Water Act.

Pg 107, MVEA: SAFB receives electric service from MVEA.

Pg 108, Add language mentioning the importance of the awareness of USAFA flight training areas near wind energy sites, and the importance of working with military installations to avoid impacts to military missions.

What comments or questions do you have about **Chapter 9** Military?

- Pg 111, Comments from SAFB: Schriever AFB Total Pop. Is 9,053 per FY19 Schriever AFB Economic Impact Statement.

Pg 112, See GPS comments from Schriever AFB

Pg 112, JLUS Recommendations: Safety issues related to trash-hauling activities should be partially addressed by the CDOT MAMSIP SH 94 Blaney Road intersection reconfiguration project in 2021. Please add the following key JLUS Recommendations Implementation Strategies: (1) 2.1.1: improve the resilience and sustainability of local installation plans through infrastructure development. (2) 2.3.2: Pursue conservation partnering opportunities for compatible land use buffering. (3) 2.4.20: SH 94 safety & capacity improvements.

Pg 114, JLUS Recommendations: Change the first bullet to reference language from Chapter 7 of the JLUS rather than Chapter 10 as some of the actions have shifted emphasis since the Study was completed in 2018. The language on page 83 of JLUS Chapter 7, is more applicable, "Manage encroachment issues from nearby development that could impact utility infrastructure, transportation routes, and that may generate vertical obstructions beneath airspace utilized by flight operations." Remove the 3rd bullet referencing limiting commercial as that emphasis has shifted. Limiting residential is more accurate.

Pg 115, Stormwater Management para: 1st sentence, remove "utilities" and add "City of " in front of Colorado Springs since the City manages stormwater and not CSU.

Pg 115, JLUS Recommendations para: The first bullet for USAFA should emphasize the need to recognize the airfield and the need for an overlay district in addition to requiring adherence to follow all FAA notification requirements for the airfield. Reference should be given for the 2019 AICUZ (Air Installation Compatible Use Zones) The second bullet emphasize protecting military mission by avoiding the allowance of wind farms in flight training areas.

What comments or questions do you have about **Chapter 10** Recreation & Tourism?

-

Pg 119, Map: State and Federal Lands are not depicted accurately for Schriever AFB.

What comments or questions do you have about **Chapter 11** Community Health?

What comments or questions do you have about **Chapter 12** Environment?

What comments or questions do you have about Chapter 13 Resiliency & Hazard Mitigation?

What comments or questions do you have about Chapter 14 Implementation?

☐ Pg 141, multiple hyphenation issues.

Pg 142, Code Amendments & Updates Para: Bullets list: Add bullet language to state Residential densities within APZs and Airport Overlay Districts be consistent across cross-jurisdictional zoning jurisdictions.

Pg 163, Add bullets to emphasize protection of military APZs, FAA notification areas, and wind farm impacts to flight training.

Mark Gebhart

From: Mark Gebhart
Sent: Tuesday, April 13, 2021 11:15 AM
To: Trisha Parks
Subject: Examples of Edits

Here are a couple of examples of edits we will be sending you, presumably after endorsed by advisory committee.

pg 107. Need to label El Paso County, and/or highlight bolder it..

What does the word (linked image) mean in the map descriptor?

at the end of MVEA paragraph "include communities in El Paso County and Schriever Air Force Base.

pg119 change light green to darker green for the donut hole in Schriever AFB. Parcel number 4400000325. They have now acquired this parcel.

page 92. add Municipal Fire Station for parcel 6207110001.

page141. three locations at least for hyphen issues (coor-dation, devel-oping, docu-ment)

pg 105 School District Graphic. misspelled Foutain, flacon, widfield.

We will want to talk the best way to provide these to you-maybe a shared screen or I can send a pdf to you, and then about the timing of the revisions.

I am available to discuss Thursday from 8-1 MT and Friday from 8-1 MT if you want to set up a meeting. Craig may be available from 1130-1 MT.

Mark Gebhart

From: Mark Gebhart
Sent: Wednesday, April 14, 2021 12:26 PM
To: Trisha Parks
Subject: FW: Revised Draft of Your El Paso Master Plan

can you bring this up after we finish

From: Grace Blea-Nunez <grace@sidewalksendmontessori.com>
Sent: Thursday, April 8, 2021 11:53 PM
To: Mark Gebhart <MarkGebhart@elpasoco.com>
Subject: Re: Revised Draft of Your El Paso Master Plan

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Mark,

Sorry for the late entry but here are my comments. Please send them on as appropriate.

First, please give my appreciation to the consultants, Advisory Committee and Liaison members. The Plan is an impressive document and there obviously was a lot of work put into this effort. I am very excited to see how the Plan flows through to zoning changes, Planning Commission review and the future of our County.

Second, a few typos found so far. p. 29 "swales", p. 52 para. 1, the sentence with The County is missing the word "to", p. 59 under Transit missing the word "to" after adjacent.

Finally, my main substantive comment is that there needs to be more focus and mention of the importance of encouraging child care services near residential and commercial hubs to serve the growing work force and reduce unnecessary transportation burdens. Although child care could be considered part of commercial services mentioned throughout the Plan, I think the pandemic has exposed to both employees and employers how essential child care services are for their work force. The state is considering a state level department on child care as further recognition of its importance to the state economy. The availability, expense and convenience of child care are areas of major concern for young families. Other major cities require commercial developments to provide provisions for a child care center if there is not sufficient availability within a reasonable distance, and some even require major residential developments to reserve space for a facility.

As an aside and related to the growing number of elderly residents expected in the County, there are facilities that combine child and senior care providing both services and resulting in positive multi generational relationships.

I look forward to hearing further public comments on May 5th.

Grace M. Blea-Nunez
Sidewalk's End Montessori School
Winner of the Gold Award Best Child Care - The Independent 2014

On Fri, Mar 26, 2021 at 7:08 PM Mark Gebhart <MarkGebhart@elpasoco.com> wrote:

As previously noted, the original March 8 version of Your El Paso Master Plan did not include the Implementation Chapter because it had not been approved by the advisory committee. After their approval this week, we have now added Chapter 14-Implementation and have also updated the placetype models in Chapter 3-Land Use. The Action Matrix in Chapter 14 (organized with goals, objectives, and specific strategies) uses language included in the master plan document which includes a page reference for your convenience. Minor spelling and grammatical changes have been made in a few locations in the document. If you have already reviewed the whole plan, you can now focus on these two chapters. The Master Plan website now includes this revised draft, and a link is also attached here: The revised draft is also available for download here:  [DRAFT El Paso Comprehensive Plan.pdf](#).

The agency review and public review for the Master Plan remains open until April 9th. After that date a revised version could occur for the planning commission action, based upon the comments. Of course, the Planning Commission will be able to accept public comments until the hearing(s) close.

There has been no decision on whether the Planning Commission hearing(s) on May 5 and May 26 will be virtual, but any announcements will be on the web site: [El Paso County Master Plan \(arcgis.com\)](#). Also please use this web site to register for the March 31, 2021 Public Meeting.

If you would like to see review agency comments you can see them here on our EDARP system: <https://epcdevplanreview.com/Projects/AgencyReviewComments/171653>

Page	Question/Comment	Recommendation
3	Far right column - <i>Your El Paso Master Plan</i> is a broad focus document by design and it cannot encapsulate every planning component at every necessary level of detail	Grammar - "broadly-focused document"
6	Pg 6, Map: Change Airforce to Air Force for Schriever & Peterson, Cheyenne Pg 15, Core Principles and Goals: Change Military "Bases" to Mountain is an Air Force Station. Correct name for Cheyenne Mountain Air Force Station for maps on: 17, 20, 22, 49, 50, 64, 67, 74, 75, 127.	
6	Pg 6, Map: Change Airforce to Air Force for Schriever & Peterson, Cheyenne Pg 15, Core Principles and Goals: Change Military "Bases" to Mountain is an Air Force Station. Correct name for Cheyenne Mountain Air Force Station for maps on: 17, 20, 22, 49, 50, 64, 67, 74, 75, 127.	
8	Far left column - On average, residential parcels in Rural areas average approximately 34 acres.	Grammar - Remove "on average" at beginning of sentence - redundant
8	Pg 8, Map: See https://gis.colorado.gov/trustlands/ map for managed lands near Schriever AFB. Large lots or Ranchettes incorrectly shown adjoining Schriever AFB to the NE (should be ½ mile gap) and West (only two small residential parcels located east of Curtis Road, surrounded by CS1B managed lands). "Need to check against State land Board maps	
10	Household income (first sentence) - El Paso County's median household income (\$62,535) has grown by 11 percent between 2010 and 2017, exceeding the 2017 inflation of 2.13 percent.	Clarify - Is it "2017 inflation rate of 2.13%?" (\$62,535) has grown by 11 percent between 2010 and 2017, exceeding the 2017 inflation rate of 2.13 percent.
12	Chapter 2 header	change from "County Vision" to Community Vision
14	Goal 3.5: ensure development is "compatible" with the installation. Pg 14, Goal 3.5: ensure development is "compatible" with the installation. If change would change in other locations	
15	Pg 15, Core Principles and Goals: Recommend replacing Military "Bases" with "installations."	
16	Page 16 - 47 - Chapter titles next to page numbers do not match the actual chapter title (is it Land Use or PlaceType?) should be Land Use	
17	Map with the Military installations and 2-Mile Notification Zone. It appears the Fort Carson A/DACG facility located at the southern end of the Airport has been left off of this map and other associated maps in the document. Reference page 81 from the IJUS.	
17	The southwest portion of this map west of Highway 115 should be Forested Area	
17	Forested "areas north of Peyton, and areas along Highway 115"	
19	Change to "...coordinate future development adjacent and within the Colorado Springs Airport Accident Potential Zone (APZ) and within the Peterson Air Force Base buffer area with the Airport and the Base to ensure growth does not negatively impact the primary functions of Peterson Air Force Base or the Airport." The second sentence can be removed. The second sentence can be removed.	
19	Forested "areas north of Peyton, and areas along Highway 115"	These areas not shown on the map on page 17
20	Pg 20, Map: Developed large-lot Residential exists to the NE of Schriever AFB (see Pg 22 map). Page 20 - 2nd paragraph states housing affordability is on Page 57, it is currently on Page 58	issue appears to be that it called new development, but it is existing large lot. We can change.
21	Protected/Conservation Area: 2nd sentence, change "Do" to "Due." Clarify if these totals include incorporated areas	"However, it is very clear that while some areas of the County should be planned for this new development, other areas should be preserved or protected or see little new development. In fact, just over 90 percent of unincorporated El Paso County is anticipated to remain largely unchanged. This section of the Master Plan, the Areas of Change, strategically identifies specific areas to support new development and overall growth in the County."

22	Change to regional open space 6500000169 7500000661 7500000243 7500000905 7500000228	Also change page 40 and 38 maps	
22	map consistency Cimarron Hills area ABZ's Change parcel 4600000017 from Suburban to Rural	Change to match the maps on page 55 and 71 17 Key Areas 20 Areas of Change 24 Rural PlaceType 28 Suburn PlaceType 49 Priority Development Area 50 Priority Annexation Area 53 Suburban Residential	
23	Pg 23, Table: Parks and open space is a supporting land use on military installations (i.e., golf courses, rec fields, pavilions, trails, munitions clear zones & aircraft accident potential zones).	see <u>School Districts</u> make change for open space placeType maps for military. Park and open space can be a supporting use on surrounding lands in placeType.	
23	land use table	add supporting land use to large lot of parks/open space like shown on page 27	
23	RECOMMENDATION: Add the term "Density transition" along with definition, explanatory text, and checklist items as they relate to transitions between dissimilar uses. RATIONALE: Arguably, with the possible exception of water, the biggest land planning issue in the county relates to the seams between urban and rural communities. For boundaries between certain dissimilar PlaceTypes such as Urban Residential and Large Lot residential, buffers alone are insufficient transitions for prudent planning. In those instances, density transitions are also needed (i.e., lower density at seams transitioning to higher density at centers). Yet there is not a single mention in the entire plan of "density transitions". The military section touches on the concept, but even that part lacks the phrase itself. And the reference to using multi-family structures like townhomes as a transition between high-intensity and low-intensity uses is ludicrous.	Page 23 end of Align with PlaceTypes: "...County, and provide appropriate density and use transitions to occur between differing placeTypes. Add to Strategy L11 on page 148. Ensure appropriate density and use transitions for new development that occurs between differing placeTypes.	
24	rest and Supporting. Different terminology of 1 unit per 5 acres and 5 acres per unit	word check to see if used elsewhere. It would be more clear at 5 acres per unit	
24	"Page 24, As growth occurs, some Rural areas may develop and transition to another placeType, however leapfrog development should be prohibited (discouraged), by pro-actively permitting changing areas contiguous to existing development to another placeType, rewording of sentence		
26	page 26, The Large-Lot Residential placeType consists almost entirely of residential development and acts as the transition (placeType between Rural and Suburban Residential placeTypes), not necessarily between Rural and Suburban areas.		
27	Additional Design Considerations 2 nd bullet: Correct sentence to read, "Stormwater infrastructure is often provided with swales to adhere to best management..."		
28	Primary land uses	It should read less than one unit per 2.5 acres" Smaller than 2.5 acres is considered suburban	
28	confirm that under the label of 24that we show employment center like we showed on page 36	confirm that under the label of 24that we show employment center like we showed on page 36	
29	Cimarron Hills Need consistency with maps	The employment center on page 67 for cimarron hills is correct. That need to match on page 51 and page 30 and 36 29,30,36, 51,67	

36	Page 36 – Under Land Uses change the first and third bullets to read Light Industrial / Business Park and Office. This is what the Table on Page 23 lists them as. Or change the table to reflect that Office and Business Park should be together. I guess that is the real question, “Do business parks belong with Light Industrial or with Offices?” The only places where this decision would affect things as I see it is in Urban Residential and Regional Center (where they are supporting uses)	page 36 separate out office, and combine light industrial/business park like the table says	
38	add city owned land to regional open space by Cheyenne mt park green under widefield	mark provide parcel numbers. I sent this scan before the map implies green on both sides of the road , but it is only south and west of highway 21	
38	Page 38- Big Johnson parcel does not look correct. BF Section 16 missing. City owned west of Cheyenne Mt. State Park missing - no mention of SLB managed lands, might want to clarify that these are non-federal and unincorporated only, might also note there will likely be additional acquisitions or dedications.	5200000293	
42	Change exponential growth to significant growth		
42	Character Para: Don't anticipate military installations to expand. Operations interference is a more important consideration. Cheyenne Mountain is an Air Force Station.		
42	Map: Add installations labels.		
42	Image: Replace outdated radomes image.		
42	Text: One of the pieces to change cheyenne mountain to a station	Expansions on line 4 change to missions	
42	revised radodome from Darren I sent you		
42	label the military installations		
42	Page 42 – You state in the 2 nd paragraph that the County is partnering with installations to maintain compatible transitions adjacent to each installation through open space protection. If that is true, why isn't (parks /) open space a primary or supporting land use? Seems like a bit of a disconnect to me.	Agree. Add parks/open space	
43	Pg 43, Image: recommend moving the radomes further away from housing. Placeholder Characteristics, Bullet D: Sidewalks and pathways provide a network to connect facilities.		
43	Bullet D: Sidewalks and pathways provide a network to connect.		
43	C		
44	OMISSION: Page 44 refers to “transition graphic below” but there is no graphic identified as such.	access within the facilities change to “provide a network to connect facilities” page 46- reword to say in the transition graphic to the right and next page.	
46	transition graphics below	the graphic is to the right not below	
46	approach and their ability to morph overtime as desires. . . .”	“over time”	
49	multiple public comments to change area west of Highway 93 to Priority Development	change to priority. Parcels 6100000400, 494,495,465,466,467,471,500,472,482,481,513	
49	delete from priority la Foret	parcels old parcel 5218000107, 110, if they show on your data base. Current parcels is 5218000112	
49	delete from priority on page 49	provide parcel number or map for Abert Estates delete from priority	
49	In reviewing the counties proposed master plan, I was quite surprised to see that the property of the La Foret Conference & Retreat Center is hash marked for Priority Development. La Foret has been in existence on this site since 1944. I know the past 20+ years history of church, scout and other civic organizations camps, is that they are closing and falling to development and other uses. The American Baptist Camp that used to be up on Baptist Road would be one of these. Please note that La Foret is not currently in any position where it would consider closing or selling. In the last 7 years we have had remarkable growth, and are very financially solvent. I respectfully ask that the hash marks shown on page 49 on the master plan, listing La Foret for priority development, be removed.		
50	should this be potential/both in the Title and the words below.	label on graphic	
52	52- Should differentiate sub-area boundaries where they abut- as in between 4,5 and 6 change the color of boundary	wider lines or darker lines to help understand where the limits are	
53	Hwy 94, last para: Replace workers with community as it describes employees and residents.		
53	Hwy 94, last para: Replace workers with community as it describes employees and residents.		

53	<p>pg 53, Hwy 94, last para: Replace workers with community as it describes employees and residents. Schriever AFB, first para: Residential growth could also occur on base if missions grow. Last para: Emphasize mitigating traffic congestion near Schriever AFB to facilitate efficient traffic flow for installation commuters and residents. Map: Add label to show the location of Schriever AFB.</p>	<p>3rd bullet under hwy 94 priority area change neighborhoods and workers to community. To serve the community at schriever.</p>
53	<p>label Schriever</p>	
54	<p>pg 54, Hwy 94, first para: Residential growth could also occur on base if missions expand.</p>	
54	<p>large lot last bullet</p>	<p>considered at. Delete the at</p>
54	<p>1. 3rd bullet: Commercial nodes should be considered at where appropriately served by the transportation network</p>	<p>Change recommended</p>
54	<p>p. 54: first bullet-Careful planning is required to promote health of natural areas, especially the forest, while accommodating new development for future residents.</p>	
57	<p>under Transit missing the word "or" after adjacent</p>	
59	<p>1st paragraph "In El Paso County". Need to make it clear that this also includes the municipalities, as shown on the map</p>	
61	<p>Employ Financial text</p>	<p>Implementation... capitalize chapter and put page numbers</p>
61	<p>Page 61 – Employ Financial incentives paragraph, second to last line, I would delete (Page XX) or make sure you fix it. To me, if someone wants to see the info in the Implementation Chapter about employing financial incentives, they can find it as hopefully that chapter isn't too convoluted.</p>	<p>Delete the XX and include Page 144</p>
64	<p>p 64: When a developer begins the planning process, the County must continue to carefully analyze each proposal for compatibility with the natural environment and the rural character: proposal left out, could include rural since this is Rural Character section.</p>	
64	<p>Conservations easements protect farmland and sensitive environmental features and preserve open space and may reduce (displace) sprawl</p>	
66	<p>Pg 66: Goal 3.5 - Coordinate with military installations to foster "compatible" new development and create new jobs, if changed carry over to Chapter 14</p>	<p>update maps on page 67, 49, 51, 71, 36, 30</p>
71	<p>Pg 71, Colorado Springs Airport Para: 1st bullet add language to also reference aligning future development that is not detrimental to the mission of PAFB.</p>	
71	<p>related plans</p>	<p>cinarron hills need to match pg 51</p>
75	<p>An action of this goal could include language that states something to the effect of—"El Paso County Economic Development should continue to navigate our dynamic economic landscape and develop further business incentive policies to assist in creating a robust, diversified, and equitable economic ecosystem"</p>	<p>add this to County Resources on page 75 and add this to strategy under ED1. "Continue to navigate our dynamic economic landscape and develop further business incentive policies to assist in creating a robust, diversified, and equitable economic ecosystem".</p>
75	<p>Finally, my main substantive comment is that there needs to be more focus and mention of the importance of encouraging child care services near residential and commercial hubs to serve the growing work force and reduce unnecessary transportation burdens. Although child care could be considered part of commercial services mentioned throughout the plan, I think the pandemic has exposed to both employees and employers how essential child care services are for their work force. The state is considering a state level department on child care as further recognition of its importance to the state economy. The availability, expense and convenience of child care are areas of major concern for young families. Other major cities require commercial developments to provide provisions for a child care center if there is not sufficient availability within a reasonable distance, and some even require major residential developments to reserve space for a facility.</p>	<p>add to pg 75 Guiding Quality Development as a bullet. Add strategy to ED1. Encourage child care services to locate in commercial areas and employment hubs to serve the growing work force and reduce unnecessary transportation burdens to users.</p>
75	<p>An action of this goal could include language that states something to the effect of—"El Paso County Economic Development should continue to navigate our dynamic economic landscape and develop further business incentive policies to assist in creating a robust, diversified, and equitable economic ecosystem"</p>	<p>add this to County Resources on page 75 and add this to strategy under ED1. "Continue to navigate our dynamic economic landscape and develop further business incentive policies to assist in creating a robust, diversified, and equitable economic ecosystem".</p>
79	<p>change Easton to Eastonville ecosystem</p>	
79	<p>Road Impact Fee, 2nd Paragraph</p>	<p>Change paid to paid</p>
81	<p>U.S. Route 24 is incorrectly labeled as Interstate 24</p>	

83	Pg 83 Defense Access Roads para: In the sentence that talks about I25 as key access, include Fort Carson, and reference Mesa Ridge Parkway along with I25.	add in Ft. Carson. Reference the most up to date airport plan	
83	defense access roads	Air Force Academy add "and Fort Carson."	
84	Change exponential growth to significant growth		
84	Fort Collins is misspelled on page 84, City, and El Paso County has a missing capital on page 3 (but I couldn't list that within the word count limit for that section), "change		
85	Prioritizing Pedestrian Mobility – "Transportation Improvements to the County should prioritize active modes of transportation and connections to local destinations over vehicular travel and regional trips."	Not addressed – need to qualify by adding "where practical"	
	This may be a good idea in a few areas of unincorporated EPC, but is it really true county-wide? Limited resources should be used to prioritize improvements to existing networks and not be diverted to accommodate the small minority who might bike or walk to work, shop, etc.		
86	Update Peterson AFB 2 mile buffer	page 17, 22, and 42 maps	
88	Pg 88: Colorado Springs Airport MIP para: Remove reference to 2013 airport master plan and replace with current airport master plan since the airport is close to completing their update process		
88	"The County should continue to utilize the 2013 Colorado Springs Airport Master Plan to ensure compatibility between future development and airport operations;" change to "The County should utilize the most current master plan or compatibility study completed by the Airport (As approved and adopted by the BoCC)." The Airport Master Plans are updated more frequently than the County Master Plan.	Revise utilize with reference. Make change to reference most up to date.	
88	2013 airport	review see discussion	
88	CO5 Airport 11.88 "The County should continue to utilize the 2013 Colorado Springs Airport Master Plan to ensure compatibility between future development and airport operations." "The County should utilize the most current master plan or compatibility study completed by the Airport (As approved and adopted by the BoCC)." The Airport Master Plans are updated more frequently than the County Master Plan		
88	County should continue to utilize the 2013 Colorado Springs Airport Master Plan to ensure compatibility between future development and airport operations.	The County should continue to utilize the 2013 Colorado Springs Airport Master Plan to ensure compatibility between future development and airport operations;" change to "The County should utilize the most current master plan or compatibility study completed by the Airport (As approved and adopted by the BoCC).	
91	Bottom of first column - "Elected positions include . . ."	Should read "Elected positions include . . ."	
92	Graphic	add fire station 22 as municipal. 6207110001	
92	Disaster Reasons	Front difference on line 1	
92	92- looks like fire station #22 is missing- did not check map- just saw that MARK TO CHECK	I sent trisha this separately	
94	Education - First sentence: "unincorporate El Paso County."	Should read "unincorporated" And shouldn't we say somewhere how many students all of those districts serve?	
94	"The remaining 65 education facilities are located in unincorporated areas."	Should read "located"	
94	94- In Education, I'd mention school choice and charters. There are a minimum of 3 dozen charters county-wide, across many districts, so a significant planning issue. Change to add in the verbiage that there is a strong presence of charter schools		
95	Growth accommodation	change intervention to coordination	
95	graphic school districts	spelling of fountain, Falcon, Widefield	
95	"they should be considered a living document"	Grammar – subject/verb agreement They – documents It – a document	
95	"The County (???) encourage school districts to secure"	Should? Could? Might? This whole section needs a good scrub	

95	" p.95 The plan should mention the significant role charter schools, private schools and homeschooling plays and are expected to play in EPC.	Charter Schools The number of charters schools in the state of Colorado continues to grow, with just over 260 schools serving students in the 2019-2020 school year with over 30 located in El Paso County. A charter school in Colorado is a public school that is tuition free and open to all students, operated by a group of parents, teachers and/or community members as a semi-autonomous school of choice, operating under a contract or "charter" contract between the members of the charter school community and either the local board of education or the state Charter School Institute (CSI), depending on which entity oversees the charter school. Charter schools receive state funding based on Per Pupil Operating Revenue (PPO), which is a formula for each student enrolled, just like traditional public schools. Parents must apply to charter schools if they choose to enroll their child(ren) in a charter school. A charter school generally has more flexibility than traditional public schools as regards curriculum, fiscal management, and overall school operations, and may offer an education program that is more innovative than traditional public schools.	
95	95- Under growth accommodation for education, you reference "immediate intervention". Besides parts of D-49 that trajectory is not running toward running out of building capacity coordination		
97	Page 97. An attached water plan for potential development areas is not attached. Address Property tax breaks for everyone without a grass lawn with automatic watering systems. Last sentence first column implies there is subsequent implementation text. Change to "objectives that can be achieved"		
97	Water plan page: El Paso county gets around 15 inches of total precipitation per year, not 30	15 to 22 inches	
101	Title of graphic should be Protected not Project.		
106	Colorado Interstate Gas Company (AKA Kinder Morgan) owns and operates multiple high pressure gas pipelines, and meter stations throughout El Paso County. There is no mention of Colorado Interstate Gas on pages 105-106 of the Master Plan. Colorado Interstate Gas has no objections to the proposed El Paso County Master Plan, as long as Colorado Interstate Gas reserves its right to maintain, protect, and have continued access to all its right of ways and facilities. Most of Colorado Interstate Gas pipelines are within the "Areas of Change of new development on page 22". Colorado Interstate Gas respectfully requests to be considered as part of the development review process so that processes can be followed to protect the integrity of the pipeline, the safety of the general public, and to maintain the right of way in manner that will prevent unapproved encroachments or construction activities.	Colorado Interstate Gas Company (AKA Kinder Morgan) owns and operates multiple high pressure gas pipelines, and meter stations throughout El Paso County. It is a major producer of natural gas, connected to major supply basins in the Rocky Mountains. CIG has worked with Colorado Springs Utilities for over 90 years to provide reliable and affordable natural gas to communities and businesses in Colorado.	
107	Pg.107, MN/EA: SARB receives electric service from MN/EA.	Add Schriever AFB to MN/EA.	
107	several locations reference DISTRICTS	Remove references to districts on this page	
108	Pg 108, Add language mentioning the importance of the awareness of USAFA flight training areas near wind energy sites, and the importance of working with military installations to avoid impacts to military missions.		
108	This graphic in the northeast corner and near Fountain does not match pages 24 and 44. Should these all match to page 109		
108	we have a comment from the military about notification and coordination with them regarding wind facilities in the AEA training areas		
111	Pg. 111, Comments from SAFB: Schriever AFB Total Pop. is 9,053 per P119 Schriever AFB Economic Impact Statement.		
111	111- Schriever Air Force Base misspelled in this version Change recommended		
111	111- looks like by total population for these bases you referring to something other than on base population, but it is not clear what this is- should clarify on this page Change recommended		

112	Pg 112, JIUS Recommendations: Safety issues related to trash-hauling activities should be partially addressed by the COOT MAMISP SH 94 Blaney Road Intersection reconfiguration project in 2021. Please add the following key JIUS Recommendations Implementation Strategies: (1) 2.1.1: Improve the resilience and sustainability of local installation plans through infrastructure development. (2) 2.3.2: Pursue conservation partnering opportunities for compatible land use buffering. (3) 2.4.20: SH 94 safety & capacity improvements.		
112	Pg 112, Schriever AFB, GPS = Global Positioning System. Schriever AFB employs over 7,255 personnel and has an annual economic impact of \$765,254,782 (FY19 SAFB EIS).		
113	Transportation and Access	check spelling of Markshoeffle. It should be el	
114	"Limit commercial or industrial uses that pose a security threat to Colorado Springs Airport and Peterson AFB operations (storage, shipping, truck trailers, etc.); "This is not an accurate statement from the JIUS study. On page 80 of the Plan it says the following as a Key Issue: "Residential land use and zoning pose safety concerns within accident potential zones (APZs), including developments proposed along Troy Hill Road."	delete specific JIUS recommendation - specific to Troy Hill Road	
114	"Evaluate current methods for addressing road safety issues associated with trash-hauling activities on State Highway 94." This comment in the JIUS study was specific to Schriever. I would suggest only listing the key issues from the JIUS study which are bulleted at the beginning of each military installations chapter. PAFB Key Issues: 1. Land Use Regulations – Residential land use and zoning pose safety concerns within accident potential zones (APZs), including developments proposed along Troy Hill Road. 2. Safety – Peterson AFB Bird/Wildlife Aircraft Strike Hazard (BASH) program personnel conduct approximately 6,000 wildlife dispersals annually around the airfield. 3. Transportation – Future road capacity is a concern as development occurs around the installation and future mission operations increase travel demand. Development along Powers Boulevard, Markshoeffel Road, and U.S. Route 24 may impact missions.	delete specific JIUS recommendation - specific to Schriever	
114	Pg 114, JIUS Recommendations: Change the first bullet to reference language from Chapter 7 of the JIUS rather than Chapter 10 as some of the actions have shifted emphasis since the Study was completed in 2018. The language on page 83 of JIUS Chapter 7 is more applicable. "Manage encroachment issues from nearby development that could impact utility infrastructure, transportation routes, and that may generate vertical obstructions beneath airspace utilized by flight operations." Remove the 3 rd bullet referencing limiting commercial as that emphasis has shifted. Limiting residential is more accurate.		
114	Peterson AFB employment	see new totals provided by Darren	
114	"Limit commercial or industrial uses that pose a security threat to Colorado Springs Airport and Peterson AFB operations (storage, shipping, truck trailers, etc.)." This is not an accurate statement from the JIUS study. On page 80 of the Plan it says the following as a Key Issue: "Residential land use and zoning pose safety concerns within accident potential zones (APZs), including developments proposed along Troy Hill Road."	delete specific JIUS recommendation - specific to Troy Hill Road	
115	Pg 115, Stormwater Management para: 1st sentence, remove "utilities" and add "City of " in front of Colorado Springs since the City manages stormwater and not CSU.		
115	Pg 115, JIUS Recommendations para: The first bullet for USAFA should emphasize the need to recognize the airfield and the need for an overlay district in addition to requiring adherence to follow all FAA notification requirements for the airfield. Reference should be given for the 2019 ALCUZ (Air Installation Compatible Use Zones). The second bullet emphasize protecting military mission by avoiding the allowance of wind farms in flight training areas.		
118	on page 118 in the Additional Land Access section, the authors need to change "Ring the Peak" to "Ring the Peak Trail"		

119	Pg 119, Map: State and Federal Lands are not depicted accurately for Schriever AFB.	separate email sent to Trisha last week	
119	donut hole in shriver	change this from State land to Federal land parcel 4400000328	
120	The second picture at the top from left should be replaced. It has to be one of the most architecturally boring buildings I have ever seen. Perhaps it is the back side.	change to new olympic museum	
120	2nd picture	include the new Olympic Museum. I asked lauren to find for us	
129	On page 129 of the Master Plan under Groundwater it states "Water contained in the upper and outer layers of these aquifers is considered tributary to the County's surface water resources and is generally not available for consumptive use without augmentation." This statement is inaccurate and I would recommend that it be removed or amended.	to delete sentence	
129	Fed and State Land should list SLB Black Forest Section 16.	Provide HL with Section 12 information, Parcel 5200000293. If possible change on page 8 to managed land, page 20 to protected/conservation. And other maps as appropriate	
129	Surface Water	references Chapter 12, but it should be 13. delete period after 12	
129	On page 129 of the Master Plan under Groundwater it states "Water contained in the upper and outer layers of these aquifers is considered tributary to the County's surface water resources and is generally not available for consumptive use without augmentation." This statement is inaccurate and I would recommend that it be removed or amended.	to delete sentence	
129	Page 129 – Under Surface Water, Chapter 12 is not Resiliency and Hazard Mitigation/change to Chapter 13.		
129	Page 129 – Under Riparian Areas – It may just be me, but the last 4 lines look like different font (all squished together) Trisha, please check line spacing		
131	Conservation Design	Chapter 4. delete semicolon	
131	Page 131 – Chapter 4 is called Housing and Communities agree		
131	Overall, it seems as if different people wrote each chapter. As I read it, the style changes a bit, but where it really sticks out to me is when I read the other Chapter call outs. Sometimes there are in bold, sometimes they have colons, etc. (see page 58, 65, 92, 129, 131) Agree. Some use a period and 131 uses a colon		
135	40 years is a small sample size on which to base predictions	ASK TRISHIA ON THIS ONE	
136	on page 136 of the pdf, "The effective date for the current countywide FRM is August 23, 1999." ¹ "The effective date for the current countywide FRM is December 7 2018".		
141	multiple hyphenation issues	to clean up hyphens.	
141	multiple hyphenation issues	see attached pdf	
141	Page 141 – development and stake-holders does not need a hyphen (Maintain Public Communications) agree		
141	Pg 141: multiple hyphenation issues. Ph 142, Code Amendments & Updates para: Bullets list, add bullet language to state Residential densities within APZs and airport overlay districts be consistent across zoning jurisdictions. Pg 163, Objective M1-3: Consider re-starting to prioritizing the improvement and expanding the capacity of existing roads or construct new roads to improve connectivity to and support of Schriever AFB operations. Pg 163: add bullets to emphasize protection of military APZs, FAA notification areas, and wind farm impacts to flight training.	to clean up hyphens.	
142	Code Amendments & Updates Para: Bullets list: Add bullet language to state Residential densities within APZs and Airport Overlay Districts be consistent across cross-jurisdictional zoning jurisdictions.		
142	land development regulations	recommendations should not be hyphenated	
142	Under the section of Guidance 4th bullet. "surposed" should be "proposed"		
143	Replace Land Use Regulations text		
143	change title to "Guide"		
143	add text saying that checking a certain number of yes/no does not guarantee an approval/denial		
143	remove Baseline Considerations?	Staff will reward the questions	

145	P 145- my understanding is urban renewal area designations in Colorado are limited to municipalities and I believe "dock" is 25 years in CO, but can be reset. Not sure on the 50% rule.. Would suggest rewording this to read more as coordinating with City of Colorado Springs, which is required now by State law). This section implies El Paso County has direct role. The priority policy on p 155 also could imply UR is a county function, when, as I understand it, what really happens is there is now a prescribed county role in what is a municipal process?	P 145 under Tax Incremental, last sentence. The duration of the TIF is 25 years with the opportunity to be reset or restarted but not without going to the taxing districts for approval or new pledges. Projects may now request County property and/or sales tax to assistance with the TIF and are reviewed in close coordination with CSORA. (I have a nice graphic to explain this which I will forward). Page 155 ED4 Priority strategy. Delete the urban renewal authority process, add County's Economic Development Department to assure El Paso County interests are reflected.	
147	Page 147 - Implementation does not need a hyphen (Action Matrix) agree Add Community Development Block Grants (CDBG) to the list of grants that can be used to improve parks and trails and other recreational opportunities in low and middle income areas of the County. Add Colorado Springs Health Foundation Grants (CSHF) to the list of grants. These generally focus on lower and middle income areas as well. EPC Parks has utilized both grants in the past.		
148	LU2, 3rd strategy	"Regularly revisit discussions with the City of Colorado Springs and other municipalities regarding possible annexation of enclaves or development of intergovernmental agreements to explore means to finance improvements and service debt to make annexation a feasible consideration."	
148	Since it now appears there will be an IGA as of 4/13/21, it might make sense to address in Implementation chapter and maybe tweak language on p. 148 under Goal LU2. Need to recognize the IGA in the MP- will need to make corresponding changes to the annexation section.	Add as strategy under LU2. Coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.	
149	RECOMMENDATION: Add more extensive discussion of special districts (especially Metropolitan Districts) where appropriate throughout the document. RATIONALE: The plan has very few mentions of special districts or metropolitan districts, and the few it contains all relate to water. None discuss their role in land use or development application applicability. This is important to address because special districts are crucial factors in new development and in annexation. It is also important because the plan acknowledges the challenges they present, "The number of Special Districts and the ease with which they can be established has made water planning more challenging in parts of the County." (Draft Plan, Pg 7)	Land Use/LU4 Strategy The county should revise or update the Special District Policies in conjunction with the involved and affected county departments.	
149	TPPO: Page 149 (Specific Strategies > Priority) "...redevelopment will be intense enough	recommend change. New development will be intense enough.... Remove "to"	
149	TPPO: Page 149 (Specific Strategies > Priority) "...redevelopment will be intense enough	recommend change. New development will be intense enough.... Remove "to"	
149	LU2/2nd bullet	delete to. Redevelopment will be intense enough to transition from the	
149	LU4, 2nd priority	delete directly to read "are adjacent to incorporated..."	
149	P 149- LU4- second priority is weaker than IGA might imply. I believe the intent is to at least look at the potential for future annexation of more than just currently contiguous parcels. Per IGA, revise language to be stronger and to include the correct buffer.	Priority. Annexation should be considered as development occurs in unincorporated areas that are adjacent to incorporated municipalities	
149	Of note, while it is often easy to take issue with included text, one of the more difficult things to do with a document review is to identify what is missing. I've identified three such topics: No mention of "density transitions", Virtually no discussion of Special Districts (incl Metropolitan Districts), and No acknowledgement of the possibility of independent incorporation of municipalities (regardless of how unlikely the authors may think that is). Each has important implications for future County growth, yet none are discussed. I additionally made some recommendations for improving the document's readability, especially for those reviewing it on mobile devices with small screens.	Land Use/LU4 Strategy The county should revise or update the Special District Policies in conjunction with the involved and affected county departments.	
151	5th bullet from bottom add "The County should... At the start of the sentence		
151	HC2-4 CHANGE TO municipal boundaries to limit....		
151	Page 151 - 17th bullet - Who should function as the coordinating body? (add the County)		
151	P 151- HC2-4 - would suggest changing the word "prevent" to "limit", as is may be difficult to entirely prevent the creation of new enclaves- HC2-5 Typo "reviewed" change first limit to boundaries and then change prevent to limit.		

152	HCS-2 spacing issues where the words start		
152	HCS 4th bullet from bottom. Delete mid-term and page 63 from the sentence		
152	Page 152 – Objective HCS-2: has extra space after it agree		
155	-as noted the urban renewal area language implies EPC is directly involved, whereas I believe the role is to participate in review of municipal urban renewal areas to assure EPC interests are reflected. MARK PER CARL S ADDRESS		
163	Pg 163, Add bullets to emphasize protection of military APZs, FAA notification areas, and wind farm impacts to flight training.		
163	Pg 163, Objective MI-3: Consider re-stating to prioritizing the improvement and expanding the capacity of existing roads or construct new roads to improve connectivity to and support of Schriever AFB operations.		
163	M2 9th bullet. Delete mid-term and page from sentence		
168	P168 -seems like the branding strategy might fit better under economic development Change recommended	move to ED2	
	Proposed replacement antenna image attached.		
	Schriever AFB review comments submitted via website questionnaire on 4-6-2021. A printout of the completed questionnaire is attached, along with support exhibits, and a proposed updated image to be considered for use in the military chapter.		



April 6, 2021

Nina Ruiz
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

SUBJECT: Engineering Review Comment
Mountain View Electric Association Inc. (The Association)

To El Paso County:

The Association has these comments about the following:

Project Name: El Paso County Master Plan
Project Number: MP211
Description: Revision to the El Paso County Master Plan

The Association has no objections to current plan at this time. If there is any removal, damage, or relocation of facilities it will be at the expense of the applicant and a review of easements will be required in order to serve.

If additional information is required, please contact me at (719) 494-2636. Our office hours are 7:00 a.m. to 5:30 p.m., Monday – Thursday.

Sincerely,

Gina Perry

Gina Perry
Engineering Coordinator II

This Association is an equal opportunity provider and employer.

Falcon: 11140 E. Woodmen Rd., Falcon, CO 80831
Limon: 1655 5th St., P.O. Box 1600, Limon, CO 80828
Monument: 15706 Jackson Creek Pkwy., Suite 100, Monument, CO 80132

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Tom Bailey

Mark,

Here are all the comments I have time for. I added to the attached matrix, and appreciate that many of my earlier comments have already been addressed. I highlighted a few that were still issues, in my opinion, and hope we can discuss some of them next week. Likewise, some of the comments below have also been addressed, but a few are still problems for me.

The biggest issue is that the implementation section fails to identify specific agencies to undertake the specific strategies or monitor progress toward the objectives. Without that specificity, will anyone actually feel responsible enough to see any of these things through? PCD might, but how can you get buy-in from other County agencies? By having the PC as the approval authority for the Plan, it seems like we've given the BoCC a pass on having any responsibility for enforcing it.

As I mentioned on Thursday, I'm not sure I like the way the checklist is portrayed. I can see some value, but don't believe this version is quite ready for primetime. I think my comments in the matrix explain it a little more.

There are still lots of editing issues throughout. I identified several in my comments, but by no means got all of them. The implementation section seemed to have some formatting issues where hyphenated words still appear in the text even though they're no longer needed to wrap the word at the end of the line.

And finally, I'll reiterate my concern about the overrepresentation of certain ideas and perspectives. Yes, the public has the right to be heard, but someone (the PC?) must be able to filter those inputs. Even things like HL's emphasis on transit should be tempered by the realities of the County so the Plan should not give too much prominence to it (or "equity," or alternative energy, or climate alarmism, etc.). Similarly, just because the water guys provided lots of "strategies" maybe we don't need to include all 49 of them!



Bailey Master Plan
Comment Matrix.docx

Eric Moraes, Planning Commissioner

Formatting and Errors (Mark's notes in red)

Page 1 – You did not list Chapter 14 (Implementation) Resolved

Page 12 – 15 – Chapter titles next to page numbers do not match the actual chapter title (Is it Community Vision or County Vision?) change to county vision

Page 16 – 47 - Chapter titles next to page numbers do not match the actual chapter title (Is it Land Use or Placetypes?) should be Land Use

Page 20 – 2nd paragraph states housing affordability is on Page 57, it is currently on Page 58 **change to 58**

Page 24 - You list a supporting use of Estate Residential to the Rural Placetype. The text in paragraph 1 states that the minimum lot area is 5-acres per unit. However, in the bullet in the middle, you wrote minimum 1 unit/5 acres. This to me says that is the minimum, so I can have 100 unites per 5 acres and it will meet your minimum. I think you want to say Maximum 1 unit / 5 acres or Minimum 5 acres / 1 unit. **The numbers are the same but the terminology should match**

Page 36 – Under Land Uses change the first and third bullets to read Light Industrial / Business Park and Office. This is what the Table on Page 23 lists them as. OR change the table to reflect that Office and Business Park should be together. I guess that is the real question. “Do business parks belong with Light Industrial or with Offices?” The only places where this decision would affect things as I see it is in Urban Residential and Regional Center (where they are supporting uses) **page 36 separate out office, and combine light industrial/business park like the table says**

Page 49, 51 - 54 – Minor point, but would it make more sense to use letters versus numbers when labeling locations on maps so as not to look like a hierarchy of priority? **dont need to change**

Page 61 – Employ Financial Incentives paragraph, second to last line, I would delete (Page XX) or make sure you fix it. To me. If someone wants to see the info in the Implementation Chapter about employing financial incentives, they can find it as hopefully that chapter isn’t too convoluted. **Delete the XX and include Page 144**

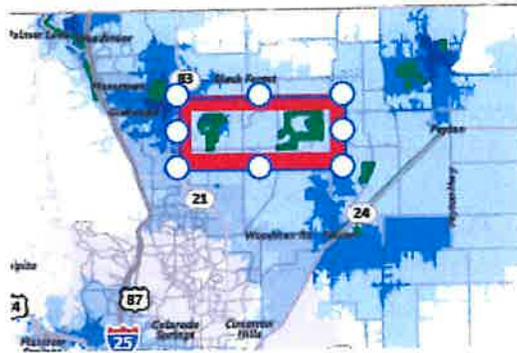
Page 68, 69, 71, 72 – Minor point, but would it make more sense to use letters versus numbers when labeling locations on maps so as not to look like a hierarchy of priority? **dont need to change**

Page 81 – The graphic on the right. This graphic comes from a 2016 Plan, as I understand it. The labels say that there are projects in the 1-4 years and 5 – 10 year timeframes. Is this from 2016 or 2021? **that is from the 2016 date**

Page 92 – The font for the Pikes Peak regional OEM looks different than the rest of the document. Not sure if this was on purpose **change font to be consistent**

Page 115 – Under the first paragraph, it should probably read “become officers in the U.S. Air Force and U.S. Space Force **I am unsure about this one**

Page 117 – How come the areas immediately adjacent to these parks are a 10 – 15 minute drive from them? I think they are Black Forest Regional Park and Black Forest Section 16. (See pic below) **I don’t know why. Copied from Parks.**



Page 129 – Under Surface Water, Chapter 12 is not Resiliency and Hazard Mitigation **change to Chapter 13.**

Page 129 – Under Riparian Areas – It may just be me, but the last 4 lines look like different font (all squished together) **Trisha, please check line spacing**

Page 131 – Chapter 4 is called Housing and Communities **agree**

Page 141 – develop-ment and stake-holders does not need a hyphen (Maintain Public Communications) **agree**

Page 147 - imple-mentation does not need a hyphen (Action Matrix) **agree**

Page 152 – Objective HC3-2: has extra space after it **agree**

Page 152 – 15th bullet – Did you mean to include “(Mid Term) (Page 61)” here? **Delete in sentence**

Page 163 – M2 - 9th bullet – Did you mean to include “(Short Term) (Page 114)” here? **Delete in sentence**

Minor point, and more of a curiosity question, Was there a reason that some of the action Matrix was written with one Goal per page and others with two goals per page? For example, Transportation and Mobility goes from 1 to 2 to 1. **No logic, simply spacing**

Overall, it seems as if different people wrote each chapter. As I read it, the style changes a bit, but where it really sticks out to me is when I read the other Chapter call outs. Sometimes there are in bold, sometimes they have colons, etc. (see page 58, 65, 92, 129, 131) **Agree. Some use a period and 131 uses a colon.**

Master Plan Planning Questions

On Page 23 / 44. Was there a reason that Heavy Industrial (Limited) was not listed as a supporting land use for Utility? It seems to me that there can be manufactures of equipment that can be used in the Utility Uses (power plants, waste water treatment, etc.). Having a limited amount of heavy industrial that can support utilities right next door to the utilities themselves seems to make sense. **This is on purpose. Most utilities do not require heavy industrial zoning. The landfills are located in the A-5 zoning as a special use. The wind farm and solar farms are overlay zoning. If we added supporting land uses that would require heavy industrial zoning in areas that do not have the facilities or service for those suse. That would require heavy industrial zoning and the cadre of allowed heavy industrial uses not associated with that utility land use.**

Page 25 / 27 / 29 – SAFETY ISSUE: For the Rural and Large Lot Residential and Suburban Residential (which can have fairly large lots up of over 2 acres) placetypes, I strongly believe that side paths and / or sidewalks are an absolute necessity when residences are built within the current walking distance to any school. A big issue in Woodmoor (intentional or not) and other areas is that there are no sidewalks or side paths in the entire development; however, District 38 expects students within 1 to 1.5 miles (depending on the level of school) to walk and do not provide bus service for free. Now, I am not saying that we need to encumber a developer to put sidewalks in everywhere in the rural or rural residential districts, but the LDC should state (following Master Plan guidance) that sidewalks/paths need to be in places that within the current school district rules. If rules change and move the radius out in the future, so be it. But to not account for the reality when the development goes in, is a huge safety concern. This is alluded to on Page 25 (B) Page 27 (B & C) and Page 86, Page 95 (Safety); but not stated strongly enough in my opinion. **Disagree. On these larger lot areas the developer should understand the benefit and provide what the market wants. Our standard road design and subdivision standards require sidewalks on lots smaller than one acre. So, the County has a mandatory design sidewalk standard for smaller lots, but leaves what is truly a (child) safety issue up to the developers' understanding? The logic does not make sense. Serious question, if market forces are so strong why not just leave sidewalk inclusion up to the developers' understanding of the market in all residential areas? With this El Paso County can always have a standard walk design if the developer chooses to put one in, but if the market doesn't dictate it, none should be included. Again, I am not asking for sidewalks throughout the WHOLE rural and large lot placetype, just in areas where it is known that kids will walk to school. This is not out of line of what is already written in the draft, which does not say anything about market forces. In fact, the draft plan states that some clustered large lot residential areas will have sidewalks and sidewalks establish a safe way to make short trips versus parents driving kids to school increasing automobile traffic:**

- Sidewalks *may be required* where pedestrian generators exist or are proposed in order to ensure connectivity (Page 25 Rural Placetype)
- Clustered development *has* a sidewalk network (Page 27 Large Lot Residential Placetype)
- Walking paths, trails, and other designated routes provide additional access
Well-designed pedestrian infrastructure is the foundation of healthy communities. Features like continuous sidewalks, crosswalks, human-scale lighting, and shade establish walking the safe, easy, and enjoyable way to make short trips and can increase the number of trips made on foot (Page 86 Multimodal Transportation – Sidewalks)
- *Rural placetypes generally have minimal sidewalks but are included at activity generating areas.* (Page 86 Multimodal Transportation – Sidewalks)

- To make routes to school safer for students the County should partner with schools to design projects that make crossing these major intersections and navigating to school safer. (Page 95 Safety)



Page 29 (and Page 28) – A picture is worth 1000 words as the saying goes. In the Suburban Residential Placetype you include having 1 DU / 1 to 2.5 acres as a possibility, when I look at this graphic, no where do I see anything on the order of these larger than cookie cutter home sized lots. Pretty much everything in the picture looks like homes with 5’ side setbacks. To me, the County really has not captured this mid-sized lot living. You know, those that may require a ride on mower to mow. Does the County and / or Master Plan Committee not see these types lot as an option in the future? It just seems a bit weird or different that lumped into Suburban Residential are lots that are 8000 sq. ft. all the way up to 108000 sq. ft. That is quite a big jump. I think there are many people out there that want to move away from looking in your neighbor’s kitchen window to just have a bit more room to spread out without going to the well served lot sizes. Again, a picture is worth 1000 words and the one presented doesn’t look encouraging for those wanting to live in El Paso County in mid-sized lots. **Economics drives this discussion. We have a 20,000 square foot lot size in the RS20,000 but few use it (woodmen Hills, paint brush hills). Generally, since anything less than 2.5 acres requires central water and sewer, and a different road design and generally would require overlot grading, there is little incentive to increase the lot size beyond the 5,000 square foot size. So are you saying from here out, almost all new development in areas with central water and sewer will be 5000 sq. ft. as going beyond has little economic incentive?**

Page 40 –

- 1) I would make the first bullet under supporting “Single Family Detached Residential (Limited)” This is a similar format that you use on Page 26 for Commercial Service and Retail. I think the point you are trying to make after reading the text is, you can have homes, but not a lot. **disagree**
- 2) There is no “Neighborhood Commercial” Land Use. You probably want to say, “Commercial Service (Limited), Commercial Service (Limited)” **disagree. This is a master plan, not a zone district. However, a followup outcome could be a consideration of changes to the zoning resolution I guess I was under the assumption that every use listed under the primary and**

supporting land use on page 24, 26, 28, 30, 32, 34, 36, 40, and 42 were land uses depicted in the table on Page 23. Neighborhood Commercial is not one of those land uses. I will admit that on Page 44 there are land uses that are not from the table, but those are easily understood and described by the average Joe (e.g., Landfill, Power plant, Water Treatment Plant). Neighborhood Commercial just sticks out like a sore thumb as it is not one of the 20 land uses that are in the Table and / or in the other placetypes.

- 3) Create a new bullet between Tourism Commercial and Institutional that says "Entertainment / Arts" and delete Arts, Entertainment from the Tourism Commercial line
disagree

Page 42 – You state in the 2nd paragraph that the County is partnering with installations to maintain compatible transitions adjacent to each installation through open space protection. If that is true, why isn't (parks /) open space a primary or supporting land use? Seems like a bit of a disconnect to me.
Agree. Add parks/open space

Page 55 – 3rd bullet – Wouldn't smaller lots tend to lead to more homes developed in the Mountain Interface? It would seem if you want to limit the number of homes and preserve the natural beauty (Page 40), the County would require the largest lots you can zone. Sure the homes *may* be bigger, but you are guaranteed to get less of them. Why are we saying "smaller lots"? **disagree. larger lots create more roads and other facilities. As you drill further on page 55 it says large lot is discourage (well and septic issues) and smaller lots should have central services** Ok, I can see your point. I guess my thought was that, from a "not negatively impacting the natural function" point of view, my novice brain thought that looking at the mountains from a distance with less density, you may see small pock marks of homes versus a subdivision of 5000 sq. ft. lots scarring the view. But I do see your point about central services versus wells and septic. Let me ask you this, how economically feasible is it put in wells in that area of the County? Would forcing homes on wells via large lots, in turn limit the number of homes built just by the economics of getting those homes on wells?

Page 61 – After reading the "Increase Density In Target Areas" has the discussion of Residential over Retail (i.e., residential lofts over businesses) been discussed, especially in the Urban Residential and Rural Center placetypes? These sentences don't really address it:

Additionally, Rural Center and Regional Center placetypes can accommodate more intense residential uses to increase support for businesses. Single-family attached and multifamily units should be located directly adjacent to commercial focal points to accommodate density in the County. **Mixed use is allowed by zoning in these area (special use), but perhaps it should be directly addressed as you say. I think so, but this is something the MP Committee or PC can discuss in the upcoming meetings.**

Page 88 – Under Colorado Spring Airport, you mention the Denver Regional Council of Government's Airport Compatible Land Use Design Handbook. Why is this handbook not applicable to Meadow Lake Airport?

Page 150 – Strategy 1 is to Continue to prioritize, however, you wrote it as a Long Term Goal. I would think this would be on-going according to the definition of on-going on Page 147. **I guess it could be either. Long term because it could be may years before utilities extend all the way out there. This is**

minor, but something that the MP Committee or PC can discuss. It just sounded weird when I read “continue” to do something and then make the goal complete 5+ years down the road. Maybe a better way is to say just to delete “Continue to” and say “Prioritize Suburban Residential”

Page 151 – 17th bullet – Who should function as the coordinating body? (add the County)

Page 154 – ED1 Bullet 8 – Why is requiring improved screening a long term goal? To me this seem like it can be something completed in a time frame quicker than 5+ years. This is tied to new development establishing the buffers, which could be long term for redevelopment

ACTION MATRIX – Has anyone discussed the concept of not using 1-3 years, 3 – 5 years, and 5+ years as the timeframe? To me it makes more sense to use 2021 – 2024, 2024 – 2026, and 2026+. The rationale is that by making hard timeframes with specific years, it allows the staffs and committees to see time limit coming. By saying 3-5 years, it may become somewhat of a “we’ll get it done” and the next thing you know, it’s 5 years later and the strategy has not been implemented. Also, 3-5 year tasks soon become the 1 to 3 year tasks and readers may lose sensing this. Additionally, by putting on specific timeframes you can then move some of the 5+ year (2026+) tasks into the next 3-5 year bucket (which next year will be (2025 – 2027) while leaving other out for a year or so. This can be part of the Next Step of Updating the Plan at regular intervals. (Finally, by the time the PC approves the MP, 2021 is almost half over, so I didn’t include it in the 1 to 3 year timeframe, anything done in 2021 is bonus for the County.)

ACTION MATRIX – Would it make more sense to sort the Strategies by Priority at the top, then On-Going, then Short, then Medium, then Long Range timeframes rather than sort it by the page they came from? The page listing is ancillary to the priority of the strategy. (And then as I look even deeper, the strategies are not always in page number order – See Page 166 CH1.) This makes me ask, what is the rhyme and reason the strategies are listed on each page in the order that they are. The strategies (other than priority) are in the order they are found in the document. Although I would rather see a true list of time prioritized strategies (i.e., grouped by priority then by prioritized short, medium, long), if what you are saying is the way you want to present the plan, then have the consultant go through and double check Chapter 14. Just from my quick glance, I have found out of order strategies on pages 148, 149, 150, 152, 153, 154, 155, 157, 158, 159, 160, 161, 163, 165, 166, 168, and 169. Though now that I look at it, it does look like the “Priority” strategies were pulled to the top of each list and the rest were sometimes put in page order (but not all the time.) My one last comment on this would be to have everyone take one last look at the strategies with the word “Prioritize” in them to see if they should be a “Priority” strategy. For example, “Prioritize protection and conservation over new development and redevelopment in the Mountain Interface placetype, where appropriate,” seems like a “Priority” strategy to me.

(If there is time, within the Short, Medium, and Long Term, specific strategies should be prioritized. To me this list of strategies tell me that if I had one more dollar to spend, where I should spend it. Not saying we can’t be flexible when the time comes and certain realities will allow us to jump ahead, but going in, the plan seems that it should lay out an ideal case for the County Commissioners to look at when having to spend money.)

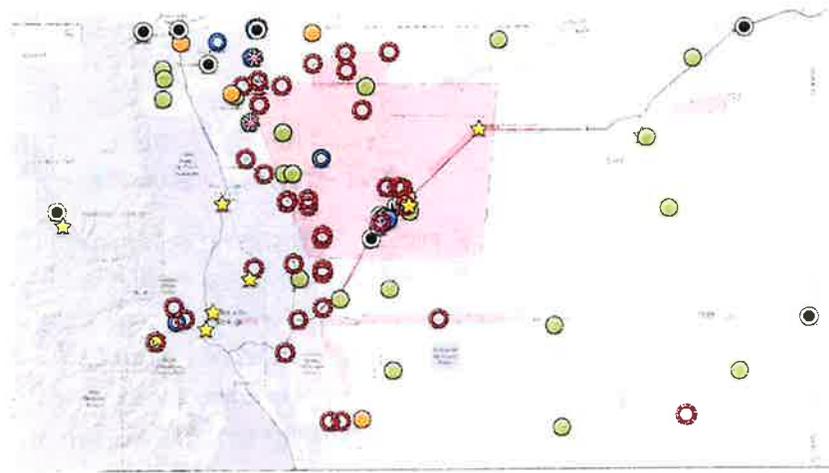
ACTION MATRIX – Can you better define “Priority”? It seems like some priority strategies are in the 5+ years for completion. To me it seems if it is a priority, we shouldn’t be waiting 5 years to see that some

entity accomplished it. There is probably a reason, it just isn't clear as written. **Priority does not need a time frame** So, I read this as Priority is a more heavily weighted strategy than other and if there is a conflict in a project that adheres to a priority strategy, but may "violate" a non-priority strategy, the tie goes to adhering to the Priority. Maybe just having the consultant and MPC spelling that out on Page 147 would be appropriate.

ACTION MATRIX – To me when I read the strategies, some of the things that are listed as on-going seem like they aren't on-going and, as stated above, (like my comment for Page 150) are written as a continuing action, but are listed as long-term. An example of the former is on Page 166 CH2, first bullet. It says "Consider interventions" but it is listed as an on-going strategy. Just seems like a disconnect. Also, on the same page under CH1's 4th bullet, it says and on-going strategy is to identify connections. Are those things going on or do they need to be done in the future. There are just a lot of those in this section and it makes it a bit of a tough read to understand what you are saying. **This section is from the existing Community Health Improvement Plan.** My comment was more about strategy wording versus timeframe disagreement, versus specific bullets. Another example of the disagreement is on Page 151. The second bullet says, "Develop an intergovernmental agreement" but you are saying it is on-going. How can it be on going if the strategy is to develop an agreement? Do you mean to continue to develop agreements? Again, there are just a bunch of these in there that the way they are written conflict and the associated timeframe – future versus current.

***Will there be any requirement to provide an update to the PC and/or BoCC each year on what strategies were accomplished?**

Was the data from map.social used in the creation of this Master Plan Draft? It just seems as I went back to look at this a few people used the term "Placemaking" and marked areas to define them. I'm guessing this means signage and stuff to tell visitors they are now in El Paso County and the Pikes Peak region. I also saw many thumbs up for the preservation of open space up near Palmer Lake and those foothills, but it seems like most of that area is slated for Suburban Residential. I thought this was a good idea, it just seems like those ideas of "placemaking" never made it into the Master Plan. **map.social was used in the development of the placetypes at the start of the process, but with extensive review and discussion by staff over the course of the plan. The response for preserving open space in where Forest Lakes and adjacent areas seems a bit out of place since Forest Lakes is the epitome of what conservation design should be, and this area of the county borders so much national forest land. It almost seems like the responders were trying to keep people out.**



Overall Planning Concerns

Page 46 – Here is a philosophical question from a Planning Commission commissioner:

How far into one designated placetype can uses from another placetype (that is neither a primary nor supporting use) protrude with it still living up to the spirit and intent of the Master Plan?

I totally understand, that a plan is a plan. And it is solid until first contact with reality or when the underlying conditions change. We must be flexible, that is known. But this is more of a conundrum that we can run into and probably have in the past. If the underlying thought that as long as one zoning district touches another to be rezoned, the rezoning should go through even if the County did not envision that new zoning district in the placetype when the Master Plan was created. This can easily lead to the *domino effect* of areas getting rezoned to allow uses that were not intended by the citizens who created this if we keep saying yes to things that touch other things just because they touch or are near each other. This “Placetype Transition” section is what I see as a “get out of jail free card”. I strongly feel that this should be a discussion for the Planning Commission to have once this Master Plan is in place. Again, we must be flexible. But maybe the PC should to create an unofficial policy that placetypes and their primary and associated uses can overlay by some distance from the Master Plan’s direction. Maybe it’s a lot deep, maybe it’s a mile deep, maybe it’s the next collector road or minor arterial deep. But to give no direction other than everything is flexible detracts from the strength of the work that went into creating and placing the placetypes. At the same time we want to treat all citizens as fairly as possible. Having no policy other than we can be flexible can lead to some rezonings to happen and others to not can leave a lot of question marks in applicants’ heads as to what methodology we are using.

Page 50 – After reading the “Costs” paragraph, the following question popped into my head, “Has there ever been a study in the Planning field that looks at cost of infrastructure against density to find a sweet spot?” Using roads as an example, the less dense an area, the less roads are used, but at the same time, the less taxes that come in to fix the roads. But in a more dense area, you will have a larger tax base, but many more people are using the roads, so they will deteriorate faster. Just wondering if this has ever been studied. **I don’t have that information. For every study, there is a study that suggests the opposite. See conflicting statements about whether growth pays for itself. Gotcha. I guess so many variables to make a general rule of thumb.**

Page 82 – (NOTE: I’ll admit, I do not know off the top of my head what the LDC says on this.) This may be more for the LDC or maybe a MP strategy, but it came to me while reading the Subdivision Access paragraphs in the Master Plan Draft. Would it make sense to have the LDC state, in order to improve access to subdivisions that developers use a calculation of access points based on the size of the subdivision (single family and townhomes). For example, something like this:

- 2 points of access for all subdivisions up to 250 lots;
- 3 points of access between 251 lots and 400 lots;
- Plus an additional 0.5 points of access for every 100 lots above 400.

The current standard is 25 lots on a non-through street, with a maximum cul-de-sac design of 1000 feet before you have to connecting streets. I’ll let our engineers discuss competing access. It seems like residents like long low traffic cul-de-sacs, until they need to get out in a fire or have access in the

event of blizzard. There will be opportunities for modification of the regulations to implement the Master Plan recommendations.

Page 112 – Under Schriever’s Compatible Land Uses, I read this:

In addition, as noted in the Peterson AFB section, the County should coordinate with Schriever AFB on land use proposals located between Schriever AFB and Peterson AFB to ensure radio frequency interference does not compromise mission requirements.

Does this happen currently? Both are review agencies in EDARP and receive notices. We generally notify Shriever of any land use actions between Banning Lewis and Shriever.

Final question: In the future is there a plan to officially categorize the LDC Principal and Accessory Uses as one or more of the 20 Landuses in the MP Chapter 3? No And similarly, officially place the current or future zoning districts into the 11 placetypes? No The latter seems a bit tougher, but I am just trying to find a systematic way in my mind to correlate a rezoning to a placetype. In other words, if someone wants to come in and rezone a piece of land in the placetype of Rural Center as CS, how do we know if CS is a good fit for that area or intended to be in the Rural Center placetype? I personally don’t believe that using the applicant’s proposed use is the end-all-be-all as we need to remind ourselves that once it is zoned a way ANY use allowed in that zoning district is allowed by right. Again, we want to be as fair and consistent as we can be with all applicants and without a systematic methodology we can get caught looking like we are playing favorites. Just my \$0.02. Good question, which will likely be a followup regulatory discussion to the MP adoption. Certainly the CC is a good fit, but the CS zone district allows additional more intensive (including wholesale) which might not be a good fit. Yeah, I guess the \$64,000 question is how do placetypes and zoning districts interrelate. A definite discussion I would like to have on the PC around MP adoption along with transitions. As a PC commissioner, I definitely want my rezoning decisions to adhere to the spirit and intent of the MP. Again, to me it will be easy and straightforward for the residential placetypes, but awfully confusing for the commercial placetypes.

Dwelling, Detached Single-Family
Dwelling, Multifamily
Dwelling, Two-Family
Educational Institution, Private
Educational Institution, Public
Electronic, Electrical, Communication Equipment Manufacturing
Emergency Facility, Private
Emergency Facility, Public
Energy Generation Facilities less than 50 MW
Explosives Manufacturing
Family Care Home
Farm
Fertilizer Manufacturing
Financial Institution

PLACETYPES	LAND USES																			
	Agriculture	Manufacturing/Wholesale	Office	Single-family Detached	Single-family Attached	Multi-family	Hotel Use	Healthcare	Commercial Retail	Commercial Service	Government	Other	Light Industrial/Office/Service Use	Heavy Industrial	Military Operations	Public and Open Space	Special and Historical	Utility		
Rural	●	●	○															●	○	
Large-Lot	○			●					○	○									○	
Suburban				●	○	○			○	○									○	○
Urban Residential				●	●	●	○	○	○	○			○						○	○
Dural Center				●	○	○		●	●	●									●	
Regional Center				○	○	○		●	●	●		○							○	
Employment Center								○	○	○			●	●	●					
Regional Open Space																		●	●	
Mountain Interface				○					○	○	○							●	●	○
Military				○	○	○		○	○	○		○	○	○	○				○	○
Utility																			○	○

● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype
 ○ Supporting Land Use: Use program generally serve to support the primary land use

Carl Schueler's additional comments after Implementation(his notes in red)

Implementation Chapter comments:

- Since it now appears there will be an IGA as of 4/13/21, it might make sense to address in implementation chapter and maybe tweak language on p. 148 under Goal LU2. **Need to recognize the IGA in the MP- will need to make corresponding changes to the annexation section.**

P 145- my understanding is urban renewal area designations in Colorado are limited to municipalities and I believe "clock" is 25 years in CO, but can be reset. Not sure on the 50% rule.. Would suggest rewording this to read more as coordinating with City of Colorado Springs (which is required now by State law). This section implies El Paso County has direct role. The priority policy on p 155 also could imply UR is a county function, when, as I understand it, what really happens is there is now a prescribed County role in what is a municipal process? **MARK to research and verify**

P 148- my assumption is there will be little unincorporated non-residential land to develop in your "Airport Area" following anticipated annexations of vacant land in the Colorado Centre Metropolitan District area. **Only along Horizonview**

P 148- for LU2-2, honestly the opportunities for annexation of enclave or parts thereof will be most tied to new development or redevelopment. Therefore, if you could somehow tie LU2-2 with LU2-3 to encourage consideration of annexation in association with new development/ redevelopment, that would be good- and yes at same time you could refer to IGA considerations such as logically addressing ROW and infrastructure in association with that **No change recommended**

P 149- LU3-4- still not too comfy with urban residential place-type for some enclaves that are low density enough that they push the notion of even being suburban **No change recommended**

P 149- LU4 -second priority is weaker than IGA might imply- I believe the intent is to at least look at the potential for future annexation of more than just currently contiguous parcels. **Per IGA, revise language to be stronger and to include the correct buffer.**

P 150- might want to define larger enclaves- not all geographically large enclaves may make sense for this- and as noted above, a certain threshold of redevelopment provides a good trigger to consider/require annexation of enclave properties in some cases – HC1-2- considering densification provides an opportunity to pursue annexation. **No change recommended**

-for second priority bullet, additional development in Colorado Centre makes sense to be part of an annexation

P 151- HC2-4 – would suggest changing the word “prevent” to “limit”, as it may be difficult to entirely prevent the creation of new enclaves- HC2-5 typo “reviewed” **change first limit to boundaries and then change prevent to limit.**

-Ellicott recommendation under specific strategies could imply more urbanization than contemplated under your rural center idea **No change recommended**

P 152- HC3-2 and 3- as noted the size of an enclave is not always the best predictor of appropriated future use or redevelopment

-essentially all properties abutting Horizon View Drive are already in the City, and as noted, densified uses in the vicinity would logically belong in Colorado Springs **No change recommended**

-it would appear that the more logical place to provide supporting uses for residents near Schriever Air Force Base would be immediately north of that facility (whether ultimately annexed or not); conversely the rural center at Ellicott would support residents from a large and low density market area farther east. **No change recommended**

P 153 – appreciate the focus on infill, noting that some established unincorporated urban density areas are even older than me. **No change recommended**

P155- minor point related to the above, but main Street in Security could also be redeveloped not solely with commercial uses **No change recommended**

-as noted the urban renewal area language implies EPC is directly involved, whereas I believe the role is to participate in review of municipal urban renewal areas to assure EPC interests are reflected. **MARK PER CARL S ADDRESS**

p. 156- under strategies 24 and 94 are mentioned specifically but not Woodmen or extension of Briargate-Stapleton **No change recommended- these are CDOT roadways. We can add another specific strategy to add in these additional roadways.**

p. 157/ 158- appreciate the inclusion of multi-modal recommendations, particularly for urban density unincorporated areas. **No change recommended**

P164- might consider including “fiscally sustainable” to the priority for neighborhood parks **No change recommended**

-as noted, there is an apparent missing link as to a program for or responsibility to provide “community level park and recreation facilities” which fall below the regional infrastructure provided by the County and above the neighborhood facilities addressed here **No change recommended- may be addressed with Park MP**

-might also make sense here to address the role of the regional parks and trails EPC is in the business of, as it relates to recreation and tourism **No change recommended- to be addressed in Park MP**

P168 -seems like the branding strategy might fit better under economic development **Change recommended**

Original Carl Scheuler comments: **Comments were from an earlier version of the plan and may have been corrected**

General Comments

A. **Implementation section does a good job of capturing the operative elements all in one place- The Evaluation Checklist on p 143 is a particularly useful tool.** I'm thinking some of A and B here could end up covered on the Implementation section, that is not yet part of the draft I reviewed . However, before I even reviewed much, I looked at the plan from a "navigation" perspective in terms of what the "operational" content was. In other words, if there was a County sketch plan or zoning request, or a county road or park project, or a code change, how would I get to the information in the plan that is most pertinent to that decision without having to read and know it all. Put another way, if I was a plan reviewer or an outside developer, or a neighbor and I only had 20 minutes to get to the most relevant information and recommendations, could I do it? My concern is that after the core principals and goals, which are there front and center, it is not always clear where to go and where to go next and to find the most relevant guidance. It is not always clear which maps are intended to be operative as guidance, and which are more for background. Recommending language is interspersed throughout chapters and not always in the same place and form. In some cases, recommendations from other plans (e.g. the water plan) are quoted directly, there are detailed area specific recommendations interspersed in different places (e.g. page 54), while other recommendations are essentially interspersed within the descriptive text. For example, if I did not read all of page 63 it could be had hard to have gotten to the recommendation that CLTs are encouraged. Similarly, on page 75 there are recommendations for business development and retention that are in a different format and can only be found if one has read entire content of the plan.

- a. Maybe for each chapter it would help to pull out:
 - i. The key maps for operative use of the plan **could still be done**
 - ii. The key polices – at least navigation to them **done**
 - iii. Most important related plans **could still be done maybe on each "chapter page"**

B. Having some key terms defined would help, both so the user is clear on meanings, and even if they would be based on the full text of the plan, for efficiency, so they do not have to. A few examples:

suburban development, regional center, employment center, large lot or ranchette development, enclaves, near enclaves **would still suggest this**

C. I think this has been commented on by Steering Committee, but many of the maps will only work if they can be zoomed into **assume this functionality will be there**

D. Would be helpful to have captions for several of the photos

E. Generalized source references would be good for certain data provided in the plan, particularly if it is a projection or folks might wonder more where the data came from and what it really means (examples: page 10 projections and who did the wildlife map on p. 9)

F. I'd potentially be concerned with the level of detail for some of the data pulled into the body of the plan from the County profile. One example is the housing data in Chapter 4. I would not be surprised if 5 years from now, that some of the Zip code affordability data changes a lot.

G. I'd move Areas of Change in front of Key Areas, as a logical progression. Then as noted, in my opinion, the document needs more language around how much could still happen (in a relative sense) in the areas not indicated as areas of change, areas of focus, key areas, in other words in rural place types etc. Recently there was an article in the Gazette about "the dry" in which a rural resident talked about the "sea of lights" which he counts, going from say 10 to 100 and might be 10,000. In the some of yellow areas on page 20 there could still be a 10 to 100 or a 100 to 500 change, but not to 10,000 (which is important). Similarly, the term "minimal change" would benefit from some additional context, since activities including redevelopment, infill, locally unwanted land uses, disinvestment, reinvestment, market-obsolete uses- etc. are viewed as more than minimal change by the immediately impacted properties. I look at Security-Widefield or Stratmoor Valley over a 20 year period and do not necessarily see "minimal change", particularly in non-residential areas. In my opinion, if you changed "minimal change" to "limited change" that would help. Then your 1% "transition" increment works for those developed areas expected to see truly transformative changes **Notice in several places in implementation section you qualify that quite bit of land use activity could happen in minimal change areas, and I also note the multiple instances where you have language about infill and redevelopment in these area. Still think "limited change" is a better caption**

H. You may have updated this already, but on Page 50, would in make sense to change the labels from "Potential Annexation Areas" to "Annexation Area of Interest" We have a few suggested tweaks, which would include City owned properties not shown

I. Will want to make sure the version you all approve has BLR North in the City, We can get you a shapefile

J. Although, the Master Plan has considerable content on parks and trails, including in your new Recreation and Tourism chapter, what appears to be missing is a comprehensive assessment of and approach to the neighborhood and community parks infrastructure necessary to support various categories of existing and future land uses in the various place types and priority areas. This has been a challenge for decades, with the County relying on metropolitan districts to some extent for the more granular system, but to my knowledge with access to neighborhood parks not necessarily set as a standard precedent to approval of additional urban density development in the County. I note from

your last Steering Committee meeting that community level parks in particular end up being side-stepped, as not being either a County or developer responsibility for implementation or programming.

Specific

Page 7- first sentence under Municipal Land Use..... is not clear to me **start this section with "Development is not limited by City boundaries, the impact within the City boundaries impacts the County and surrounding jurisdictions."**

Define regional center and employment hub, I also get confused by locations and centers of these **No change recommended**

Page 8- some of these terms are defined in the text, others not, Toy Ranches is and "urban enclave" whereas high density in Falcon is "suburban"- again better definitions would help as in Toy Ranches is surrounded by City urbanized development which it self is a 'suburban" place type pattern **No change recommended**

Page 11- bit of a detail, but for a comp plan the market trends tend to matter whereas the Q4 2019 quarterly snapshot will be stale old news before this document is adopted **No change recommended- no data available for recent**

Page 13- vision (presumably vetted and adopted) is about 1,000 words long- suggestion: highlight key words and phrases in bold **No change recommended**

Page 14 and 15- as noted this part of guidance is front and center and easy to navigate to, presumably these two pages could be one for the first and only places to go to for measuring comp plan consistency

-define attainable housing in 2.3 **No change recommended**

Page 21- might be worth distinguishing here if the percentages are inclusive or net of municipalities or military. Also "managed lands" as in Bohart Ranch, and Chico **No change recommended**

Page 22-23- as noted, having some definitions would help, in part to reduce the need to read the whole plan **No change recommended**

Page 30 – as noted the urban residential place type is a little challenging to me because what actually defines these is the fact they are enclaves, and not much about urban density. Several enclaves are not fully urban density and will not likely be 20 years from now, even if annexed. Conversely, a lot of your "suburban" areas in the unincorporated County are fully "urban" in terms of density **No change recommended**

Page 38- Big Johnson parcel does not look correct, BF Section 16 missing/, City owed west of Cheyenne Mt. State Park missing, - no mention of SLB managed lands, might want to clarify that these are non-federal and unincorporated only, might also note there will likely be additional acquisitions or dedications. **Recommended Change- MARK PLEASE HELP THEM**

41- sidewalks do not provide "regional access" **No change recommended**

44- could mention here that utility corridors are not depicted and they can be a big deal in terms of horizontal and/or vertical land use impacts **No change recommended**

46- assume you have captioned these transects by now **NA**

49-Priority development areas kind of “appear” **No change recommended**

51- As noted. denoting all enclaves “urban residential” whereas all peripheral areas are “suburban residential” can be a bit challenging . Might be good to clarify at least that this is not entirely about density **No change recommended**

51- I’d call area #1 on this page Colorado Centre/Colorado Springs Airport since these unincorporated areas in some cases have little to do with the Airport **No change recommended**

52- I would not consider #2 on this page to be “Falcon”. Maybe call it Woodmen Road North **No change recommended**

52- Should differentiate sub-area boundaries where they abut- as in between 4,5 and 6 **change the color of boundary**

59- etc. Id stress that this data is apparently for the whole county including the 2/3rds in city limits **change recommended**

61-63- As noted it is not necessarily clear how much of this is intended for encouragement/ policy **No change recommended**

65- Conservation design and environmentally sensitive development no included as define terms (in this version) and not rolled up into the core principles and goals **No change recommended**

66- To me Cimarron Hills belongs as an employment center; also you could add a note here that the largest unincorporated employment centers of all (military) are covered in another chapter **WE already changed this (part)**

71- Again, as noted, Cimarron Hills is unincorporated and probably dwarfs several of these other employment centers **na**

73- a lot of detail that could change quite a bit in only a few years **na**

75- little hard on this map to differentiate between municipal and unincorporated – which might be okay **No change recommended**

79- I’m not seeing a match between the legend for this map and what is being depicted on it. **NA**

80- Should clarify that heart map of traffic counts is for unincorporated county only **Recommend Change**

84- Mountain Metropolitan Transit ridership is quoted from 8 years ago- might be good to be more current – although maybe not during COVID **No change recommended**

85- good transit route map **NA**

87-should “Ring the Peak” be included? **I see this is now included in implementation chapter**

92- looks like fire station #22 is missing- did not check map- just saw that **MARK TO CHECK**

94- In Education, I'd mention school choice and charters. There are a minimum of 3 dozen charters county-wide, across many districts, so a significant planning issue. **Change to add in the verbiage that there is a strong presence of charter schools**

95- Under growth accommodation for education, you reference "immediate intervention". Besides parts of D-49 that trajectory is not running toward running out of building capacity **coordination instead**

96- As noted, particularly in Chapter 8, there are a variety for recommendations pulled from at least 3 water or stormwater plans and interspersed throughout the chapter **UNSURE of Recommendation.**

111- Schriever Air Force Base misspelled in this version **Change recommended**

111- USAFA data all incorrect in this version **Corrected**

111- looks like by total population for these bases you referring to something other than on base population, but it is not clear what this is- should clarify on this page **Change recommended**

117- drive time map to Count parks does not make intuitive sense in all cases **No change recommended**

119- going back to a prior comment, I've lost track of the managed lands status of some of the big SLB areas (Bohart/Chico) and wonder if there level of managed protection is enough to merit identification as assuming "particularly limited change" **No change recommended**

122- Noticed a couple of the biggest most regional trails do not jump out on this map. Ring the Peak, Ring the Springs, Rock island/Ute Pass, Monument/ Fountain Creek- in terms of regional vision, they are the big deal (some are mentioned on p 118) **covered in implementation chapter**

Ann Werner, PPACG



EPC Draft Master
Plan - PPACG Military

Terry Stokka

Mark and Craig,

What would be the chance to get a "Black Forest Overlay" to the master plan that would look something like the attached Black Forest Vision 2020?" With just a few exceptions, this vision statement does not violate any land development codes and gives firm definitions to density, clusters, conservation easements, etc. This vision statement could be modified slightly to be a valuable addition to the master plan. It would give us the protection that we are desiring. **No change recommended**

The draft master plan must be general in some ways but for special circumstances it needs to have more specifics.



BFPP Vision 2020 -
2021 revision.doc

Judy von Ahlefeldt

April 9, 2020 4:44 pm

Here are the two additional supporting documents to my Global Review comments submitted a few minutes ago:

1. A spreadsheet Numerical Analysis on Principles, Goals, Objectives and Specific Strategies which is a tally of all the the "items". as well as a count of the Priorities. The three graphs derived form these are on the same spreadsheet. This is partial basis for my comments and also my suggestion to RE-ORDER the Chapters to better balance this report's information.

The Global comment .pdf includes some suggested specific edits for Core Principles but I have not drilled down to hat level yet for Goals, Objectives and Specific Strategies. I hope there will be opportunity for that later.

This is built off the work that Craig Dossey did with the HLA spreadsheet for Chapter 14 for the Chapters to organize the information into a simpler Outline format. No change recommended

2. the Chapter 14 Catalog suggests a system to identify each Item (Chapter Principle, Goals, Objectives and Priorities) bu a unique catalogue number so they can be tracked if the decision is made to Re-Order the Chapters, move the Conservation Design to a more prominent place in the Environment Chapter at the Beginning and other Tweaks that might be appropriate for adjusting the overall information structure of the plan but allow each detailed "item" to be tracked after Cutting and

Pasting.

This is .doc format on regular office paper for a workable, massagable document. **No change recommended**

MANY COMMENTS RECEIVED ON DEVELOPMENT WEST OF HIGHWAY 83- THIS SHOULD BE AMENDED (YOUNGER) TO BE A PRIORITY DEVELOPMENT AREA.



Numerical -
GRAPHS.xls



Chapter 14 March
26 Catalog.doc



Overarching
Structure Final.pdf

To Mark Gebhart, and Your El Paso EPCMP Plan Team,

Attached is a .pdf of my Citizen Review Comment on Regional Open Space Placetype (Chapter 3) of the draft Master Plan (03/26/2021) which applies to the Placetypes Map for Regional Open Space on Page 38 of the draft Master Plan, to the Areas of Change Map in Chapter 3, and the Priority Development Map overlay of Placetypes at the beginning of Chapter 4.

It appears to me that some of the discontiguous and "edge" recommended Areas of Change, and Priority Development conflict directly with Candidate Open Space Areas (Map 8-3) in the EPC Parks 2013 Master Plan (Topical Element) and the Biological Resources of El Paso County (Environmental Division - 2020).

Information for both of these current documents are based on the Colorado Natural Heritage Program (CNHP) field work done for El Paso County. The forty Candidate Open Space Areas identified for the County are based on an assessment which the County (Parks Dept.) contracted for from the Colorado Natural Heritage Program 20 years ago. Most of these areas have not changed relative to their land uses and all are still important for the same states reasons in the 2001 CNHP Report. CNHP is continuing and refined, alive and well.

Colorado's State Level Natural Heritage Program, and its services to Counties, is not even recognized in the draft Master Plan, nor are its recommendations for Potential Candidate El Paso County Open Spaces (PCA's) which are memorialized in BOTH the current EPC Parks Master Plan Candidate Open Space information of 2013 and the May, 2020 Community Services Department's updated "Biological Resources of El Paso County" Environmental Division publication. This is a huge and serious omission of information.

The Regional Open Space Placetype Map on page 38 for the draft Your El Paso Master Plan does not recognize any FUTURE Open Space which has been in County Parks Master Plans (since they began in 2006), and which the County has had the information for since 2001.

This planning information (Map and Source) needs to be recognized in the EPCMP and carried forth into future conversations for protection of these identified areas if any Land Use Changes are proposed for them. The current Regional Open Space Map and discussion only recognizes EXISTING CONDITION Open Spaces, and there is no further information on this in Chapters 10 or 12.

The Judge Orr Road Open Space (now named Kelso's Prairie), and the Marksheffel Road Open Space, were identified as high risk twenty years ago and are in the Annexation Potential and Areas of Change paths now. They are both are at extreme risk now from Annexation and Areas of Change.

If Conservation Design is a serious constituent of the new County Master Plan, then certainly these long-standing PCA/Candidate open Spaces areas of protection concern should be at the front of Land Use discussions and Code protection, not run over by subdivision proposals which ignore their existence, and are omitted from the Master Plan itself.

I have copied this to the BoCC and other interested parties on this comment for their information.

I would be happy to help in adding information for this item. There are links so source material in the attached six-page .pdf.

I am submitting this as a direct document to PCD because there is not any way to do this through the HLA constrained short comment sheet on the Your El Paso Master Plan website.

This is one of several problematic high level issues with the Master Plan at this stage, which are deserving of some Planing Commission Workshops and more than just the two perfunctory Adoption hearings currently scheduled for May, 2021.

Dr. Judith von Ahlefeldt, PhD



Ch. 3 Regional Open
Space Map-Info No 1. Comments MP Maps



April 7 2021

No change recommended

To All:

I think it would be fair to point out that the "Minimal Change: Undeveloped" polygon at least in Black Forest Area (whether Forested or grassland) is really a misnomer.

Are five- acre zoned tracts and existing lots (of various historical sizes) east of BF road really Undeveloped (vacant) land? WHAT IS THE DEFINITION OF UNDEVELOPED? (Uh Oh - no definition- no Glossary for this Master Plan!)

Five Acre minimum lots, based on 5 acre development density for zoning is a legitimate form of Development - even it if harks back to the maligned and scorned Small Area Plan in effect for about 47 years and is what gives Black Forest Much of its character and identity and helps protect the land surface and aquifer.

t is like the County is "pretending" that existing 5 acre tracts are not "Development" when the Existing Conditions Map of Dec. 2019 clearly identifies them in the area of Large lots -Ranchettes) - 3rd attachment

The Areas of Change map (Attachment 1) labels the area for "Minimal Change: Undeveloped" in the "Forested Area Key Area" (Attachment 4) as mostly east of BF Road. In the northern area, and it is really NOT different from ALREADY DEVELOPED five acre properties in what is legitimately the Forested Key Areas west of Hwy 83.

The Key Area map also has the turquoise polygon Flying Horse and Shamrock Ranch+ Potential annexation Area in it. The AOC Map is a little short on leaving out that Potential Annexation polygon of Flying Horse North and Shamrock Ranch. Is this an intentional omission? Recommend Change this to match.

See the High Priority Development overlay (Attachment 2) of the Placetypes Map from the beginning of Chapter 4 in the Master Plan, where the hatch marks are on top of the Forested Key Area yellow polygons well. This is map to pay attention to It conflicts with other maps Land Use Maps, and sprinkles Urbanization Holy Water on the Key Area Forested Areas. Attempts to preserve the high quality residential area in what was the Black Forest timbered area of the Black Forest Preservation Plan is taken away by:

Page 26 in DRAFT Master Plan:

"The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas.

Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.

Any citizen familiar with the manipulation of PUDs to do spot urban clusters when acre zoning is changed to promote urban densities is not going to buy off on all the potential urban density issues this and the "one-offs" in Chapter 14 invoke.

and it is really not a great idea to increase density in the WUI just because there is a Metro District around to do it. That conflicts significantly with the wildfire concerns of Chapter 13.

No one from PCD/HLA has ever bothered to discuss this with Tri-Lakes and Black Forest That I am aware of.

The Forested Key Area is minimally identified and Placetypes,high Priority Development and Areas of Change pretty well ignore it.

The Conservation Design Concept is untested and I do not think it is supported by Developers per what has been said at MPAC meetings.

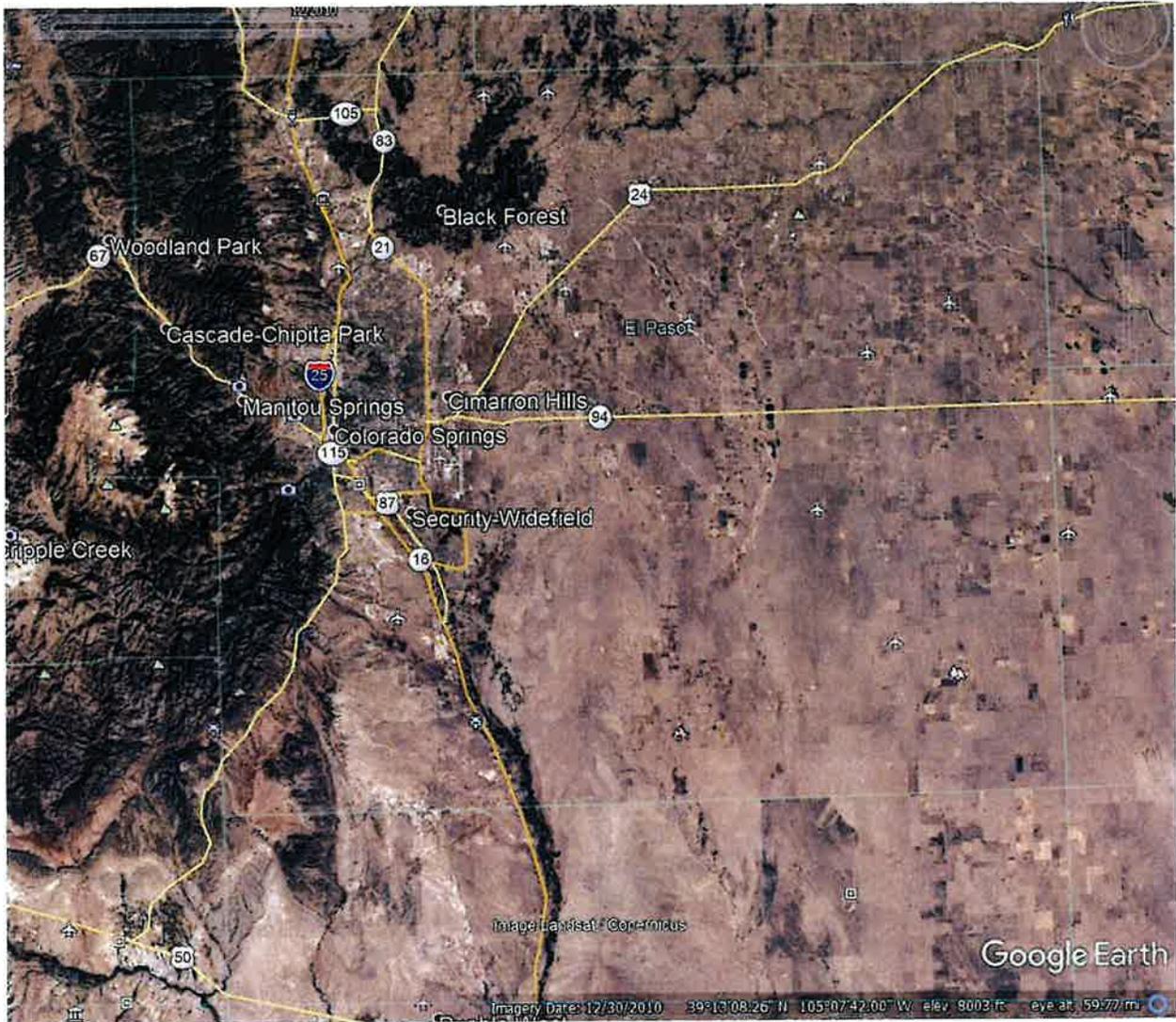
Judy von Ahlefeldt

No change recommended

Comment for the EPCMP Review Record - submitted April 6, 2021

To all:





The photo on page 2 of the draft Master Plan does not appear to include all of the County.

There is nothing said at all about this photo in the text, but one would assume since it is an 11 x 17 landscape-oriented aerial photo on the second page of a draft County Master Plan that it would include the entire County. There is no scale, no north arrow, no date or source cited - so it makes a lot of assumptions on the part of the reader.

I have attached the full page photo, and a 2010 (pre-2013 fire) Google earth photo which includes roads, and the boundaries for all counties in light green. The Google Earth photo clearly shows where Forested areas

and are not as well as the small occurrence of center-pivot irrigation along the main stem of Upper Black Squirrel Creek.. No change recommended

The crop line for the top of the photo is about 5 miles south of the correct northern El Paso County line. No change recommended

The east-west road just south of the top of the photo and east of Hwy 83 and I-25 goes through about the middle of Mount Herman, it is barely north of Bristlecone Lake in Forest Lakes subdivision, and the visible part of the road in the Forested area appears to be Hodgen Road. The angle in the EXCEL power line across Kiowa Creek Valley just south of Hodgen Road is a good place to start to see how much of the northern County has been cropped off.

The east side crop line also appears to be short of the eastern County line. Much of Horse Creek is missing

Pikes Peak summit is included on the west but it is not clear where the County Line really is and the rest the west boundary it is not straight north/south.

Over 10 miles of the southern part of the County is missing. The Crop Line is just south of Cheyenne Mtn and Turkey Creek main valley.

The aerial photo is valuable and necessary to the Plan, but the entire County needs to be included, along with the date, source and a scale for the photo and directional north arrow.

Thank you, No change recommended

El Paso County Master Plan Advisory Committee Draft Master Plan Review and Comment Matrix

From	Q No.	Page	Reference Text	Question/Comment	Committee Recommendation
Bailey	1	3	Far right column - <i>Your El Paso Master Plan</i> is a broad focus document by design and it cannot encapsulate every planning component at every necessary level of detail	Grammar – “broadly-focused document”	Recommend change
	2	8	Far left column - On average, residential parcels in Rural areas average approximately 34 acres.	Grammar - Remove “on average” at beginning of sentence - redundant	Recommend change
	3	10	Household Income (first sentence) - El Paso County’s median household income (\$62,535) has grown by 11 percent between 2010 and 2017, exceeding the 2017 inflation of 2.13 percent.	Clarity – Is it “2017 inflation rate of 2.13%”?	Recommend change
	4	11	Section on “Market”	Should there be some mention of what 2020 does to the trends and analysis discussed in this section? Can we include some broad indicators of how EPC has performed compared to the national and state averages?	No change recommended. We do not have data
	5	11	“Market Snapshot”	See Q4 above – impact of 2020?	No change recommended. We do not have data
	6	1	“Acknowledgements”	Any reason for not putting names in alphabetical order throughout (after Chair, Vice-Chair, etc.) and maybe omitting the designations for “alternates” and “associate members”?	Recommend change (already done)
	7	2	Last sentence and throughout the document - <i>The Your El Paso Master Plan</i> . . .	Including “the” before the title of the plan is awkward. In virtually every case, simply saying “ <i>Your El Paso Master Plan</i> ” flows much more smoothly.	Remove “the” – 1, 12, 16, 17, 22, 64, 79, 109, 138, 147, B&I – 3, 22, 23, 93, 142, 147, Remove “County” – 141. Recommend change (already done)
	8	21	What will Change? Reference to 90% unchanged	As we discussed at the last meeting, I understand this is not intended to mislead, but it still lacks context. Perhaps a map showing population densities next to (or superimposed on) the Areas of Change map would communicate the very real truth that	No change recommended, not able to produce

El Paso County Master Plan Advisory Committee Draft Master Plan Review and Comment Matrix

From	Q No.	Page	Reference Text	Question/Comment	Committee Recommendation
				change in the county will continue to impact significant numbers of our citizens.	
Bailey	9	25	Red circles C, D, and E Similar discrepancies exist in the other Placetype graphics like this one throughout the document	These don't seem to be associate with the features described in the text. For example, I don't see any "agricultural buildings" or "accessory structures" near D.	Recommend change (already done)
	10	25	Red Circle E	Do we really expect/need sidewalks in rural, or large lot residential areas?	Recommend change (already done)
	11	46	Second paragraph – "the placetypes approach and their ability to morph overtime as desires . . ."	Grammar – Should be "over time"	Recommend change
	12	50	Costs – "El Paso County is already unable to maintain its existing roadway network."	Should this statement contain some kind of qualifier? "Adequately?"	Recommend change (already done)
	13	52	Highway 24 (second bullet) - The County should emphasize Stapleton Road a as connectivity corridor	Grammar – delete "a"	Recommend change (already done)
	14	53	"Schriever Airforce Base"	"Air Force" is two words. Should be corrected throughout the document (most prevalent in this section).	Recommend change (already done)
	15	61	ADUs	This suggest a significant shift in philosophy from current county policy. On the Planning Commission I've seen opposition to numbers and sizes of "residences" on a given lot, so are we really going to relax the restrictions that are currently in place?	p. 26 - ADUs in large lot residential no change recommended
	16	70	Food Access Maps		NOT SURE WHAT THE COMMENT IS
	17	80	Road System Performance - roadway level of service (LOS) measures	Are these used anywhere in the Plan? The map on this page appears to be based on "traffic counts" not LOS ratings. Either include a map showing roads with LOS ratings or remove the LOS discussion.	Not addressed No change recommended- DPW recommendation
	18	81	E-W Connections	Correct references to "Interstate 24"	2 other references not corrected
	19	86	Prioritizing Pedestrian Mobility – "Transportation improvements to the County should prioritize active modes of transportation and connections to local	This may be a good idea in a few areas of unincorporated EPC, but is it really true county-wide? Limited resources should be used to prioritize improvements to existing networks and not be diverted to	Not addressed – need to qualify by adding "where practical" Change recommended

El Paso County Master Plan Advisory Committee Draft Master Plan Review and Comment Matrix

From	Q No.	Page	Reference Text	Question/Comment	Committee Recommendation
Bailey	20	84	destinations over vehicular travel and regional trips.” Public Transportation	accommodate the small minority who might bike or walk to work, shop, etc. Ridership figures are nice, but can we add some info on cost/rider to compare with other modes? Context is important here because it’s not clear that these options are really appropriate for large parts of the county.	Still no mention of the cost/rider of running the system. “The MMT currently cost \$1.75, keeping this transportation option affordable should a top priority.” To recommend continuing to subsidize this option without context is irresponsible. FYI – a quick search found that Bustang revenue is only ~ 60% of its operating costs. No change recommended- EPC cannot determine the fees/budget
	21	89	Rail	See Q 21 above. What do passengers do when they get off the train in Trinidad, or Ft Collins, or Denver? I do appreciate the inclusion of the “project cost” info here. Should read “Elected positions include . . .”	No change recommended, this plan does not include these other cities
	22	91	Bottom of first column - “Elect positions include . . .”		Change recommended
	23	91	Taxes	Much of this section seems to confuse “TABOR” with “taxes.” Most significantly, in the last column it says, “revenue received from TABOR is inadequate to fund County needs . . .” “TABOR” doesn’t fund anything, “taxes” do. For balance, there should be some discussion of prioritizing county spending and eliminating waste, not just the one-sided presumption that the County needs more revenue. Also, at the bottom of the second to last column it says permission to the surplus in lieu of tax payer refunds . . .” Should read “permission to use the surplus Should read “unincorporated” And shouldn’t we say somewhere how many students all of these districts serve? Should read “located”	Not addressed Recommend change (already done)
	24	94	Education - First sentence: “unincorporate El Paso County.”		Change recommended
	25	94	“The remaining 66 education facilities are located in unincorporated areas.”		Change recommended

El Paso County Master Plan Advisory Committee Draft Master Plan Review and Comment Matrix

From	Q No.	Page	Reference Text	Question/Comment	Committee Recommendation
	26	94	Education funding	As in Taxes above, this discussion advocates one side of a complex political issue. The Plan should be more balanced or stay away from political discussions. Why not consolidate districts to save on redundant administration and overhead?	No change recommended, this is a State consideration
Bailey	27	94	Map	Please put a red dot on the USAFA Cadet area on the map to show it as a "College/University" (And USAFA should be listed first in the text where it lists these because I went to school there!) develop these plans?	Change recommended (already done)
	28	95	To accommodate this growth the County should partner with school districts to (???) individual long range capacity and facilities plans based on planned growth in El Paso County		Change recommended (already done)
	29	95	"they should be considered a living document"	Grammar – subject/verb agreement They – documents It – a document	Change recommended
	30	95	"The County (???) encourage school districts to secure"	Should? Could? Might? This whole section needs a good scrub	Not addressed – Safety section Change Recommended
	31	108	Alternative Energy	No discussion of nuclear?	No Change Recommended
	32	111	Installation summaries	Spell Schriever correctly USAFA land area is 18,000 acres (or at least that's what I had to memorize when I was a fourth class cadet) In any event, us the correct info and don't just copy the Cheyenne Mountain info The picture is cool, but shouldn't we show aircraft that are actually assigned there, not just ones that were visiting? Is the smaller picture an actual photo or an artist's rendering of something? Where is it? I've never seen it on the Academy reservation before. Are we overstating this a bit? Like much in these last few chapters, this seems like part	Change recommended (already done)
	33	114	Photos		Not addressed No change recommended
	34	115	Photo		No change recommended
	35	118	Nonmotorized Connections		No change recommended

El Paso County Master Plan Advisory Committee Draft Master Plan Review and Comment Matrix

From	Q No.	Page	Reference Text	Question/Comment	Committee Recommendation
	36	119	Safety	<p>of a wish list unconstrained by the need to prioritize scarce resources.</p> <p>Can we have both “urbanized” spaces with lighting and call boxes and still claim to want to preserve our distinctive natural character?</p>	<p>Not addressed</p> <p>No change recommended</p>
	37	137	Flood Zones (map)	Are the zones defined somewhere?	Not addressed . consider adding a definition
	107		CO Electric Utilities map	Explain “linked image” – since this is the only statewide map, I think you need some more explanation and the “link” just goes to the source document so there’s no real value to it.	Consider adding a reference/append for all the maps/data not produced by HL
	165		RT2 - Promote regional arts and culture tourism by funding public art	Is “funding art” really feasible when we say elsewhere in the plan that we don’t have adequate funding for infrastructure?	No change recommended
	143		Checklist	My fear is that this oversimplifies things and gives the impression that this is the only scorecard that will determine approval. If that’s the intent, what do we need a PC for?	No change recommended
	143		Checklist	If goal is for all “Yes” answers, some questions need to be rewritten	No change recommended
	143		Checklist	County Systems – questions 2 and 3 – “No” answers are good	No change recommended
	143		Checklist	Two part questions need to be clarified	No change recommended
	54		1, 3 rd bullet: Commercial nodes should be considered at where appropriately served by the transportation network	grammar	Change recommended
	55		2 nd bullet: All future development proposals should be reviewed to help ensure they will not negatively impact the natural, environmental, or economic functions of the placetype	Isn’t this true for all placetypes?	Can be added to regional open space
	13		“Responsible development is essential and will ensure that key areas grow appropriately and have adequate access to broadband and other services . . .”	Singling out “broadband” at this stage implies that it’s more important than other services.	No change recommended

