

EL PASO COUNTY

COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission
Brian Risley, Chair**

**FROM: Mark Gebhart, Deputy Director
Craig Dossey, Executive Director**

**RE: MP-21-001 Adoption of Your El Paso Master Plan as the Master Plan
for El Paso County, replacing previously adopted County Master
Plan elements**

Commissioner District: All

First Planning Commission Hearing Date:	5/05/2021
Second Planning Commission Hearing Date:	5/26/2021
Board of County Commissioners Hearing Date:	N/A

EXECUTIVE SUMMARY

The El Paso County Planning and Community Development Department (PCD) requests adoption of Your El Paso Master Plan as the El Paso County Master Plan for physical development of the County, pursuant to C.R.S. § 30-28-106. This Master Plan repeals and/or replaces the existing Policy Plan, Small Area Plans, and Sketch Plans as detailed in the attached Resolution as Master Plan elements but retains the existing Topical Elements and the Drainage Basin Master Plans as elements of the Master Plan. The Master Plan area includes all land within El Paso County located outside the incorporated municipalities and includes the accompanying maps, plats, charts, and descriptive and explanatory matter. The Master Plan is an advisory document to guide growth, development, and land use decisions throughout the County. This is the first of two Planning Commission hearings scheduled for this item. The second public hearing is scheduled for May 26, 2021. A public review copy of the draft Your El Paso Master Plan has been available for public review since March 9, 2021 with the Implementation Chapter available beginning on March 26, 2021. The hearing-based version was developed after public and review agency comments were completed and has been available on the PCD and the County web sites and in the PCD electronic file management system, EDARP, which is available to the public for review, since April 23, 2021.

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Below are the respective website addresses:

- <https://www.elpasoco.com/>
- <https://planningdevelopment.elpasoco.com/>
- <https://epcdevplanreview.com/Public/ProjectDetails/171653>
- <https://elpaso-hlplanning.hub.arcgis.com/>

A. REQUEST/AUTHORIZATION

Request: Adoption of Your El Paso Master Plan (PCD File No: MP-21-001) as the Master Plan for El Paso County.

B. EFFECT OF APPROVAL OF AN AMENDMENT TO THE MASTER PLAN

Colorado Revised Statute C.R.S. § 30-28-106 et. seq. provides that it is the duty of the Planning Commission to make and adopt the County Master Plan. The Statute requires careful studies to be made prior to plan adoption. The planning process for the master plan began in January 2019 and members of the Planning Commission have been involved throughout the process.

If adopted by the Planning Commission, Your El Paso Master Plan will become the principal El Paso County Master Plan while retaining the existing Topical Elements of the Master Plan and the Drainage Basin Master Plans while deleting as a master plan element the Policy Plan, Small Area Plans, and certain Sketch Plans as detailed in the attached Resolution. Previously, the El Paso County Master Plan consisted of the Policy Plan (1998) and ten Small Area Plans (1977 to 2008), seven Topical Elements, 20 Drainage Basin Plans, and 21 Sketch Plans, and the accompanying maps, plats, charts, and descriptive and explanatory matter.

The Policy Plan established broad goals and policies to serve as the framework for decision making regarding the development of the County and was intended to address growth assumptions through the year 2020. The small area plans date from 1977 to 2008 and are generally considered out of date. Your El Paso Master Plan replaces these documents with a more comprehensive and coordinated County-wide approach to planning, intended to last the community for the next 20-30 years. Prior to 1986, some sketch plans could amend the Master Plan. Staff has analyzed each of the identified sketch plans and has determined that these sketch plans are now primarily implemented through establishment of zoning or have been annexed and can now be deleted.

The County Master Plan is legally considered to be advisory only. The review criteria for many of the land use applications processed by the Planning and Community Development Department include a requirement that the application

be in conformance, general conformance, or consistent with the Master Plan. Your El Paso Master Plan will be utilized to evaluate and inform development proposals and land use and 1041 permit applications; be a foundation for revising or developing regulations; coordinate regional and local initiatives; inform Capital Improvement Programs and Budget initiatives; identify additional studies and future action steps; and be an information source for policy makers and citizens.

C. APPLICABLE RESOLUTIONS

Approval Page 3 (attached)
Disapproval Page 4

D. GENERAL LOCATION

Your El Paso Master Plan encompasses all of the unincorporated areas of El Paso County, and has a direct relationship to Federal, State, and Military Installation land and includes the land surrounding those installations, but does not set land use directives within the military installations.

E. BACKGROUND

What is required by Colorado Revised Statute?

Counties are authorized to prepare comprehensive plans as a long-range guiding document for a community to achieve its vision and goals. The Planning Commission is charged with preparing the master plan. The comprehensive plan (or master plan) provides the policy framework for regulatory tools like zoning, subdivision regulations, annexations, and other policies. A comprehensive plan promotes the community's vision, goals, objectives, and policies, establishes a process for orderly growth and development, addresses both current and long-term needs, and provides for a balance between the natural and built environment. (See C.R.S. § 30-28-106) Elements addressed in a comprehensive plan (master plan) may include: recreation and tourism (required by state statutes), transportation, land use, economic development, affordable housing, environment, parks and open space, natural and cultural resources, hazards, capital improvements, water supply and conservation, efficiency in government, sustainability, energy, and urban design. The statutory basis regarding master plans is included as an attachment.

What does the current Master Plan include?

The previous county wide master plan for the county was the 1990 Land Use Plan prepared by the Pikes Peak Area Council of Governments and adopted by

the County in 1970. Small area plans amended this plan until it was replaced by the El Paso County Land Use Policy Plan, A Guide to the Future (a.k.a., Policy Plan) adopted in 1998. The Policy Plan was intended to address growth projections through 2020.

Specifically, the current master plan comprises the following elements:

- 1) El Paso County Land Use Policy Plan, A Guide to the Future (a.k.a., Policy Plan) (1998)
- 2) Small Area Plans (See Master Plan map)
 - a. Woodmen Valley Land Use Plan (1977)
 - b. Ute Pass Comprehensive Plan (1982)
 - c. Highway 94 Comprehensive Plan (2003)
 - d. Black Forest Preservation Plan Update (1987)
 - e. South Central Comprehensive Plan (1988)
 - f. Ellicott Comprehensive Plan (1989)
 - g. Southwestern (Highway 115) Comprehensive Plan (1990)
 - h. Falcon Peyton Comprehensive Plan (2008)
 - i. Midland-Fountain Creek Parkway Corridor Plan (1989)
 - j. Tri Lakes Comprehensive Plan (1999)
- 3) Topical Elements
 - a. Extraction of Commercial Mineral Deposits (1996)
 - b. Major Transportation Corridors Plan (2016)
 - c. Wildlife Habitat Maps and Descriptors (1996)
 - d. Municipal Airport Plan Part 150 Study (2006)
 - e. Meadow Lake Airport Study (1982/1990)
 - f. Parks Master Plan (2013)
 - g. Water Master Plan (2018)
- 4) Drainage Basin Plans and Studies (20)
- 5) Sketch Plans that amended the Master Plan between the years of 1982 and 1986 (21)

The Policy Plan has reached the intended period of growth assumptions, the community has experienced substantial growth since it was prepared, additional areas of the County have been zoned, and the various small area plans have become largely outdated. It is for these reasons that El Paso County initiated this master plan process in late 2018 as an effort to better understand the

present and projected future conditions and to replace these now outdated documents. The El Paso County Water Master Plan (2018) helped identify water limitations and evaluated growth areas providing background to one of the most importance considerations regarding planning for the future. The intent of Your El Paso Master Plan was to create a new comprehensive plan by combining and updating the previous and somewhat outdated and compartmentalized small area plans, addressing issues that may have not been considered in those plans, to include areas where there were previously no small area plans, and connect everything together in a new way of thinking which considered the relationship of one property to another. It was determined early in the development of the Request for Proposals (RFP) that it was not realistic to update each of the small areas plans from both a time and a cost function, while also continuing to leave large areas of the County without a small area plan. Since starting this planning processes, many circumstances have changed including recent municipal annexations, open space acquisitions, adoption or implementation of municipal master plans, growth dynamics, and of course the impacts and challenges of a global pandemic.

Development of this Plan

The RFP for development of this Master Plan was issued in 2018 and Houseal-Lavigne was selected as the contractor and began work in early 2019. The understanding and approach to develop the Master Plan is included as an attachment and framed the whole process.

The Board of County Commissioners approved the bylaws of the Master Plan Advisory Committee (MPAC) and initially appointed the following members to the MPAC:

Andrea Barlow
Tom Bailey, Planning Commission representative
Becky Fuller
Doug Stimple
Phil Thomas
Mark Volcheff
Ryan Wanner
Sarah Brittain Jack
Matt Carroll
Sharon Friedman, Planning Commission alternate

Over time, Sharon Friedman resigned from the Planning Commission and Tim Trowbridge was appointed to the Advisory Committee as the Planning Commission alternate. Becky Fuller and Sarah Brittan-Jack were subsequently appointed to the Planning Commission, and Sarah Brittan-Jack then resigned from the Master Plan Advisory Committee.

The BoCC approved bylaws also provided that liaison members could be appointed. The following individuals served as liaison members:

Randy Case, Water Master Plan/Groundwater Study
Victoria Chavez, Major Transportation Corridors Plan
Lonnie Inzer, Office of Emergency Management/Hazard Mitigation Plan
Crystal LaTier, El Paso County Economic Development Office
Brian Potts/Ann Werner, PPACG Joint Land Use Committee
Julia Sands de Melendez, Parks Advisory Board
Ross Williams, Community Services Department, Parks Master Plan
Steve Mack, IT Department, Broadband Master Plan

Throughout the master planning process, Tracey Garcia, PCD Executive Assistant, provided staff support for all advisory committee meetings and Lauren Tostenson of the Public Information Office and other PIO staff provided support for presentations, recording, advertisements, press releases, web support and publications. Twenty-three (23) advisory committee meetings were held, culminating with a recommendation that the draft Your El Paso Master Plan, with revisions, be forwarded to the Planning Commission for adoption. The MPAC reviewed all the goals and policies of the Policy Plan and the small area plans.

A website was established on the PCD main page and served as the forum for outreach, information collection, meeting announcements, distribution of agendas, minutes, videos, and other related documents. Brochures and business card announcements of meetings were distributed widely, including presentations to groups and at a booth at the El Paso County Fair. Advertisements and newspaper articles frequently mentioned the master plan process, a sample of which are attached.

The Planning Commission was substantially involved in the development of the master plan. Several Planning Commission members served on the MPAC, and frequent updates were provided to the Planning Commission. Report items and presentations were also provided to the Board of the County Commissioners.

Development of this Plan occurred during the Covid-19 global pandemic, which challenged the consultant, County staff, review agencies, and public in the completion of the project.

What does this Plan include?

The process of developing the Plan was first to identify what the existing conditions consist of (Existing Conditions Report) and then to identify the Key Areas of the County that have a unique identity. Areas of Change were developed and mapped, recognizing those areas that are currently experiencing change or are expected to change due to development or a change of character. Placetypes were then developed and mapped. The placetype planning method classifies specific areas based upon defining character, scale, form, and function. The background developed with these maps and descriptors then became the focus of the Implementation Chapter, including the Principles, Goals, Objectives, and Strategies within the Chapter as developed through the MPAC review and comment process in order to guide the County well into the future.

What will this Plan be used for?

The County Master Plan is legally considered to be advisory only. The review criteria for many of the land use applications processed by the PCD in accordance with the Land Development Code (2020) include a requirement that the application shall be in conformance, general conformance, or consistent with the El Paso County Master Plan. Your El Paso Master Plan will be utilized to evaluate and inform development proposals and land use activities and 1041 Permit applications; be a foundation for revising or developing regulations; coordinate regional and local initiatives; inform CIP and budget initiatives; identify additional studies and future action steps; and be an information source for policy makers and citizens.

F. STATUS OF MAJOR ISSUES

Participation in the final survey identified that many residents in the Black Forest area have concerns with planning boundaries, potential annexation, the large lot placetype classification, a request for a unique designation for Black Forest, and the implementation aspects in the master plan. Other growth concerns related to traffic and water supply were identified by County residents. A summary form of the final survey is attached.

G. APPROVAL CRITERIA

1. EL PASO COUNTY MASTER PLAN CONSISTENCY AND POLICY PLAN COMPLIANCE

Not applicable since this plan becomes the Master Plan and replaces the Policy Plan.

2. COMPLIANCE WITH COUNTY PROCEDURES AND GUIDELINES

The procedures performed in completion of the Master Plan are consistent with documented County policies and guidelines. Notice to neighboring jurisdictions has been provided in accordance with statute and notice to military bases was provided in conformance with C.R.S. § 29-20-105.6. Additionally, several planners from the military installations located within the County participated in the process of developing the Plan through attendance at Master Plan Advisory Committee meetings, submittal of comments, or through other interactions with County staff. All review entities participating in the PCD EDARP system were provided review opportunities.

Certifications to the municipal planning commissions and to the Board of County Commissioners are required after adoption of Your El Paso Master Plan by the Planning Commission.

3. OTHER FACTORS

C.R.S. § 30-28-106 et. seq. govern adoption of a county master plan. The statute allows the Planning Commission to adopt new or amended County Master Plans “in whole or in parts”. El Paso County previously had broken its Master Plan adoption efforts into a Policy Plan, sub-area plans, and topical elements.

Your El Paso Master Plan supersedes and replaces the Policy Plan, the individual small area plans, and those previously identified sketch plans which had previously amended the County Master Plan.

H. PUBLIC COMMENT AND NOTICE

The public was invited to engage at each phase in development of Your El Paso Master Plan. The initial phase utilized online and post card surveys, media and press releases, poster and flyer distribution, advertising, use of the online applications Nextdoor and Facebook, and emails to interested individuals. The El Paso County Public Information Office was instrumental in the public involvement process. In addition, throughout the process presentations regarding the status

of Your El Paso Master Plan have occurred at public meetings and stakeholder meetings, including the Planning Commission, the Board of County Commissioners, neighborhood groups, and the Colorado Springs Housing and Building Association (HBA). Information regarding Your El Paso Master Plan has been provided continuously on the PCD website, and periodically on the County's main website.

In addition to these public meeting, the draft Plan (except Chapter 14, Implementation) has been available through the PCD website (EDARP) for review agencies and the public from March 9, 2021 to April 9, 2021. The Implementation Chapter was published March 26, 2021 and used the goals, policies, and strategies developed in the draft plan and compiled those into an Action Matrix. The updated draft plan dated April 23, 2021 will remain on the web page through the Planning Commission hearing process. All review entities participating in the EDARP system were provided review opportunities.

Public information regarding Your El Paso Master Plan was developed and distributed through the Public Information Office and included newspaper advertisements in three weekly newspapers and two monthly newspapers for the final action by the Planning Commission.

Legal Notice for the both Planning Commission hearings was published in the *El Paso County Advertiser and News* on April 21, 2021.

Notice related to the Master Plan was provided to the military installation commanding officer and the flying mission commanding officer, or their designees, and representatives of the installations were involved with the advisory committee process. The military installations also were provided referrals through EDARP on March 9 and March 26 and submitted comments on the impact the proposed changes may have on the missions of the military installations.

The draft Plan (April 23 Version) is available for public review online at: <https://epcdevplanreview.com/Public/ProjectDetails/171653> and <https://elpaso-hlplanning.hub.arcgis.com/> and in the Planning and Community Development and the Board of County Commissioners offices.

Additional certifications are required after adoption by the Planning Commission.

I. **STAFF RECOMMENDATION**

Staff recommends adoption of Your El Paso Master Plan with the following conditions and notations:

CONDITIONS

1. C.R.S. 30-28-109 requires the Planning Commission to certify a copy of the Master Plan, or any adopted part or amendment thereof or addition thereto, to the Board of County Commissioners and to the Planning Commission of all municipalities in the County. The Planning Commission's action to amend the Master Plan shall not be considered final until a minimum of ten (10) complete sets of the final documents are provided and such documents are certified by the Chairman of the County Planning Commission and distributed as required by law.
2. Upon adoption by the El Paso County Planning Commission, the effect of this document is adoption of Your El Paso Master Plan as the Master Plan for El Paso County, which replaces the previous Policy Plan, Small Area Plans, and Sketch Plans, while retaining the Topical Elements and the Drainage Basin Plans. If there are any conflicts with this Plan and the Topical Elements, this Plan controls except where the topical element identifies otherwise.

NOTATIONS

1. Certification of the documents to the municipalities within the County pursuant to Condition No. 1 above is determined to be satisfied upon transmittal of summary information and maps along with a clear description of the locations where the complete documents are available for inspection, along with an offer to provide a given municipality a complete copy of the documents if requested. The transmittal may be in the form of a digital copy.
2. In approval of this document, it is understood that minor editorial and formatting changes will be made in conjunction with the final publication process. These modifications may include pagination, correction of typographical errors, clarifications, insertion of photographs, insertion of references and/or corrections to factual information, or inclusion of comments and modifications associated with the Planning Commission hearings. In no case will substantive changes be made to the text without reconsideration by the Planning Commission.

J. ATTACHMENTS

Statutory Citations

Optional and Required Elements of a County Master Plan

Zoning Map and Dates

Small Area Plan Maps

Advisory Committee Bylaws

Project Plan (Understanding and Approach)

Initial Public Outreach

Advisory Committee Review of Plans Sample

Recent Municipality Plans

Review Comments for Draft Plan

Public Comments for Draft Plan (New comments received after posting will be provided at hearing)

Newspaper Articles Regarding the Master Plan

Legal Notice

Draft Resolution for Approval

Master Plan Statutes

Colorado Revised Statutes Title 30. Government County § 30-28-106. Adoption of master plan— contents

(1) It is the duty of a county planning commission to make and adopt a master plan for the physical development of the unincorporated territory of the county. When a county planning commission decides to adopt a master plan, the commission shall conduct public hearings, after notice of such public hearings has been published in a newspaper of general circulation in the county in a manner sufficient to notify the public of the time, place, and nature of the public hearing, prior to final adoption of a master plan in order to encourage public participation in and awareness of the development of such plan and shall accept and consider oral and written public comments throughout the process of developing the plan.

(2)(a) It is the duty of a regional planning commission to make and adopt a regional plan for the physical development of the territory within the boundaries of the region, but no such plan shall be effective within the boundaries of any incorporated municipality within the region unless such plan is adopted by the governing body of the municipality for the development of its territorial limits and under the terms of paragraph (b) of this subsection (2). When a regional planning commission decides to adopt a master plan, the commission shall conduct public hearings, after notice of such public hearings has been published in a newspaper of general circulation in the region in a manner sufficient to notify the public of the time, place, and nature of the public hearing, prior to final adoption of a master plan in order to encourage public participation in and awareness of the development of such plan and shall accept and consider oral and written public comments throughout the process of developing the plan.

(b) Any plan adopted by a regional planning commission shall not be deemed an official advisory plan of any municipality or county unless adopted by the planning commission of such municipality or county.

(3)(a) The master plan of a county or region, with the accompanying maps, plats, charts, and descriptive and explanatory matter, shall show the county or regional planning commission's recommendations for the development of the territory covered by the plan. The master plan of a county or region shall be an advisory document to guide land development decisions; however, the plan or any part thereof may be made binding by inclusion in the county's or region's adopted subdivision, zoning, platting, planned unit development, or other similar land development regulations after satisfying notice, due process, and hearing requirements for legislative or quasi-judicial processes as appropriate. After consideration of each of the following, where applicable or appropriate, the master plan may include:

(I) The general location, character, and extent of existing, proposed, or projected streets or roads, rights-of-way, viaducts, bridges, waterways, waterfronts, parkways, highways, mass transit routes and corridors, and any transportation plan prepared by any metropolitan planning organization that covers all or a portion of the county or region and that the county or region has received notification of or, if the county or region is not located in an area covered by a metropolitan planning organization, any transportation plan prepared by the department of transportation that the county or region has received notification of and that applies to the county or region;

(II) The general location of public places or facilities, including public schools, culturally, historically, or archaeologically significant buildings, sites, and objects, playgrounds, forests, reservations, squares,

parks, airports, aviation fields, military installations, and other public ways, grounds, open spaces, trails, and designated federal, state, and local wildlife areas. For purposes of this section, "military installation" shall have the same meaning as specified in section 29-20-105 . 6(2)(b), C.R.S.

(III) The general location and extent of public utilities, terminals, capital facilities, and transfer facilities, whether publicly or privately owned, for water, light, power, sanitation, transportation, communication, heat, and other purposes, and any proposed or projected needs for capital facilities and utilities, including the priorities, anticipated costs, and funding proposals for such facilities and utilities;

(IV) The general location and extent of an adequate and suitable supply of water. If the master plan includes a water supply element, the planning commission shall consult with the entities that supply water for use within the county or region to ensure coordination on water supply and facility planning, and the water supply element shall identify water supplies and facilities sufficient to meet the needs of the public and private infrastructure reasonably anticipated or identified in the planning process. Nothing in this subparagraph (IV) shall be construed to supersede, abrogate, or otherwise impair the allocation of water pursuant to the state constitution or laws, the right to beneficially use water pursuant to decrees, contracts, or other water use agreements, or the operation, maintenance, repair, replacement, or use of any water facility.

(V) The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, modification, or change of use of any of the public ways, rights-of-way, including the coordination of such rights-of-way with the rights-of-way of other counties, regions, or municipalities, grounds, open spaces, buildings, properties, utilities, or terminals, referred to in subparagraphs (I) to (IV) of this paragraph (a);

(VI) Methods for assuring access to appropriate conditions for solar, wind, or other alternative energy sources;

(VII) The general character, location, and extent of community centers, townsites, housing developments, whether public or private, the existing, proposed, or projected location of residential neighborhoods and sufficient land for future housing development for the existing and projected economic and other needs of all current and anticipated residents of the county or region, and urban conservation or redevelopment areas. If a county or region has entered into a regional planning agreement, such agreement may be incorporated by reference into the master plan.

(VIII) The general location and extent of forests, agricultural areas, flood control areas, and open development areas for purposes of conservation, food and water supply, sanitary and drainage facilities, flood control, or the protection of urban development;

(IX) A land classification and utilization program;

(X) Projections of population growth and housing needs to accommodate the projected population for specified increments of time. The county or region may base these projections upon data from the department of local affairs and upon the county's or region's local objectives.

(XI) The location of areas containing steep slopes, geological hazards, endangered or threatened species, wetlands, floodplains, floodways, and flood risk zones, highly erodible land or unstable soils,

and wildfire hazards. For purposes of determining the location of such areas, the planning commission should consider the following sources for guidance:

- (A) The Colorado geological survey for defining and mapping geological hazards;
 - (B) The United States fish and wildlife service of the United States department of the interior and the parks and wildlife commission created in [section 33-9-101, C.R.S.](#) , for locating areas inhabited by endangered or threatened species;
 - (C) The United States Army corps of engineers and the United States fish and wildlife service national wetlands inventory for defining and mapping wetlands;
 - (D) The federal emergency management agency for defining and mapping floodplains, floodways, and flood risk zones;
 - (E) The natural resources conservation service of the United States department of agriculture for defining and mapping unstable soils and highly erodible land; and
 - (F) The Colorado state forest service for locating wildfire hazard areas.
- (b) Any master plan of a county or region which includes mass transportation shall be coordinated with that of any adjacent county, region, or other political subdivision, as the case may be, to eliminate conflicts or inconsistencies and to assure the compatibility of such plans and their implementation pursuant to this section and [sections 30-11-101](#) , [30-25-202](#) , and [30-26-301](#) .
- (c) The master plan of a county or region shall also include a master plan for the extraction of commercial mineral deposits pursuant to [section 34-1-304, C.R.S.](#) .
- (d) The master plan of a county or region may also include plans for the development of drainage basins in all or portions of the county or region. When county subdivision regulations require the payment of drainage fees, as provided in [section 30-28-133\(11\)](#) , the master plan shall include the plan for the development of drainage basins.
- (e) In creating the master plan of a county or region, the county or regional planning commission may take into consideration the availability of affordable housing within the county or region. Counties are encouraged to examine any regulatory impediments to the development of affordable housing.
- (f) Deleted by [Laws 2007, Ch. 165, § 1, eff. Aug. 3, 2007.](#)
- (g) The master plan of a county or region may include designated utility corridors to facilitate the provision of utilities to all developments in the county or region.
- (4)(a) Each county that has not already adopted a master plan and that meets one of the following descriptions shall adopt a master plan within two years after January 8, 2002:
- (I) Each county or city and county that has a population equal to or greater than ten thousand and the population of which has demonstrated an increase of either:
 - (A) Ten percent or more during the calendar years 1994 to 1999; or
 - (B) Ten percent or more during any five-year period ending in 2000 or any subsequent year;

(II) Each county or city and county that has a population of one hundred thousand or more.

(b) To the extent the county does not meet a description specified in subparagraph (I) or (II) of paragraph (a) of this subsection (4), the counties of Clear Creek, Gilpin, Morgan, and Pitkin shall adopt a master plan within two years after January 8, 2002.

(c) The department of local affairs shall annually determine, based on the population statistics maintained by said department, whether a county is subject to the requirements of this subsection (4), and shall notify any county that is newly identified as being subject to said requirements. Any such county shall have two years following receipt of notification from the department to adopt a master plan.

(d) Once a county is identified as being subject to the requirements of this subsection (4), the county shall at all times thereafter remain subject to the requirements of this subsection (4), regardless of whether it continues to meet any of the descriptions in paragraph (a) of this subsection (4).

(5) A master plan adopted in accordance with the requirements of subsection (4) of this section shall contain a recreational and tourism uses element pursuant to which the county shall indicate how it intends to provide for the recreational and tourism needs of residents of the county and visitors to the county through delineated areas dedicated to, without limitation, hiking, mountain biking, rock climbing, skiing, cross country skiing, rafting, fishing, boating, hunting, shooting, or any other form of sports or other recreational activity, as applicable, and commercial facilities supporting such uses.

(6) The master plan of any county adopted or amended in accordance with the requirements of this section on and after August 8, 2005, shall satisfy the requirements of section 29-20-105.6, C.R.S., as applicable.

(7) Notwithstanding any other provision of this section, no master plan originally adopted or amended in accordance with the requirements of this section shall conflict with a master plan for the extraction of commercial mineral deposits adopted by the county pursuant to section 34-1-304, C.R.S.

Colorado Revised Statutes Title 30. Government County § 30-28-107. Surveys and studies

In the preparation of a county or regional master plan, a county or regional planning commission shall make careful and comprehensive surveys and studies of the existing conditions and probable future growth of the territory within its jurisdiction. The county or regional master plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the county or region which, in accordance with present and future needs and resources, will best promote the health, safety, morals, order, convenience, prosperity, or general welfare of the inhabitants, as well as efficiency and economy in the process of development, including such distribution of population and of the uses of land for urbanization, trade, industry, habitation, recreation, agriculture, forestry, and other purposes as will tend to create conditions favorable to health, safety, energy conservation, transportation, prosperity, civic activities, and recreational, educational, and cultural opportunities; will tend to reduce the wastes of physical, financial, or human resources which result from either excessive congestion or excessive scattering of population; and will

tend toward an efficient and economic utilization, conservation, and production of the supply of food and water and of drainage, sanitary, and other facilities and resources.

Colorado Revised Statutes Title 30. Government County § 30-28-108. Adoption of plan by resolution

A county or regional planning commission may adopt the county or regional master plan as a whole by a single resolution or, as the work of making the whole master plan progresses, may adopt parts thereof, any such part to correspond generally with one or more of the functional subdivisions of the subject matter which may be included in the plan. The commission may amend, extend, or add to the plan or carry any part of it into greater detail from time to time. The adoption of the plan or any part, amendment, extension, or addition shall be by resolution carried by the affirmative votes of not less than a majority of the entire membership of the commission. The resolution shall refer expressly to the maps and descriptive matter intended by the commission to form the whole or part of the plan. The action taken shall be recorded on the map and descriptive matter by the identifying signature of the secretary of the commission.

Colorado Revised Statutes Title 30. Government County § 30-28-109. Certification of plan

The county planning commission shall certify a copy of its master plan, or any adopted part or amendment thereof or addition thereto, to the board of county commissioners of the county. The regional planning commission shall certify such copies to the boards of county commissioners of the counties lying wholly or partly within the region. The county or regional planning commission shall certify such copies to the planning commission of all municipalities within the county or region. Any municipal planning commission which receives any such certification may adopt so much of the plan, part, amendment, or addition as falls within the territory of the municipality as a part or amendment of or addition to the master plan of the municipality, and, when so adopted, it shall have the same force and effect as though made and prepared, as well as adopted, by such municipal planning commission.

Colorado Revised Statutes Government Local § 29-20-105.6. Notification to military installations by local governments of land use changes—legislative declaration—definitions

(1) The general assembly hereby finds, determines, and declares that it is desirable for local governments in the state to cooperate with military installations located within the state in order to encourage compatible land use, help prevent incompatible urban encroachment upon military installations, and facilitate the continued presence of major military installations within the state.

(2) As used in this section, unless the context otherwise requires:

(a) "Local government" means a county, home rule or statutory city, town, territorial charter city, or a city and county.

(b) "Military installation" means:

(I) A base, camp, post, station, airfield, yard, center, or any other land area under the jurisdiction of the United States department of defense, including any leased facility, the total acreage of which installation is in excess of five hundred acres; or

(II) The Greeley Air National Guard station.

(3) Each local government whose territorial boundaries are within two miles of all or any portion of a military installation shall timely provide to the installation commanding officer and the flying mission commanding officer, or their designees, information relating to proposed zoning changes, and amendments to the local government's comprehensive plan, or land development regulations that, if approved, would affect the use of any area within two miles of the military installation. Nothing in this subsection (3) is intended to require submission of any information in connection with a site-specific development application under consideration by the local government.

(4) Upon submission of the information required to be provided pursuant to subsection (3) of this section, the military installation shall have fourteen business days within which to review the information and submit comments to the local government on the impact the proposed changes may have on the mission of the military installation. Such comments may include:

(a) If the military installation has an airfield, whether the proposed changes will be compatible with the safety and noise standards contained in the air installation compatible use zone recommended by United States department of defense instruction 4165.57 for that airfield;

(b) Whether the proposed changes are compatible with the installation environmental noise management program of the military installation;

(c) Whether the proposed changes are compatible with any joint land use study for the area within which the changes are to take place, if such study has been completed; or

(d) Whether the military installation's mission will be adversely affected by the proposed changes.

(5) The local government shall review any comments received from the commanding officer or the flying mission commanding officer, or their designees, pursuant to subsection (4) of this section when considering approval of a comprehensive plan, amendments to the plan, or its land development regulations. The local government shall forward a copy of any such comments received to the office of smart growth created in section 24-32-3203(1)(a), C.R.S.

(6) Notwithstanding any other provision of this section, nothing in this section is intended or shall be construed to require a local government to prepare a new master plan in effect as of August 11, 2010, in order to satisfy any of the requirements of this section.

Optional (may include) elements of the Master Plan:

- 1) Roads. (see MTTF)
- 2) Public places or facilities (see parks master plan)
- 3) Public utilities and waste disposal
- 4) Water supply (see water master plan)
- 5) Public ways
- 6) Assuring access to solar, wind, alternative energy
- 7) Forests, agricultural areas, food and water supply, drainage
- 8) A land classification and utilization program (NRCS?)
- 9) Population growth projections
- 10) Slopes, hazards, species, wetlands, floodplains, erodible land, unstable soils, wildfire hazards
- 11) Mass transit if included shall be coordinated with adjacent counties
- 12) Availability of affordable housing, regulatory impediments
- 13) Utilities corridors

Required Elements of a Master Plan

- 1) Extraction of Commercial Mineral Deposits (see existing plan)
- 2) If you have drainage fees you have to have it in the plan
- 3) Recreation and tourism (unless you had a plan prior to this date)

If you are going to get DOLA funding, have to have resilience and hazards mitigation planning

What our current Master Plan includes:

- 1) Policy Plan-A Land Use Guide (1998)
- 2) Small Area Plans
 - a. Woodmen Valley Land Use Plan (1977)
 - b. Ute Pass Comprehensive Plan (1982)
 - c. Highway 94 Comprehensive Plan (2003)
 - d. Black Forest Preservation Plan Update (1987)
 - e. South Central Comprehensive Plan (1988)
 - f. Ellicott Comprehensive Plan (1989)
 - g. Southwestern (Highway 115) Comprehensive Plan (1990)
 - h. Falcon Peyton Comprehensive Plan (2008)
 - i. Midland-Fountain Creek Parkway Corridor Plan (1989)
 - j. Tri Lakes Comprehensive Plan (1999)
 - k. Not initiated-Eastern County Plan, Fountain Valley Plan, Cimarron Hills
- 3) Topical Elements
 - a. Extraction of Commercial Mineral Deposits (1996)
 - b. Major Transportation Corridors Plan(2016)
 - c. Wildlife Habitat Maps and Descriptors (1996)
 - d. Municipal Airport Plan Part 150 Study (2006)

- e. Meadow Lake Airport Study (1982/1990)
- f. Parks Master Plan (2013)
- g. Water Master Plan (2018)
- 4) Drainage Basin Plans and Studies (Around 20)
- 5) Sketch Plans (Around 21)

Related Plans by jurisdiction

- 1. Green Mt Falls
- 2. Colorado Springs
- 3. Fountain
- 4. Monument
- 5. Manitou Springs

Related Plans

- 1. Broadband master plan
- 2. Destination Master Plan
- 3. Joint Land Use Study

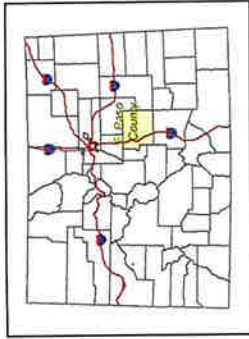
Sketch Plans including:

- (1) Arrowwood IV (1992) MP-82-001;
- (2) Palmer Park Business Center (1982) MP-82-005;
- (3) Constitution Hills (1983) MP-83-003;
- (4) Trend Development (Northcrest 2) (1983) MP-83-005;
- (5) High Meadow Lakes (Forest Lakes) (1984) MP-83-011;
- (6) Paint Brush Hills (1984) MP-84-003;
- (7) Loft (Revision) (1984) MP-84-005;
- (8) Constitution Hills North (Revision) (1984) MP-84-006;
- (9) Stratton Landing (1984) MP-84-015;
- (10) Bradley Ranch (Revised) (1984) MP-84-018;
- (11) The Trails (1984) MP-84-019;
- (12) Gleneagle (1985) MP-84-020;
- (13) Marksheffel Centre (1985) MP-84-022;
- (14) Charter I Center (1985) MP-84-024;
- (15) Space Age Technological Centre (1985) MP-85-001;
- (16) Eastside Industrial Park (1985) MP-85-003;
- (17) Interchange Investment (Revised) (1985) MP-85-008;
- (18) Constitution Hills (Revised) (1985) MP-85-009;
- (19) Colorado Centre (Revised) (1985) MP-85-011;
- (20) Heather Hills (1986) MP-86-002;
- (21) Gleneagle - Shoppes at the Glen (1994) MP-94-001.

**- Zoning Map Book -
El Paso County, Colorado
Development Services
Department**

**County Initiated Zoning
(Initial Zones Only)**

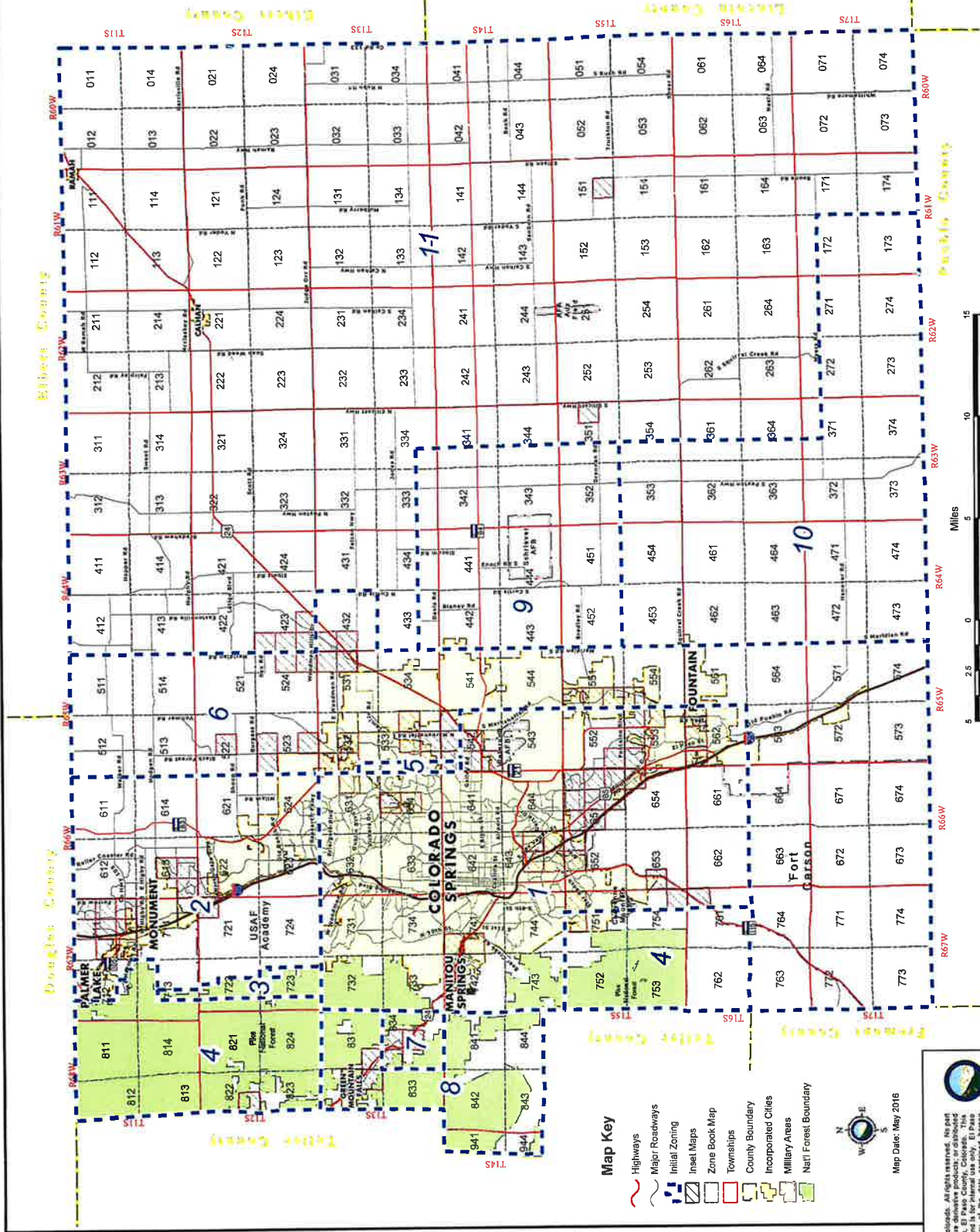
Location Map - El Paso County,
State of Colorado



Zoning Dates & Resolutions

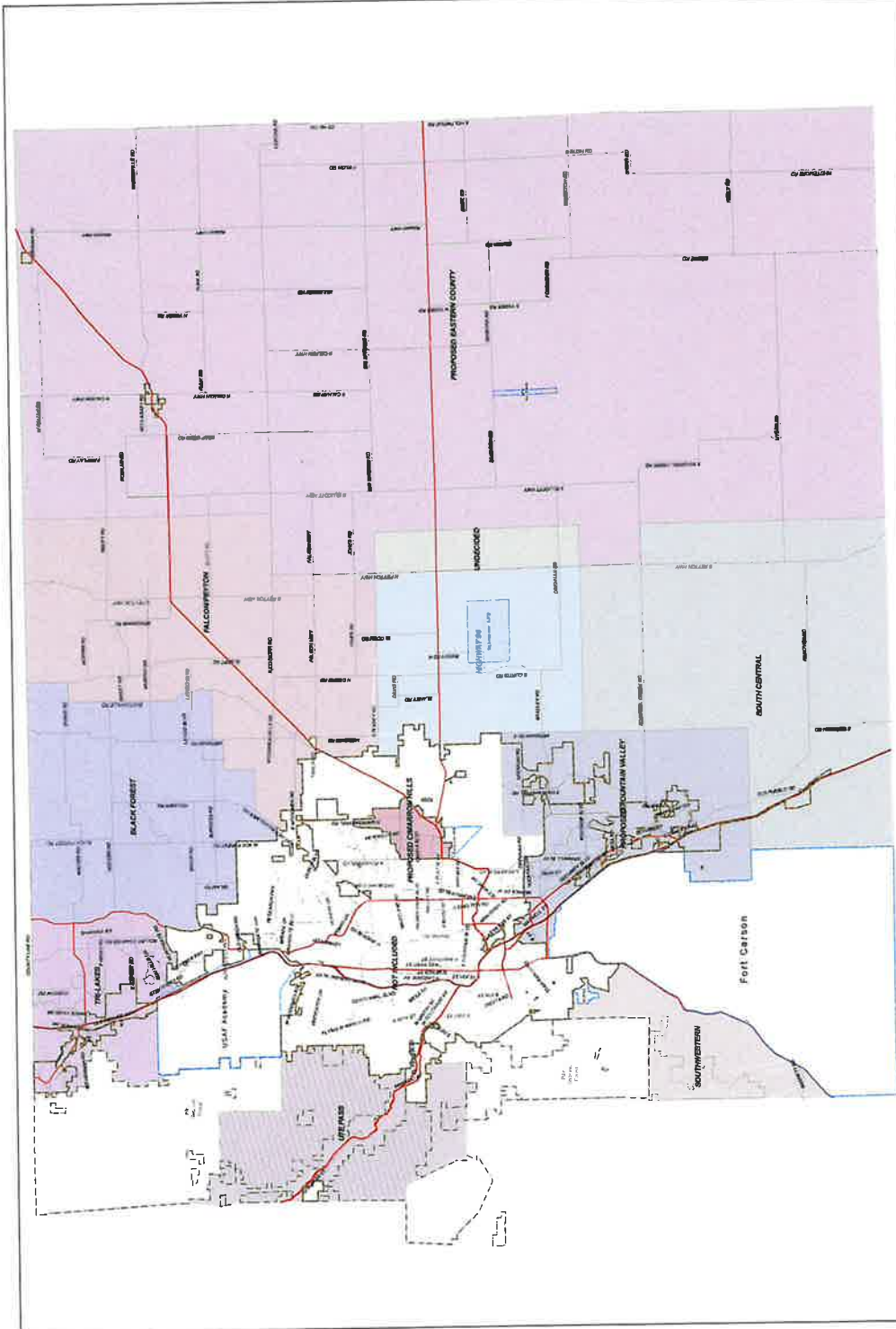
- 1 May 11, 1942 - 6692-12
- 2 Jan. 4, 1955 - 94669
- 3 May 9, 1958 - 70122
- 4 Dec. 2, 1962 - 265751
- 5 Mar. 11, 1964 - 336008
- 6 Sept. 21, 1965 - 434870
- 7 Apr. 29, 1966 - 477044
- 8 July 28, 1967 - 551985
- 9 Apr. 14, 1983
- 10 Dec. 22, 1983 - 10734-75
- 11 Mar. 25, 1999 - 99-101

* Some areas within this zone map were zoned prior to the County Initiative. Please refer to corresponding map.



Map Date: May 2016

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El Paso County Master Plan - Small Area Planning Boundaries

Small Area Plans

- Ute Pass
- South Central
- Black Forest
- Cinnaron Hills
- Southwestern
- Tri-Lakes
- Falcon/Payton
- Highway 94
- Not Included

Other Features

- US Forest
- Interstate 25
- US Highways
- Colorado State Highways
- Other Major Roadways

0 2.5 5 10 15 20 Miles

N

**BYLAWS OF THE
EL PASO COUNTY
MASTER PLAN ADVISORY COMMITTEE**

ARTICLE I. INTRODUCTION

On March 12, 2019 the El Paso County Board of County Commissioners (hereinafter “Board”) appointed the El Paso County Master Plan Advisory Committee to advise the Planning and Community Development Department in the preparation of the El Paso County Master Plan as an update to the current County Master Plan (Comprehensive Plan). Upon adoption by the El Paso County Planning Commission, the Master Plan will be considered by the Board as the adopted El Paso County Master Plan and will consolidate and replace, as appropriate, any existing Master Plan element while providing a single coordinated location for all master plan elements.

ARTICLE II. AUTHORITY

The El Paso County Master Plan Advisory Committee (hereinafter “Committee”) was established by the Board through adoption of Resolution _____. The Committee shall act as an advisory body to the Planning Commission and the Board.

ARTICLE III. PURPOSE

The purpose of the Committee shall be to work with and provide input to County staff and the Planning Commission throughout the process of preparing the El Paso County Master Plan, and to make a recommendation to the Planning Commission regarding the adoption thereof.

ARTICLE IV. MEMBERSHIP AND TERMS

Section 1. The Master Plan Advisory Committee shall consist of nine (9) members to be appointed by the Board. Members shall be residents of El Paso County and shall represent a variety of interests and geographical areas within the County. Members shall serve until the adoption of the Master Plan by the Planning Commission.

Section 2. Non-voting liaison members of the Committee may be appointed by the Board to represent a specific topical or other element of the existing and proposed master plan for which they have a direct interest or relationship. Those non-voting liaison members may include County staff members and interested citizens in topics including, but not limited to, the following:

- a. Major Transportation Corridor Plan
- b. Economic Development and Tourism
- c. Joint Land Use Study
- d. Water Master Plan
- e. Broadband Master Plan
- f. Parks Board
- g. Emergency Management

Section 3. Members of Committee shall serve at the pleasure of the Board and may be removed by the Board at any time. The Committee may take an action to remove a member for having three (3) unexcused absences in a one-year period.

ARTICLE V. OFFICERS

Section 1. At the first meeting held every year, the Committee shall elect a Chair and Vice Chair. Each officer shall hold office for a term of one (1) year or until his or her successor is duly elected. Officers may be elected to successive terms.

Section 2. The Chair shall preside at all meetings of the Committee and shall call special meetings when deemed necessary. The Chair shall act as spokesperson for the Committee and shall sign the documents of the Committee. The Chair may designate subcommittees to perform the work of the Committee when necessary.

Section 3. The Vice Chair shall perform the duties of the Chair in the Chair's absence.

ARTICLE VI. MEETINGS

Section 1. The Committee shall hold regular monthly meetings at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, CO or other locations as designated.

Section 2. The Chair may call a special meeting which may be held at a time other than the regular meetings.

Section 3. Study sessions or work sessions may be called at any time for educational or discussion purposes. No official record will be kept. No formal action or decision may be made at such sessions.

Section 4. The Committee may hold an executive session during any regular or special meeting pursuant to the provisions of §24-6-402, C.R.S. The custodian for executive session records is the County Attorney. An affirmative vote of two-thirds of the quorum present is required in order to hold an executive session.

Section 5. A quorum for conducting business at any regular or special meeting shall be five (5) members.

Section 6. All regular meetings, special meetings, study sessions and work sessions shall be open to the public. Unless otherwise designated, notice of such meetings and sessions shall be posted on the bulletin board in the upstairs lobby of Centennial Hall, 200 S. Cascade, Colorado Springs, Colorado.

Section 7. The agenda for each meeting shall be distributed to the members prior to the meetings.

Section 8. Minutes of all regular and special meetings shall be kept and approved by the Committee at the next regular meeting. Minutes and records of the Committee shall be open to the public and subject to the Colorado Open Records Act, C.R.S. 24-72-201, *et seq.*

Section 9. Regular and special meetings shall be conducted according to Robert's Rules of Order.

ARTICLE VI. VOTING

Section 1. Only Committee members may vote, and each member is entitled to one (1) vote.

Section 2. Any action taken by the Committee, other than a decision to hold an executive session, requires an affirmative vote by a majority of the quorum present. In the event of a tie vote, the motion shall be deemed to have failed.

Section 3. A Committee member may participate in a meeting by phone at the Chair's discretion.

Section 4. No Committee member shall state the vote or opinions of any absent Committee member.

Section 5. The Committee may vote to continue any action item on its agenda only for the purpose of obtaining additional information.

ARTICLE VII. CONFLICT OF INTEREST

Section 1. Committee members have an obligation to carry out their duties for the benefit of the public and accordingly should promote public confidence by avoiding conflicts of interest or the appearance thereof. Examples of conflicts of interest include:

- a. Acquiring or holding an interest in a business or undertaking that could be directly and substantially affected economically by an action of the Committee.
- b. Holding a financial interest in a matter before the Committee.
- c. Accepting a gift of substantial value or substantial economic benefit from any party with a matter before the Committee.
- d. Using confidential information to further one's personal financial interest.
- e. Holding a personal or private interest in a matter before the Committee.
- f. Performing an official act which may have a direct economic benefit on a business or other undertaking in which the member has a direct or substantial financial interest.

Section 2. If a Committee member has a conflict of interest or may have the appearance of a conflict of interest with respect to a particular matter before the Committee, the member shall:

- a. Disclose the interest on the record prior to the matter being heard.
- b. Abstain from voting on the matter and leave the hearing room until the matter has concluded.

- c. Refrain from discussing the matter privately with other Committee members.

ARTICLE VIII. AMENDMENTS

These Bylaws may be amended by a majority vote of the Committee. Any such amendments must be approved by the Board.

UNDERSTANDING & APPROACH

The following provides our approach and methodology for preparing the El Paso County Master Plan. Our scope of work is specifically designed to address the issues and complexities involved in preparing a plan for a planning area of over 2,000 square miles with a diverse range of communities and residents. The plan must ensure that current issues and opportunities are addressed while simultaneously positioning El Paso to potentially grow to become the largest County in the State within the next decade. This will require an

extensive examination of infrastructure, water capacity, transportation networks, and government services to accommodate residents, businesses, military personnel, and visitors. It is clear that the County has been proactive in planning for this growth. In addition to the Comprehensive Plan initiative, there are several recent plans and studies that must be incorporated into this effort, including the Transportation Corridors Plan (2016) and the Parks Master Plan (2013), as well as the ongoing water plan and broadband plan.

In addition to working closely with elected and appointed officials of communities throughout the County, we will also provide for extensive opportunities for community input both in person and online. We understand that there are some predominantly rural areas of the County in which communication and outreach will be more difficult. However, our planning process is designed to provide a range of methods for reaching out to all residents. While steps in the Scope of Work are presented as iterative, much of the process, particularly outreach is interwoven or will take place simultaneously. We will work closely with County representatives to further refine, clarify, and expand tasks as necessary.

Step 1: Project initiation

To “kick-off” the planning process, meetings will be held with a variety of groups to establishing a working relationship, review the planning process to be undertaken, and initiate outreach. This will include meetings with the County’s Planning & Community Development staff, as well as appropriate County Department Heads, the Planning Commission, the Steering Committee and the Local Outreach Team. After the “kick-off” to the planning process, our proposed outreach activities will help foster a stewardship for the Plan and the County as a whole. The initial tasks identified in Steps 1b-1i are not limited to the identified sequence and some can be completed in parallel.

1a. Planning Process Kick-Off Meeting

An initial meeting will be held with the County’s Planning & Community Development staff. This first meeting will allow us to review and discuss the planning process and critical issues to be aware of with the County at the onset of the assignment. We will also participate in a driving tour of the County with staff to better understand the existing conditions and to visit key areas that will be addressed in the plan, particularly areas targeted for growth and development. Regular and “as needed” conference calls and meetings with County staff will be held throughout the planning process to ensure open communication and exchange of ideas. Our intent is to function as a unified and integrated team alongside County staff.

1b. County Master Plan Kick-Off Event

This event will launch the master planning initiative with interested people from the El Paso County community. Invitees could include the local press and media, Elected Officials, County Department Heads, Planning Commission members, other boards and commissions, County Planning & Community Development staff, the Consultant Team, Key community stakeholders and groups, representatives from local jurisdictions and other taxing bodies, major employers and industry representatives, federal agencies, military installations and the general public.

Key Groups Identified in Scope of Work:

- County Planning Staff
- Elected Officials
- County Department Heads
- Planning Commission
- Federal Agencies Working Group (U.S. Forest Service, BLM, Dept. of the Interior, etc.)
- Military Bases Working Group (Air Force Academy, Fort Carson, Schriever AFB, Peterson AFB, etc.)
- Pikes Peak Area Council of Governments
- City Staff Working Group (Representation from municipalities within the County)
- Master Planning Steering Committee (MPSC)
- Local Outreach Team (LOT)
- Business Community
- General Public



The Board of County Commissioners or the Planning & Community Development staff could welcome and announce the initiative, staff and consultants could introduce themselves as project directors and walk the audience through the process, an introduction of community topics to be addressed could be announced, and a variety of other components could be designed and included. The event would be lively, engaging, social, and serve as the official launch of the comprehensive planning process.

1c. County Department Heads/Management Staff Meeting

Following a meeting with planning department staff, the Consultant Team will attend and participate in a regularly scheduled Management Staff meeting. This meeting will allow the Consultant Team to review the scope of work and planning process to be undertaken, discuss issues and opportunities facing the County, and allow a discussion and exchange of ideas at the forefront of the planning project. Plan recommendations will have bearing on County policy that is beyond the purview of the planning department, and support from other County departments will be essential to plan implementation. The Consultant Team will work with planning department staff to engage other department heads throughout the process to ensure that plan recommendations are meaningful and actionable for all departments.

1d. County Commission Working Session

As part of “kicking off” the master planning process, a working session will be conducted with the Board of County Commissioners. As the County’s policy makers, it is important that these leaders have a chance to communicate and discuss their issues and concerns with each other and the Consultant Team at the very onset of the process. This initial dialogue will inform the Consultant Team and ensure that issues important to County officials are identified early. This workshop will help to direct the process as well as educate officials about the upcoming master planning process.

1e. Planning Commission Workshop

A workshop will be conducted with the Planning Commission in order to walk through the scope of work and the upcoming planning process. The workshop will allow the Planning Commission members to identify and discuss the issues, concerns, priorities, and aspirations they feel are most important, in addition to providing feedback and issues identified by County staff and the Consultant Team.

1f. Establish the Master Plan Steering Committee (MPSC)

A Master Plan Steering Committee (MPSC) should be formed to provide a public face to the planning process and demonstrate a commitment on behalf of the County to seek meaningful input from beyond the walls of the Planning & Community Development department. The MPSC can serve as a community sounding board, meeting at key points along the process to discuss issues and the overall planning direction, as well as provide feedback for consideration by the Planning Commission and Board of County Commissioners. The MPSC should comprise a diverse mix of community representation possibly including business owners, employees, residents-at-large, representative from other agencies and organizations, local municipalities, military installations, not for profits, educational and health institutions, etc.

1g. MPSC Orientation & Initiation Workshop

An initial orientation and workshop will be conducted with the MPSC. Participants in the MPSC project initiation meeting would include County staff, key personnel from the Consultant Team, and members of the MPSC. The intent of this meeting will be to: (1) introduce the MPSC to the purpose and importance of the Master Plan; (2) talk about the overall expectations for the Plan; (3) review and discuss the work program for the planning process; (4) establish and discuss roles and responsibilities of the MPSC and other key process groups and stakeholders; and (5) conduct a MPSC Workshop to begin to identify and discuss issues facing the County, aspirations for the future, and potential planning priorities moving forward.

1h. County Staff Working Group - Orientation & Initiation Meeting

A County Staff Working Group will be formed to help review, refine, and discuss the evolution of the Plan throughout the process. This working group will meet regularly with the Consultant Team to review and discuss concepts, approaches, preliminary recommendations and other plan components to help vet and shape elements of the Plan prior to providing draft materials to the public for review and comment.

The intent of the County Staff Working Group will be to foster collaboration and ensure quality across the planning process. Materials will be provided to the group in advance of scheduled meetings to allow time for review, so meetings will be constructive and effective. It is anticipated the group would meet between 12-15 times over the course of the planning process. This first meeting would be similar in nature to the initial MPSC meeting, serving as an opportunity to discuss expectations of the plan, issues and priorities facing the County, and to review the process moving forward.

1i. Local Outreach Team (LOT) Series #1 – Orientation & Initial Meeting

While we anticipate a significant amount of Outreach will be done via online portals, a certain amount of in-person engagement is generally appropriate to ensure all voices can be heard, particularly segments of the population that do not have internet access. In order to more effectively engage the diverse population of El Paso County, and to engage residents at a more local/neighborhood level, a Local Outreach Team (LOT) will be formed. The LOT will consist of key County staff and interested community members that will assist in conducting neighborhood level outreach and engagement in a coordinated and managed effort with the larger planning process. The LOT will be trained in facilitation, but should also include members of the public who already have facilitation and communication skills. A plan will be developed to deploy individuals from this group throughout the County at key points in the process.

First, as part of the initial round of outreach to discuss issues and opportunities facing the County and their specific neighborhoods; Second, later in the process to obtain feedback once planning direction, concepts, and preliminary recommendations are beginning to take shape; and Third, at existing events and gathering occasions. The LOT can also help to identify events and gatherings where the Master Plan should have a presence. This first meeting will be an orientation for the process, a review of their role and responsibilities. Facilitation training will not necessarily take place at this first meeting, but would likely be provided at a later date.

1j. Branding the Master Plan (Consultant & County Staff)

We recommend branding the planning process and the plan to create a clear, concise, and compelling story that can be easily communicated to residents, businesses, and to people outside the County. We will work with the County's Communications Department to design and create an "identity" or "brand" for the planning process as well as the plan document, consistent with the County's already developed identity, branding standards, and collateral. Branding features will be incorporated into all online and print media and will provide the County with marketing elements that can be used in future promotional efforts for the Plan. This step could include: Naming; Logo development; Tagline, or theme line, development; Key messages; Graphic standards for logo/tagline usage; Design of invitation/poster system for events. The Consultant Team will work with the County to design specific collateral throughout the process, but the County will be responsible for production and distribution of all collateral.

Step 2: Community Outreach & Engagement

Community outreach and citizen participation are the cornerstones of our proposed planning process. Anticipating high levels of participation from an active and engaged community, our proposed outreach process includes a limited amount of traditional (face-to-face) and intensive use of web-based activities to obtain the broadest levels of participation in preparing the Master Plan for El Paso County. Community outreach is included throughout the entire planning process, with this step providing the initial participation efforts and laying the foundation for the remaining steps. Collectively, our planning process includes:

- Press Releases & Newsletter Articles (as needed throughout process)
- Community Workshops (3)
- Business Workshops (2)
- Key Person Interviews/Focus Groups (40)
- LOT Meeting/Training (3)
- LOT Workshops (50 x 3)
- Interactive Project Website
- 'map.social' – interactive / online issue identification tool
- Social networking integration
- Resident Questionnaire
- Business Questionnaire
- Staff Meetings & Conference Calls (as needed)
- MPSC Meetings (6)
- County Staff Working Group Meeting (5)
- Community Conversation Hub (10)
- Planning Commission meetings (2)
- Board of County Commissioners meetings (2)
- Existing Community Events (County staff/LOT attendance as appropriate)

2a. Press Releases, Notices & Newsletter Articles

We will work with County staff to prepare special articles at key points in the planning process for the County's website, the interactive project website we will create for the Plan, local newsletters, and local media outlets. We suggest an initial article to describe the purpose and objectives of the Master Plan, as well as regular updates during the process. We will coordinate with County staff to ensure we meet with lead-time requirements for water bill newsletter distribution and other publications and circulation outlets, which may be utilized throughout the process.

2b. Initial Community Workshops: Issues Identification & Aspirations

This initial round of community workshops is the first of several face-to-face outreach events scheduled throughout the planning process. The purpose of these first workshops is to allow residents to provide input before any plans or recommendations are formulated. The workshops will: (a) review the purpose of the Master Plan, the planning process to be undertaken, and the schedule for the project; and (b) secure local views on concerns, issues, and potential opportunities within the community. Up to three (3) initial community workshops will be undertaken at different locations throughout the County.

2c. Business Workshops – Ensuring A “Business Friendly” County Environment

These workshops will be targeted specifically to business owners and managers and El Paso County's corporate citizens as an important stakeholder group. The purpose is to establish a dialogue and obtain feedback from those members of the business community that have a unique insight and perspective and whose assistance and involvement is crucial to the Plan's ultimate success (Up to 2 initial business workshops).

2d. Key Person Interviews / Focus Group Discussions

Key Person Interviews and Focus Group Discussions allow us to obtain first-hand insight into the community from a diverse array of perspectives. Confidential interviews / focus group discussions will be conducted to obtain additional information regarding local issues and potentials. The Consultant Team will work with County staff and the MPSC to identify those individuals and groups to be interviewed. We recommend a broad sampling of interviewees who may possess unique perspectives or special insights into the issues that the County is currently facing. Interviewees could include members of civic and community organizations, selected property owners, realtors, new or lifelong residents, builders and developers, local business leaders, representatives of other government and quasi-governmental bodies, and others as identified by staff and the MPSC. (Up to 40 interviews / focus groups)

2e. “Topical” / Issue-Based Focus Groups Discussions (5 Workshops)

The purpose of the “Topical” or Issue-Based Focus Group Discussions is to allow for a more detailed discussion and examination of specific issues, concerns, and priorities identified during the initial outreach and analysis portions of the process. These discussions will allow the County to better address, in more detail, the unique and most important issues. The series of Focus Group Discussions could be facilitated and hosted by the CPAC, but open to the general public who would be encouraged to attend and participate. We would anticipate a series of five (5) facilitated focus group discussions. Rather than attempt to identify the topics to be discussed at this time, the topics will be identified after taking into consideration the feedback obtained from community outreach, together with research, assessment, and input from staff, Planning Commission, MPSC, and others as appropriate.

2g. DIY (Do-it-yourself) Workshop Kits

“DIY” Workshop kits will be made available to groups, organizations, neighborhoods, and institutions throughout the community, as well as members of the Local Outreach Team (LOT). These DIY Workshop kits are intended to allow residents and others to facilitate their own workshops and discussions. These workshop kits can be deployed to homeowners associations, churches, neighborhood groups and others in order to provide an opportunity for citizen-led outreach activities. Completed DIY Workshop kits will be reviewed and summarized by the consultant team in order to be incorporated into the larger planning process.

In addition, it is anticipated that the DIY format will be used by members of the Local Outreach Team (LOT) to facilitate an initial round of workshops in neighborhoods throughout the County, encompassing a much broader area than could be canvassed by relying solely on the Consultant Team. DIY kits can be made available in different languages, thereby increasing the diversity of outreach participants. This approach would effectively tap into the County’s existing neighborhood, organizational, and cultural networks. The LOT will work with County staff and the Consultant Team to identify potential groups with which to conduct DIY Workshops. (100 target - 50 resident lead, 25 LOT Lead, 25 student lead)

2h. Interactive Project Website

The Consultant Team will design, host, and manage an interactive Project Website with a unique URL (web address) for the El Paso County master plan. We are committed to utilizing the internet to maximize the participation and communication between the County and its residents and stakeholders as it relates to the new Master Plan for the duration of the planning process and beyond. The website will be consistent with the County’s established branding standards and reflect the project branding developed at the onset of the planning process. This website can be used to post project schedules and meeting dates; display graphics, maps, and draft documents; address frequently asked questions; host a community discussion forum; contain online community surveys; and provide a variety of other features. The website will be the “one place” to go to for information regarding the updated Master Plan, and can be used to host the final online version of the Plan in the future.

2i. Social Network Content

If desired by the County, we can provide content about the master plan in concise, easy to understand updates for use on the County’s existing social media accounts. For those residents that use the Internet to stay informed, these tools are essential in keeping them connected with local happenings as it relates to the Plan. Social networking tools can help increase awareness of the Master Plan and process as well as assist in increasing the number of people participating in all outreach exercises, including online surveys and traditional face-to-face meetings. This task will be closely coordinated with the County’s Communications Department and the parties responsible for publishing content on its social media channels.

2j. map.social (Online Community Issues Mapping)

In addition to the project website, we will feature 'map.social', a web-based community issues mapping tool that provides anyone with internet access the ability to document their ideas and issues. This award-winning tool, developed by Houseal Lavigne Associates, allows visitors to identify, map, and comment on areas of concern and valued assets across the County. It simplifies the mapping process and will help residents become familiar with all areas of the County in a fun, interactive, and effective manner. Input from residents allows us to create a composite map of community issues to assist with the identification and establishment of community goals and objectives, and will allow the Board of Commissioners to make defensible decisions based on the collective voice of the wide array of stakeholders across the County.

2k. Online Questionnaires for Residents & Businesses

To provide another means for community participation, we will prepare (1) a web-based questionnaire for residents of El Paso County to solicit a comprehensive and inclusive set of opinions on a range of topics and issues; (2) a web-based questionnaire for business owners and managers, designed to gather information on those issues and concerns most important to the County's business community, and (3) a web-based questionnaire for students, designed to assess the concerns and aspirations of the County's youth. These online questionnaires will be posted on the project website and will be specifically designed to inform the comprehensive planning process. At the close of the survey response period, we will review and summarize results as a gauge of community priorities and issues.

Step 3: Market & Demographic Analysis

It is imperative that the Master Plan recommendations are grounded in market and economic realities, particularly as it relates to housing and employment. A firm understanding of the existing market and El Paso County's position within the context of the competitive environment of the Southern Front Range will help to establish the foundation for land use planning and decision-making relative to development. This analysis will determine the trends, supply, demand, and potential for residential, commercial, and industrial uses. We will analyze the County's competitive position within the greater trade area, identify the issues the County is facing now and will likely face in the future, and create a foundation to assist with future land use designations and planning objectives. As part of this step, the Consultant Team will conduct interviews with key individuals and groups related to local economic development, such as developers, real estate professionals, local financial institutions, economic development entities, and the chamber of commerce.

3a. Demographic Analysis – Population Estimates & Projections

Using the County's demographic data, along with U.S. Census data and ESRI, a nationally recognized provider of demographic data, an analysis of existing conditions and trends within the County, within the context of the larger market area, will be conducted. This analysis will highlight socioeconomic data including, but not limited to, households by age and income, race and ethnicity, shifts in population and households, consumer expenditure data, and labor / employment trends. Demographic data will serve to inform the assessment of short, mid, and long-term development potential.

3b. Market assessment of development potential

Utilizing data from CoStar, a leading provider of commercial real estate information, the market assessment will include an analysis of the data sets and address the potential for retail, entertainment, office, employment, and residential / housing development, particularly in areas where the County abuts municipal boundaries and anticipated high-growth areas.

Residential / Housing: Demographic trends and projections will be used to identify anticipated housing needs including market-rate, affordable, and senior housing. Additional information will be gathered in regard to the existing housing stock and residential development activity in the County and surrounding region. The analysis will outline residential market needs and potential as derived from the cumulative effect of local and regional socioeconomic trends. Attention will focus on housing affordability, quality of housing, appropriate density, and price points. As with other segments of the market, the residential analysis will consider the potential impact of regional influences and development on the demand for new housing.

Commercial / Retail: Retail potential will be assessed based on a “gap” analysis examining supply and demand within defined market areas. In that retail markets and potentials vary depending on use, type and location, separate market areas will be analyzed. For example, grocery stores draw from a different market area than restaurants. For purposes of analysis drive-times will be considered over mileage. This better reflects consumer behavior particularly in relation to commercial corridors and proximity to interstates, state highways, and County roads.

Industrial, Office, Business Park related Uses: The industrial and office market assessment will include an examination of trends in vacancy, rents, and absorption data for industrial, office, and business park related uses. Our assessment will include a profile of existing uses and an examination of the area’s competitive position. Potential influences on demand for additional space will be identified including but not limited to: access to major roadways, condition of required infrastructure, utilities, accessibility to labor pool and other related information.

3c: County Staff review

The Draft Market & Demographic Analysis Report will be submitted to County Staff for review and comment. Appropriate revisions will be made based on feedback.

Step 4: Existing Conditions Analysis

This step will include an analysis of the existing conditions and future potentials within the community. It will be based on information provided by the County, as well as feedback from community service providers, field reconnaissance, surveys, inventories, and analyses undertaken by the Consultant. The emphasis will be on the identification of existing conditions that will be taken into consideration during the formulation of goals, objectives, and planning recommendations. While traditional elements such as transportation and infrastructure will require relatively little assessment due to the County’s high level of existing information and recent studies, components such as health, housing, economic vitality, and multicultural populations will likely require more detailed investigation and assessment. Step 4 can be undertaken concurrently with steps 2 and 3 if the County wishes to accelerate the project schedule / timeline.

4a. Review of Past Studies, Plans & Reports

The County’s previously prepared plans and studies that will have an influence on the new Master Plan will be assembled and reviewed. This step will also include review of regional plans and policy, and the plans of the local and neighboring municipalities, military installations and the preserved federal land. This review of documents will determine: (a) recently adopted County policies that need to be reflected in the new Master Plan; (b) changes within the County that have taken place since the previous plans were prepared; (c) inconsistencies between plans and reports; (d) the relevance of previously collected data; and, (e) gaps in data which should be corrected as part of this planning process.

4b. Zoning & Development Controls

The Consultant Team will review the County’s zoning ordinance to identify any issues that need to be addressed and to remove potential conflicts with the Master Plan. An assessment of what has been done to date, where the zoning may need to be modified, and considerations that must be factored in to the planning process will be addressed. Areas of planning / zoning alignment and potential conflict / concern will be identified as part of this step.

4c. Existing Land Use & Development

This step will entail an assessment of existing key areas in terms of land use and development information, including but not limited to edges of the urban centers, target growth and development areas, identified redevelopment sites, industrial corridors, highway corridors, and potential annexation areas. We will also look at the agricultural land uses and understand the balance of conservation areas compared to working ranch and farmland. The intent will be to develop accurate insights and an assessment / profile of existing land use patterns, development types, and unique areas within the County that will provide the context and basis of understanding. This information will serve as the foundation for the development of the land use related components of the plan.

4d. Public Facilities & Infrastructure

Based on information provided by the County, as well as information gathered from other facilities and service providers, we will assess public service facilities, utility corridors and infrastructure with regard to the relevance and impact on land use, development, planning, overall quality of life, and the orderly and healthy growth of the County. This will include alignment with the water and broadband studies that are currently underway. Of critical importance to the Master Plan and a sustainable approach to future land use will be the availability of water as well as water quality. Understanding the water issues that exist for the County, military installations and the municipalities collectively will help to inform the amount of new development that can be supported.

4e. Multimodal Transportation & Mobility

We understand that the Major Transportation Corridors Plan was recently completed in 2016, so the master plan will seek alignment with its recommendations. As a part of the Master Plan, our team will assess the bike and pedestrian facilities (both on-street and trails in public open spaces), public transportation, potential parking needs and any known traffic issues. The analysis will assist with the development of recommendations that would improve access and connectivity, and overall safety and efficiency for multi-modal networks. This process will take into account discussions and consideration of other jurisdictional transportation efforts including state, regional, and municipal systems.

4f. Recreation & Tourism

We understand the Parks Master Plan was completed in 2013 by the consultant team led by Greenplay. We also understand the Visitor's & Convention bureau also recently completed a Tourism plan. This step will include the review of these plans and ensure alignment of the recommendations in those plans with the Master Plan for the County. These plans contain and inventory all of the County's open space and environmental features, including tourism and recreation facilities, areas of natural environment and other special natural and human-made features that add to the County's image and character. Problems, concerns, strengths, and opportunities for improvement and incorporation with the master plan will be identified. Greenplay has been identified as an optional consultant to our team if the County wishes to study the park, open space and tourism systems in greater detail.

4g. Image, Identity, Culture & Character

This step will include the review, inventory, and assessment of the County's development patterns, urban design components, local culture, and overall character, image, and identity. With a diverse cross-section of land uses, from ranches and agricultural land to urban areas, military installations and federal open space, this is clearly not a "one size fits all" approach. Each area of the County may have distinct identity that can be reinforced with its own image and character. This assessment will serve as the foundation for the development of recommendations that will help guide public and private investment in the years to come to better enhance the community's overall aesthetic and sense of place.

4h. Healthy & Sustainable Communities.

Is El Paso County a healthy place to live? Will current land use and infrastructure assets be able to sustain the growing population in the future? Is there room for improvement about how the County utilizes resources? Should new development be required to be more energy and water efficient? This step will include a "snap shot" assessment of the County's health and sustainability, from an examination of exercise and mobility options, health access, and obesity to green building standards and resource allocation. Anticipating that being a healthy and sustainable community is a top priority for the County, it is essential that we first assess the current state of these elements.

4i. Resiliency & Hazard Mitigation

There are a number of natural hazards that represent threats to the land, property and people of El Paso County. These include wildfires, the resulting flooding and erosion issues, drainage and floodplain issues as well as unstable soils and geologic constraints. Tetrattech recently completed the Hazard Mitigation Plan for the County and is on our team to provide a link between this plan and the Master Plan. This will help to make choices for responsible land use and avoid high hazard areas for new development. This work by Tetrattech will be done in tandem with the infrastructure and utility corridors assessment.

4j. Military Base Compatibility

With five distinct military installations in El Paso County, the Master Plan must consider the recommendations and strategies of the plans for these bases to align with the Master Plan. HB&A recently completed the JLUS for Fort Carson with TetraTech and is on our team to ensure compatibility of the military base installations with the County's master plan. HB&A also has relationships and familiarity with many of the stakeholders within the County, including the municipalities, military branches, federal agencies and private consultants.

4k. Existing Conditions Report

The results of the project initiation meetings, community outreach activities, market and housing assessment, and existing conditions analysis will be outlined in an interim report that details the issues, opportunities, potentials, existing conditions, and trends to be considered as the new Master Plan is being developed. The Existing Conditions Report will serve as a foundation for discussion and to assist with the identification of issues, aspirations, and priorities for the future steps in the planning process.

4l. County Staff working group review

The Draft Existing Conditions Report will be submitted to the County Staff Working Group for review and comment. Appropriate revisions will be made based on staff feedback, prior to presenting the report to the MPSC.

4m. MPSC meeting - Existing Conditions Discussion

The Existing Conditions Synthesis Report will be presented and discussed with the MPSC. The objective of this meeting is to provide an overview of outreach, research, and assessment completed to date and develop an understanding of the issues, concerns, and priorities that should be addressed in the Master Plan.

Step 5: Vision, Goals & Objectives

The purpose of this step will be to identify and establish the priorities for the County that will be addressed in the Plan. The priorities will be based on community outreach feedback, research and assessment, and discussions with staff, MPSC, and other key groups. It is anticipated that topics such as land use, water availability, affordable housing, economic sustainability, health, livability and mitigation of wildfires and other hazards will be identified as priority areas for the plan to address. For each planning priority, a vision for that priority will be developed, along with the appropriate goals and objectives for each priority. These planning priorities will serve as the core framework for the Plan.

5a. Planning Staff Charrette

A day-long charrette will be held with the Consultant Team, County Planning Staff, and other attendees as appropriate. The intent of the charrette will be to work as a group to develop preliminary priority areas, visions, goals, and objectives that can be brought to the MPSC for discussion and then to the public for further discussion. The results of the planning staff charrette will be further refined by the Consultant Team and developed into more specific priorities and accompanying components.

5b. MPSC Workshop

A workshop will be conducted with the MPSC to review and discuss the plan's priorities, visions, goals, and objectives. Based on discussion and feedback, appropriate revisions will be made.

5c. Online Survey and Optional LOT Workshop Series #2

At this point in the process, an online survey will be created to present the proposed plan priorities areas and visions, goals, and objectives, and seek feedback regarding each component. If desired by the County, this information can also be gathered by the LOT through a series of in-person workshops that will allow participants to see how the issues they identified in the first round, together with others from across the County, are taking shape and influencing the formation of the plan. Prior to LOT activity for the step, another training session will be undertaken with all LOT members.

5d. Refined Priorities – Visions, Goals & Objectives

Based on feedback from the online survey and the optional LOT workshops and further discussions with planning staff, revised priorities, visions, goals, and objectives will be prepared.

Step 6: Place Types & Key Plan Components

This step will entail the preparation of place types (for specific areas) and key plan components that will provide the detail, visualization, and foundational concepts that will be the emphasis of the Master Plan. While this step will include the components of plan elements, it will not entail complete draft plan chapters. Rather, this step will begin to build the menu of County planning place types and policy that will be incorporated into the draft plan recommendations in step 7.

Components such as walkability, complete streets, safe pedestrian and bicycle routes, healthy neighborhoods, livability, housing diversity and affordability, sense of place, land use, annexation, development, water and other resource availability, hazard mitigation and other elements will be conveyed. Building on the County's key area types (rural agricultural areas, military installations, road corridors, urban centers, federal open space, etc.), this step will seek to visualize area types of the County and incorporate the desirable urban components identified above.

It is also anticipated that through the planning process, revised and/or new place types/key area types will be developed to further provide guidance to the County. This new place typology for the County will be developed in a manner that is highly visual and incorporates national best practices for healthy, vibrant, sustainable places. This new place typology will have immediate applicability to established/fully developed areas of the County, as well as offer clear guidance for all new growth and development areas.

6a. Planning Staff Charrette

A day-long charrette will be held with the Consultant Team, County Planning Staff, and other staff as appropriate. The intent of the charrette will be to work as a group to develop a preliminary place type framework for the plan, including identification of the key "best practice" component to be visualized and incorporated into the place types.

6b. Preliminary Place Types & Key Plan Components

Based on previous steps in the process and the framework established by the planning charrette, the Consultant Team will prepare the preliminary place types and key plan components.

6c. County Staff Working Group Meeting

The County Staff Working Group will meet to review and discuss the preliminary place types and key plan components. Appropriate revisions will be made based on feedback.

6d. MPSC Workshop

A workshop will be conducted with the MPSC to review and discuss the preliminary place types and key plan components. Appropriate revisions will be made based on feedback.

6e. Online Community Conversation

As a part of the project website, a Community Conversation Hub will be held to allow residents to see a presentation of the preliminary place types and key plan components, followed by a forum to talk about the place types and the components, and application of each. The Conversation Hub format provides an opportunity to see and learn about the community place types, where they exist, and how they are intended to be used going forward. Conversation Hubs will be targeted for the 5 different districts across the County.

Step 7: County-Wide Plans & Policies

Comprehensive plans commonly address components such as land use and growth, housing and development, transportation and mobility, open space and environmental features, community facilities and infrastructure, and hazard mitigation. Although it is impossible to determine the specific components of this Plan without completing the first six steps, potential additional components could include: character and sense of place, community health, environmental sustainability, economic vitality, affordable housing, agricultural land use and classification, diversity and inclusivity, and others. These plans, policies, and best practices will serve as the core of the Master Plan and will reflect community input and the County's goals and objectives.

7a. Draft Plan Components

Preliminary plan elements will be developed that reflect community input and all previous steps and activities in the planning process. The plans and plan components will be highly illustrative, concise, easy to read and understand, and effectively integrate the aspirations for the County's future and the strategies for realizing success.

7b. County Staff Working Group Review

All preliminary parts of the plan will be submitted to the County Staff Working Group for review and comment. Appropriate revisions will be made based on staff feedback, prior to presenting to the MPSC.

7c. MPSC Meeting – Preliminary Plans

All revised pieces will be presented and discussed with the MPSC. The objective of this meeting is to review and discuss the preliminary plans and plan components that will serve as the core of the Master Plan. Appropriate revisions will be made based on MPSC discussion and feedback.

7d. Online Survey & Optional LOT Workshops Series #3

This is the final in the series of online engagement in the planning processes designed to facilitate a discussion of the preliminary plans. A presentation of the concepts will be posted on the project website and will allow feedback on all parts of the plan. This will allow participants to see the evolution of their involvement, from issues identification to priorities setting to preliminary plans. As a result, participants will be able to see a direct correlation between their involvement and the development of the Plan. In addition, the assigned LOT members will have developed a relationship with specific groups over the course of the process and will be well suited to facilitate in-person discussions if necessary.

Step 8: Implementation Strategy

An Implementation Strategy will be prepared for Staff review. The Strategy will describe the specific actions required to carry out the new Master Plan, including recommendations regarding zoning and other regulations, CIP priority improvement projects, public/private partnership opportunities, and agency coordination. It will also identify primary redevelopment areas, agricultural land classification, open space and natural resource protection areas, street improvements, potential funding sources and implementation techniques, and general administration and follow-up to the Plan.

8a: Action Agenda

A key part of the Implementation Strategy will be the development of an Implementation Action Agenda, which will identify the key projects and actions to be undertaken, the County's roles and responsibilities, partnerships and strategic alliances, funding, timing, and more. This Action Agenda will serve as a "check list" for the County's implementation initiatives.

8b: Performance Measurement Matrix

The Matrix identifies performance indicators that are directly linked to the Master Plan's core principles, goals, objectives, and recommendations. The Matrix will provide the trends, and measurements for achieving success. In other words, the Matrix will serve in a way as a "community progress indicator" that will show the County where it is and how it is trending for each of the different priority areas. The Matrix will serve as an "honest tool" for evaluating investment effectiveness.

In order to be effective, the indicators must be: 1) easy to obtain; 2) from a reliable source; 3) simple to calculate; 4) available for El Paso County; and 5) regularly updated. We will work closely with County Staff to determine the best possible indicators and metrics given these criteria, and those that will be most useful for the Board of Commissioners to measure over time.

8c. County Staff Working Group Review

The Draft Implementation Strategy will be submitted to the County Staff Working Group for review and comment. Appropriate revisions will be made based on staff feedback, prior to presenting the report to the MPSC.

Step 9: Plan Document & Adoption

Based on the eight previous steps, the draft and final versions of the Master Plan will be prepared for local review and consideration. This includes the public hearing, plan adoption, and presentation to the Board of County Commissioners.

MPSC Meeting – Review & Approval of Draft Plan

The draft Master Plan will be presented, reviewed, and discussed with the MPSC. Appropriate revisions will be made based on feedback and discussion. The revised Draft will be prepared for community conversation hubs, review, and discussion.

Online Community Presentations & Conversation Hubs

Prior to the public hearing, online community conversation hubs will be hosted to present the Draft Plan to residents followed by a forum to discuss the plan and ask questions. The conversation-hub format provides an opportunity to see and learn about the County's new Master Plan before the adoption process begins. Conversation Hubs will be targeted for five different geographic districts across the County. If desired, in-person presentations and conversation hubs can be facilitated.

Final Plan Report to Planning Commission (Public Hearing/Presentation)

The Final Master Plan will be presented to the Planning Commission for public hearing. The public hearing provides an opportunity for residents and the community at-large to comment on the Plan and its recommendations prior to its adoption. Based on all feedback and discussion, a revised Plan will be prepared for recommendation to the Board of County Commissioners.

Final Plan Adoption – Board of County Commissioners

The Final Master Plan will be presented to the Board of County Commissioners for consideration and adoption.

PROJECT SCHEDULE

Although a detailed scope of work will be developed working in conjunction with County Staff, the timeline below provides an overall framework for our 24-month approach and general process. The table below highlights the time period for each step, as well as an indication of the meetings to be conducted and the deliverables to be provided along the way. We understand the recommendation of award will occur in October of 2018, which will create a Project Initiation in late 2018 or early 2019.



Legend for Diagram:

Yellow Circle: Denotes Meetings to be conducted by our Team

Red Diamond: Denotes Events to be conducted by our Team

Yellow Star: Denotes Deliverables to be produced by our Team





Local Area Workshop Summary

Monday, May 13, 2019

On May 15, 2019, the County of El Paso hosted a Black Forest Local Area Workshop at Black Forest Community Club. The workshop was part of the public outreach process for the creation of the new Master Plan, *Your El Paso Master Plan*. Attended by 45 individuals, this workshop was an opportunity for residents and community stakeholders to offer their input and feedback regarding Black Forest, El Paso County, and the plan. The workshop included a review of the planning process to be undertaken as well as a group exercise designed to gather input regarding issues, opportunities, potential projects, and key strengths and assets of Black Forest. Input from this and other workshops and focus groups will help to guide the planning process and will be directly reflected in the vision, goals, recommendations, and policies of the final *Your El Paso Master Plan*.

The top issue identified at both County and local levels was water supply and the need for a sustainable management plan of water resources moving forward. Participants noted the lack of regional water availability as well as the depletion of local aquifers as major concerns. Another top issue discussed was the growth of the area which has led to concerns of overdevelopment and exacerbated water supply.

When asked to identify the assets and strengths of Black Forest, residents listed a variety of features characteristics that should be preserved and promoted. Parks and open space, wildlife, and rural character were among the top strengths ranked by participants.

Note on Summary Context

*The following is a summary of the thoughts, comments, and opinions received in the workshop. Some comments were shared with the entire group, while others were recorded privately on worksheets. The items identified in this summary are not recommendations or observations of the consultant, but rather represent feedback and comments received from those who participated in the workshop. Numbers in parentheses indicate the quantity of individual responses received on the item. **The first number in parenthesis counts as a County-wide issue, and the second number counts as a Black Forest-specific issue.***

Issues & Concerns

At the beginning of the workshop, participants were asked to individually identify the issues and concerns confronting El Paso County and the Black Forest community. Next, in breakout table groups, participants worked to generate a single, cumulative list, with each table identifying important issues to present to the larger group. The result was a list of the 36 top issues and concerns facing the community.

The breakout table groups were asked to rank the top three of the 36 issues and concerns. Below are the highest ranked County and Black Forest issues as determined by those this method, as well as all other issues identified through the workshop.

Highest Group-Ranked Issues: (County, Black Forest)

- Water supply (32, 40)
- Unchecked growth (29, 22)
- Inadequate roads (16, 15)
- Compliance with existing zoning (8, 17)

Other Issues by Category (County, Black Forest)

Transportation

- Traffic congestion (10, 7)
- Traffic enforcement (2, 3)
- Road quality (2, 2)
- Lack of east/west corridor (2, 2)
- Traffic coordination (0, 3)
- Public transit (1, 2)

Natural Resources and Open Space

- Neglect of the Black Forest Preservation Plan (6, 11)
- Wildlife preservation (2, 5)
- Need for open space corridors (1, 5)
- Need for climate change plan (3, 2)
- Regional water contamination (3, 2)
- Reliance on coal (1, 0)

Housing

- Too much high-density housing (5, 2)
- Affordable housing (0, 1)

Land Use and Development

- Overdevelopment (10, 0)
- Preservation of rural areas (4, 4)
- Influence of home builders (1, 4)
- Plan for commercial areas (0, 4)

Quality of Life

- Drug problems (3, 1)
- Homelessness (0, 2)
- Healthcare (0, 2)

Government and Services

- Increased taxes (5, 5)
- Schools (4, 4)
- Public input procedures (5, 0)

- Fire safety (1, 4)
- Lack of coordination with Colorado Springs (1, 2)
- Hold Commissioners accountable (1, 1)
- Increase Sherriff presence (1, 1)

Other Topics

- Utility provider options (0, 3)
- Fire mitigation (0, 3)

Priority Actions & Projects

In response to the list of issues, participants were asked to name specific projects or actions that would provide solutions to those issues identified in the first part of the exercise. Recommended projects and actions are categorized below.

Natural Resources and Open Space

- Water plan (13)
 - Protecting water shed
 - No watering of lawns/golf courses
 - Recharge aquifers with treated wastewater
 - Sustainable management
- Preservation of open space (4)
- Black Forest Preservation Plan compliance (3)
- Planting native prairie
- Tree planting in fire areas

Transportation

- Road infrastructure (9)
 - Repairs and maintenance
 - Widen Highway 83
 - More timed traffic lights
 - Improve road capacity
 - Complete Highway 21
 - Expand I-25 to Denver
 - North/south corridor (not in Black Forest)
- Traffic study
- Public Transit

Quality of Life

- Limit growth (7)
- Improve schools
- Broadband services for rural areas

Taxes and Funding

- New housing tax to support Fire and Police (6)
- New housing required to cover costs of new growth and 100-year plan for water (2)

- Impact of taxation study
- Shift tax burden to future developments rather than existing homes
- Revenue percentage of homes sold or built to be given back to Black Forest via public services
- Development impact fees to fund Fire services and schools

Marijuana

- Determine impact of legalized marijuana on crime, health, drugs
- Make marijuana illegal again

Government

- Do not allow city dwellers vote on county issues
- City and County Planning Commission meet regularly
- Have citizen comments part of all meetings
- Consider making Black Forest a historic area

Strengths & Assets

As *Your El Paso Master Plan* is developed, the key strengths and assets of Black Forest should be regarded as areas to maintain and build upon. For the final part of the exercise, community members were asked to list strengths and advantages of Falcon that should be preserved. The following were identified:

Natural Resources and Open Space

- Parks and open space (9)
- Wildlife (7)
- Biodiversity (2)
- Mountains (2)
- Aquifers

Character

- Rural (7)
- People (2)
- Sense of community (2)

Economy

- Tourism (2)
- Growing economy
- Housing economy

Fiscal

- Low taxes
- Cheap land
- Area does a lot despite limited funding

Quality of Life

- Beauty (8)
- Climate (2)

- Healthcare
- Schools
- Arts

Growth

- Population density
- Opportunity to manage growth



Community Workshop Summary

Monday, May 13, 2019

On May 13, 2019, the County of El Paso hosted a Community Workshop at Bear Creek Elementary School in Monument. The workshop was part of the public outreach process for the creation of the new Master Plan, *Your El Paso Master Plan*. Attended by 30 individuals, this workshop was an opportunity for residents and community stakeholders to offer their input and feedback regarding the County and the plan. The workshop included a review of the planning process to be undertaken as well as a group exercise designed to gather input regarding issues, opportunities, potential projects, and key strengths and assets of the County. Input from this and other workshops and focus groups will help to guide the planning process and will be directly reflected in the vision, goals, recommendations, and policies of the final *Your El Paso Master Plan*.

The top issues identified at the workshop were the lack of public input in the development process and the concern of failure to preserve the rural character in El Paso. Residents did not want to see large lots in rural areas (RR-5 zoning) become subdivided for higher density housing and had additional concerns about increased commercial development. Residents also ranked water supply concerns and traffic safety near schools as important issues.

When asked to identify the assets and strengths of El Paso, residents listed a variety of features and amenities that should be preserved and promoted. Wildlife, recreational open spaces, and rural character were the top identified assets and strengths of the County.

Note on Summary Context

The following is a summary of the thoughts, comments, and opinions received in the workshop. Some comments were shared with the entire group, while others were recorded privately on worksheets. The items identified in this summary are not recommendations or observations of the consultant, but rather represent feedback and comments received from those who participated in the workshop. Numbers in parentheses indicate the quantity of individual responses received on the item.

Issues & Concerns

At the beginning of the workshop, participants were asked to individually identify the issues and concerns confronting the El Paso community. Next, in breakout table groups, participants worked to generate a single, cumulative list, with each table identifying important issues to present to the larger group. The result was a list of the 30 top issues and concerns facing the community.

The breakout table groups were asked to rank the top three of the 30 issues and concerns. Below are the highest ranked issues as determined by those this method, as well as all other issues identified through the workshop.

Highest Group-Ranked Issues

- Public input for development process (20)
- Protect RR-5 zoning (19)
- Preserve rural character (18)
- No commercial development (18)
- Wildfires (18)
- Development impacts on water (16)
- School traffic at Highway 83 and Route 105 (14)
- Traffic Safety near schools (14)
- Infrastructure keeping up with growth (14)
- Evaluate school impact fees (10)
- Zoning accountability (10)
- Night sky preservation (10)
- Complying with water regulations (9)
- Local wells (9)

Other Issues by Category

Transportation

- Roadway capacity (6)
- Safety on 105 (6)
- Lack of East/West transportation options (2)
- Bike safety
- Lack of highway access
- Lack of light rail

Housing and Growth

- Population growth (6)
- Overdevelopment (6)
- Lack of quality affordable housing (3)
- Higher density in targeted areas (2)
- Local issues will be overlooked in densely populated areas and new developments
- Balance growth

Natural Resources and Open Space

- Wildlife and open space preservation (8)
- Need more greenspace (3)
- Maintain biodiversity (3)
- Gaps in the trail system (3)
- Eco-structure
- Non-adherence to the Black Forest Preservation Plan

Land Use

- Reevaluate planning process
- Reevaluate impact fees
- Lack of space for social gathering (3)
- No more golf courses (3)
- Land suitability

Other Topics

- Fiscal resources (6)
- Homelessness (4)
- Lack of law enforcement (3)
- Lack of low emission/clean energy (3)
- Gunfire in RR-5 zone (2)
- Fire and emergency services
- Inadequate storm drainage systems

Priority Actions & Projects

In response to the list of issues, participants were asked to name specific projects or actions that would provide solutions to those issues identified in the first part of the exercise. Recommended projects and actions are categorized below.

Natural Resources and Open Space

- Regional water plan (6)
- Preservation of night sky (3)
- More trails and open spaces (2)
- Preservation of open space
- Build water infrastructure

Transportation

- Traffic plan (8)
 - Coordination between planning and transportation departments
 - Safety
 - Growth
 - Widening of highways
 - Turn lanes

Land Use

- Reevaluate developer impact fees (2)
- Match development to physical resources
- Commissioners/planners held to established standards
- Strengthen requirements for development
- Consider selling Forest Lakes Phase II to preserve as conservation easement

Identity

- Rural preservation (9)

- Neighborhood preservation

Strengths & Assets

As *Your El Paso Master Plan* is developed, the key strengths and assets of El Paso should be regarded as areas to maintain and build upon. For the final part of the exercise, community members were asked to list strengths and advantages of El Paso that should be preserved. The following were identified:

Character

- Diversity of workforce (3)
- RR-5 zoning (2)
- Great place for families
- People
- Good size
- Neighborhoods
- Culture

Natural Resources and Open Space

- Trails and open space (6)
- Wildlife (3)
- Location – proximity to nature (3)
- Night sky (2)
- Rocky Mountains

Livability

- Restaurants, music, events
- Great development
- Schools
- Weather



Business Workshop Summary

Tuesday, May 14, 2019

On May 14, 2019, the County of El Paso hosted a Business Workshop at the Tri-Lakes Chamber of Commerce in Monument. The workshop was part of the public outreach process for the creation of the new Master Plan, *Your El Paso Master Plan*. Attended by 13 individuals, this workshop was an opportunity for business owners and community stakeholders to offer their input and feedback regarding the County and the plan. The workshop included a review of the planning process to be undertaken as well as a group exercise designed to gather input regarding issues, opportunities, potential projects, and key strengths and assets of the County. Input from this and other workshops and focus groups will help to guide the planning process and will be directly reflected in the vision, goals, recommendations, and policies of the final *Your El Paso Master Plan*.

The top issues identified at the workshop were the County's inadequate infrastructure to accommodate current growth and the lack of workforce development to provide local businesses with potential employees. Business owners would like to see more partnerships with local schools that include internships and training to address these issues. Another top issue among the participants was the lack of a diversified employment base.

When asked to identify the assets and strengths of El Paso County, residents listed a variety of features and amenities that should be preserved and promoted. Natural beauty, clean environment, and quality lifestyle were the top identified assets and strengths of the area.

Note on Summary Context

The following is a summary of the thoughts, comments, and opinions received in the workshop. Some comments were shared with the entire group, while others were recorded privately on worksheets. The items identified in this summary are not recommendations or observations of the consultant, but rather represent feedback and comments received from those who participated in the workshop. Numbers in parentheses indicate the quantity of individual responses received on the item.

Issues & Concerns

At the beginning of the workshop, participants were asked to individually identify the issues and concerns confronting the El Paso County community. Next, in breakout table groups, participants worked to generate a single, cumulative list, with each table identifying important issues to present to the larger group. The result was a list of the 15 top issues and concerns facing the community.

The breakout table groups were asked to rank the top three of the 15 issues and concerns. Below are the highest ranked issues as determined by those this method, as well as all other issues identified through the workshop.

Highest Group-Ranked Issues

- Growth outpacing infrastructure (8)
- Lack of diversified employment base (5)
- Lack of road maintenance (5)

Other Issues by Category

Transportation

- Lack of new infrastructure projects (3)
- Bike lanes (2)
- Congestion in the gap (2)
- Public transportation

Jobs and Economy

- Lack of workforce development (4)
- Marijuana drug tests for potential employees (4)
- Lack of new business opportunities
- Retaining business
- Jobs for young workers
- Funding for business

Housing

- Attainable housing for workforce (4)
- Housing diversity (2)
- Rents

Natural Resources and Open Space

- Parks and trails (4)
- Water (4)
- Lack of recreation opportunities (3)

Infrastructure and Development

- Smart growth (2)
- Commercial development as needed

Technology

- Lack of IT options (4)
- Small cell regulation

Other Topics

- Fire protection (2)
- Homelessness (2)
- Schools (2)

Priority Actions & Projects

In response to the list of issues, participants were asked to name specific projects or actions that would provide solutions to those issues identified in the first part of the exercise. Recommended projects and actions are categorized below.

Infrastructure and Development

- Affordable/workforce housing (2)
- Develop opportunity zones
- Manufacturing uses by recreation industry
- Balance density of development

Transportation

- Road infrastructure (4)
 - Alleviate traffic
 - Pave roads
 - Plan for major arteries
 - Alternatives to I-25

Recreation

- Sports complex (2)
- Nature center in northern El Paso County
- Trail connectivity
- Parks

Technology

- Broadband service
- Small cell regulation

Partnerships

- Partnerships with schools (2)
 - Training
 - Internships

Strengths & Assets

As *Your El Paso Master Plan* is developed, the key strengths and assets of El Paso County should be regarded as areas to maintain and build upon. For the final part of the exercise, community members were asked to list strengths and advantages that should be preserved. The following were identified:

Potential

- Schools (2)
- Business opportunity
- Outreach
- Partnerships
- Space for housing

Character

- People (3)
- Sense of community

Quality of Life

- Beauty (4)
- Clean air (2)
- Lifestyle (2)
- Open space
- Nature
- Low density



Local Area Workshop Summary

Tuesday, May 14, 2019

On May 14, 2019, the County of El Paso hosted a Tri-Lakes Local Area Workshop at Tri-Lakes Chamber of Commerce in Monument. The workshop was part of the public outreach process for the creation of the new Master Plan, *Your El Paso Master Plan*. Attended by 20 individuals, this workshop was an opportunity for residents and community stakeholders to offer their input and feedback regarding Tri-Lakes, the County, and the plan. The workshop included a review of the planning process to be undertaken as well as a group exercise designed to gather input regarding issues, opportunities, potential projects, and key strengths and assets of Tri-Lakes. Input from this and other workshops and focus groups will help to guide the planning process and will be directly reflected in the vision, goals, recommendations, and policies of the final *Your El Paso Master Plan*.

The top issue identified at the workshop was water supply and the importance of a solution to ensure Tri-Lakes will have access to water in the future without limitations. Deep aquifer mining and over-reliance of wells and groundwater were discussed. Another top issue was the impact of new developments on the environment and natural resources. Participants specifically noted the school development on Highway 83, the Highway 105 development, and the perception of “rubber-stamping” of projects in El Paso County as concerns.

When asked to identify the assets and strengths of Tri-Lakes, residents listed a variety of features and amenities that should be preserved and promoted. Wildlife, recreational open spaces, and small-town character were the top identified assets and strengths of the area.

Note on Summary Context

The following is a summary of the thoughts, comments, and opinions received in the workshop. Some comments were shared with the entire group, while others were recorded privately on worksheets. The items identified in this summary are not recommendations or observations of the consultant, but rather represent feedback and comments received from those who participated in the workshop. Numbers in parentheses indicate the quantity of individual responses received on the item.

Issues & Concerns

At the beginning of the workshop, participants were asked to individually identify the issues and concerns confronting the Tri-Lakes community. Next, in breakout table groups, participants worked to generate a single, cumulative list, with each table identifying important issues to present to the larger group. The result was a list of the 29 top issues and concerns facing the community.

The breakout table groups were asked to rank the top three of the 29 issues and concerns. Below are the highest ranked issues as determined by those this method, as well as all other issues identified through the workshop.

Highest Group-Ranked Issues

- Water supply (12)
- Development impact on environment (8)
- Growth outpacing infrastructure (6)
- Wildfire planning (6)
- Open space preservation (5)

Other Issues by Category

Transportation

- Road conditions and infrastructure (5)
 - Alternative routes for I-25
- Traffic congestion (4)
- Bike connectivity and safety (3)

Growth

- Uncontrolled growth (5)
- Overdevelopment (3)
- Sprawl
- Urbanization

Housing

- Lack of affordable housing
- Lack of senior housing

Natural Resources and Open Space

- Preservation of trails and open space (4)
- More park development (3)
- Underfunded parks and trails (2)
- Better trail connectivity
- Habitat development

Infrastructure and Development

- Improved input in the development process (2)
- Context sensitive development
- Schools
 - Reevaluate developer impact fees
 - Taxes too high
- Lack of flexibility and creativity

Local Government

- Lack of local government coordination (2)
- Lack of adequate representation

Other Topics

- Aging population (2)
- Gunfire in RR-5 zones (2)
- Limited fiscal capacity (2)
- Expand high-speed internet (2)

Priority Actions & Projects

In response to the list of issues, participants were asked to name specific projects or actions that would provide solutions to those issues identified in the first part of the exercise. Recommended projects and actions are categorized below.

Natural Resources and Open Space

- Water plan (3)
- Wildfire protection
- Do a program like TOPS to fund and maintain open space
- More trails and open space
- Provide wildlife habitat

Transportation

- Road maintenance (2)
- Move railroad east and reuse corridor for trails/alternative transportation
- Funding for infrastructure
- Widen Highway 83 to County line
- Convert road shoulders to bike lanes

Local Government

- Combine Tri-Lakes communities into one incorporated area
- Creation of Tri-Lakes task force to address community issues and functions
- More input from long-term residents

Other Topics

- Too many big box stores
- Eliminate gunfire in properties zoned RR-5

Strengths & Assets

As *Your El Paso Master Plan* is developed, the key strengths and assets of Tri-Lakes should be regarded as areas to maintain and build upon. For the final part of the exercise, community members were asked to list strengths and advantages of Tri-Lakes that should be preserved. The following were identified:

Natural Resources and Open Space

- Trails and open space (3)
- Natural beauty (3)
- Mountains (2)
- Recreational opportunities

Character

- **Conservative (2)**
- **Small town atmosphere (2)**
- **Cultural history**

Local Government

- **Efficient government**
- **Government honors property rights**
- **County Sherriff**
- **Government controlled by voters and not committees**



Local Area Workshop Summary

Tuesday, May 14, 2019

On May 15, 2019, the County of El Paso hosted a Highway 115 Local Area Workshop at the Southwest Highway 115 Fire Protection Station in Colorado Springs. The workshop was part of the public outreach process for the creation of the new Master Plan, *Your El Paso Master Plan*. Attended by 14 individuals, this workshop was an opportunity for residents and community stakeholders to offer their input and feedback regarding the Highway 115 area, El Paso County, and the plan. The workshop included a review of the planning process to be undertaken as well as a group exercise designed to gather input regarding issues, opportunities, potential projects, and key strengths and assets of the Highway 115 area. Input from this and other workshops and focus groups will help to guide the planning process and will be directly reflected in the vision, goals, recommendations, and policies of the final *Your El Paso Master Plan*.

The top issue identified at the workshop was water supply and the need to preserve and protect local water sources. Participants also expressed their desire to preserve wildlife habitats and mitigate the damage done to the local quarry. Another top issue at the workshop was the Small Area Plan – participants would like to see it preserved and referred to in future decision making.

When asked to identify the assets and strengths of the Highway 115 area, residents listed a variety of features characteristics that should be preserved and promoted. Parks and open space, wildlife, and sense of community were among the top strengths ranked by participants.

Note on Summary Context

The following is a summary of the thoughts, comments, and opinions received in the workshop. Some comments were shared with the entire group, while others were recorded privately on worksheets. The items identified in this summary are not recommendations or observations of the consultant, but rather represent feedback and comments received from those who participated in the workshop. Numbers in parentheses indicate the quantity of individual responses received on the item.

Issues & Concerns

At the beginning of the workshop, participants were asked to individually identify the issues and concerns confronting the Highway 115 community. Next, in breakout table groups, participants worked to generate a single, cumulative list, with each table identifying important issues to present to the larger group. The result was a list of the 19 top issues and concerns facing the community.

The breakout table groups were asked to rank the top three of the 19 issues and concerns. Below are the highest ranked issues as determined by those this method, as well as all other issues identified through the workshop.

Highest Group-Ranked Issues:

- Water source preservation and protection (13)
- Preservation of the Small Area Plan (13)
- Road conditions (8)
- Wildlife preservation (8)
- Preservation of rural areas (7)
- Fire safety (7)
- Transparency in development process (7)

Other Issues by Category

Transportation

- Hwy 115 truck traffic (6)
- Bike and trail connectivity (3)
- Rock Creek bridge (2)
- Public transportation

Natural Resources and Open Space

- Wildfire mitigation (6)
- Preservation of open space (5)

Development

- Limit commercial development (4)
- Affordable housing (4)
- Impact of leapfrog development
- Land use compatibility
- More commercial development

Government Planning

- Make Master Plan legally binding (6)
- Consistent decision making

Other

- Crime (4)
- Utility provider availability (2)
- Renovate existing housing (2)
- Homelessness
- Eroding hillside/rock fall on Hwy 115 and Turkey Creek Rd

Priority Actions & Projects

In response to the list of issues, participants were asked to name specific projects or actions that would provide solutions to those issues identified in the first part of the exercise. Recommended projects and actions are categorized below.

Natural Resources and Open Space

- Trail connectivity (4)
 - More trails
 - Connect southern El Paso County trails
- Wildfire mitigation (3)
- Water Plan (3)
 - Allow water imports from Colorado Springs
 - Protect resources
- More parks (3)

Transportation

- Road infrastructure (6)
 - Maintenance
 - Widen Hwy 115
 - Rock Creek bridge renovation
 - Widen Marksheffel Rd
- Less reckless spending on roads and bike lanes
- Fund access routes through rugged terrain for Fire Dept.

Growth

- Reduce/manage growth (2)
- Maintain rural character

Government Planning

- Make Master Plan a legal binding document (2)
- Need a financial strategic master plan (2)
- Preserve Small Area Plan

Maintenance

- Retain rock wall at Hwy 115 and Turkey Creek Rd
- Renovate existing housing
- Renovate vacant buildings

Other

- Government transparency
- Homelessness
- Diversified economy
- Increase law enforcement

Strengths & Assets

As *Your El Paso Master Plan* is developed, the key strengths and assets of the Highway 115 area should be regarded as areas to maintain and build upon. For the final part of the exercise, community members were asked to list strengths and advantages that should be preserved. The following were identified:

Natural Resources and Open Space

- Parks and open space (6)
- Wildlife (3)
- Wildfire mitigation
- Natural resources

Character

- Strong sense of community (3)
- People (2)
- Conservative

Other

- Beauty (3)
- Rural (2)
- Sherriff and Fire Dept. (2)

YOUR EL PASO MASTER PLAN

Community Workshop Summary

Tuesday, May 14, 2019

On May 14, 2019, the County of El Paso hosted a Community Workshop at Fountain Valley Senior Center in Fountain. The workshop was part of the public outreach process for the creation of the new Master Plan, *Your El Paso Master Plan*. Attended by four individuals, this workshop was an opportunity for residents and community stakeholders to offer their input and feedback regarding the County and the plan. The attendance level for this workshop allowed for a more informal discussion between workshop conductors and participants. This included a review of the planning process to be undertaken as well as a group exercise designed to gather input regarding issues, opportunities, potential projects, and key strengths and assets of the County. Input from this and other workshops and focus groups will help to guide the planning process and will be directly reflected in the vision, goals, recommendations, and policies of the final *Your El Paso Master Plan*.

Note on Summary Context

The following is a summary of the thoughts, comments, and opinions received in the workshop. Some comments were shared with the entire group, while others were recorded privately on worksheets. The items identified in this summary are not recommendations or observations of the consultant, but rather represent feedback and comments received from those who participated in the workshop. Numbers in parentheses indicate the quantity of individual responses received on the item.

Issues & Concerns

At the beginning of the workshop, participants were asked to individually identify the issues and concerns confronting the El Paso community. The top issues identified at the workshop were the lack of biking and walking infrastructure, including sidewalks throughout the County as well as concerns related to environmental/open space conservation and sustainability. A lack of east-west road connections and poor maintenance of County roads were also noted issues.

Projects & Actions

Participants identified two key projects for the Master Plan to address moving forward. The first is a continuation of a desired action from the Parks and Recreation Master Plan which is to connect gaps in the County's trail system. The second action was to improve homelessness. Residents had questions about how the El Paso County Master Plan would address the issue and how it related to housing options and concerns.

Strengths & Assets

As *Your El Paso Master Plan* is developed, the key strengths and assets of El Paso should be regarded as areas to maintain and build upon. For the final part of the exercise, community members were asked to list strengths and advantages of El Paso that should be preserved. The following were identified:

- Annexing Banning Lewis Ranch
- County residents (people who care)
- Parks and open space
- Nature/natural views



Business Workshop Summary

Wednesday, May 15, 2019

On May 15, 2019, the County of El Paso hosted a Business Workshop at Liberty Tax Service in Falcon. The workshop was part of the public outreach process for the creation of the new Master Plan, *Your El Paso Master Plan*. Attended by 4 individuals, this workshop was an opportunity for business owners and community stakeholders to offer their input and feedback regarding the County and the plan. The workshop included a review of the planning process to be undertaken as well as a group exercise designed to gather input regarding issues, opportunities, potential projects, and key strengths and assets of the County. Input from this and other workshops and focus groups will help to guide the planning process and will be directly reflected in the vision, goals, recommendations, and policies of the final *Your El Paso Master Plan*.

The top issues identified at the workshop concerned transportation and commercial development. Participants noted the lack of public transportation as well as a lack of adequate road infrastructure to accommodate growth and connect consumers to businesses. Another top issue for participants was the lack of available commercial space.

When asked to identify the assets and strengths of El Paso County, residents listed a variety of features and amenities that should be preserved and promoted. Outdoor space, including the parks and surrounding mountains, were some of the top strengths ranked by the participants.

Note on Summary Context

The following is a summary of the thoughts, comments, and opinions received in the workshop. Some comments were shared with the entire group, while others were recorded privately on worksheets. The items identified in this summary are not recommendations or observations of the consultant, but rather represent feedback and comments received from those who participated in the workshop. Numbers in parentheses indicate the quantity of individual responses received on the item.

Issues & Concerns

At the beginning of the workshop, participants were asked to individually identify the issues and concerns confronting the El Paso County community. Next, the participants were asked to rank the top issues discussed thus far. The result was a list of the top issues and concerns facing the community.

Highest Ranked Issues

- Road infrastructure (4)
- Public transportation (4)
- Growth (3)

Other Issues by Category

Commercial Development

- Lack of available commercial space (2)
- Lack of business variety
- High rents

Other Topics

- Public safety (2)
- Water (2)
- Marijuana

Priority Actions & Projects

In response to the list of issues, participants were asked to name specific projects or actions that would provide solutions to those issues identified in the first part of the exercise. Recommended projects and actions are categorized below.

Commercial Development

- Create a Downtown Falcon (2)
- Woodmen/Meridian development
- More retail and entertainment

Transportation

- Road infrastructure (2)
 - Widen Hwy 24 through Falcon

Recreation

- Parks
- Community gathering spaces

Other Topics

- Increase law enforcement
- Plan for growth

Strengths & Assets

As *Your El Paso Master Plan* is developed, the key strengths and assets of El Paso County should be regarded as areas to maintain and build upon. For the final part of the exercise, community members were asked to list strengths and advantages that should be preserved. The following were identified:

- Parks and outdoor space (3)
- Diversity in living options
- Affordability
- Growth



Local Area Workshop Summary

Wednesday, May 15, 2019

On May 15, 2019, the County of El Paso hosted a Falcon/Peyton Local Area Workshop at Meridian Ranch Recreation Center in Peyton. The workshop was part of the public outreach process for the creation of the new Master Plan, *Your El Paso Master Plan*. Attended by 11 individuals, this workshop was an opportunity for residents and community stakeholders to offer their input and feedback regarding Falcon, Peyton, the County, and the plan. The workshop included a review of the planning process to be undertaken as well as a group exercise designed to gather input regarding issues, opportunities, potential projects, and key strengths and assets of the area. Input from this and other workshops and focus groups will help to guide the planning process and will be directly reflected in the vision, goals, recommendations, and policies of the final *Your El Paso Master Plan*.

The top issues identified at the workshop were traffic congestion and current road capacities. Participants expressed concern over increased commute times due to congestion and the poor conditions of roads due to high-volume traffic. Another top issue discussed was water availability and the need for sustainable management of local water sources.

When asked to identify the assets and strengths of Falcon/Peyton, residents listed a variety of features characteristics that should be preserved and promoted. The area's rural character and natural open spaces were among the top strengths ranked by participants.

Note on Summary Context

The following is a summary of the thoughts, comments, and opinions received in the workshop. Some comments were shared with the entire group, while others were recorded privately on worksheets. The items identified in this summary are not recommendations or observations of the consultant, but rather represent feedback and comments received from those who participated in the workshop. Numbers in parentheses indicate the quantity of individual responses received on the item.

Issues & Concerns

At the beginning of the workshop, participants were asked to individually identify the issues and concerns confronting the Falcon/Peyton community. Next, in breakout table groups, participants worked to generate a single, cumulative list, with each table identifying important issues to present to the larger group. The result was a list of the 21 top issues and concerns facing the community.

The breakout table groups were asked to rank the top three of the 21 issues and concerns. Below are the highest ranked issues as determined by those this method, as well as all other issues identified through the workshop.

Highest Group-Ranked Issues

- Road capacity (8)
- Traffic (7)
- Water security (5)
- Residential density (5)
- Road construction and maintenance (4)
- Telecom infrastructure (4)

Other Issues by Category

Transportation

- Limited east/west connections (2)
- Lack of public transportation
- Lack of routes to Colorado Springs
- Traffic safety
- Autonomous vehicles

Growth and Development

- Population growth (2)
- Development density too high

Housing

- Lack of housing balance
- Lack of senior housing
- Covenants, conditions, and restrictions

Natural Resources and Open Space

- Flood control (2)
- Wildlife management
- Wildfires

Zoning

- Lack of buffer zones (4)
- Preserving rural areas (3)
- Lack of upholding existing zoning (3)
- Lack of land use compatibility
- Lack of impact fees for fire

Local Government

- Over-regulation
- Lack of coordination among governments
- Lack of citizen involvement
- Emergency response

Other Topics

- Drones
- Utilities

- Drugs
- Air noise in rural areas
- Misaligning with military values

Priority Actions & Projects

In response to the list of issues, participants were asked to name specific projects or actions that would provide solutions to those issues identified in the first part of the exercise. Recommended projects and actions are categorized below.

Transportation

- Road infrastructure (9)
 - Maintenance
 - New roads
 - Road widening
 - E/W corridor
 - 3 turn lanes on Old Meridian
 - Connect Stapleton Dr and Briargate Blvd
 - Improve Highway 24 to Peyton
 - Expand roadway between Fallon and Colorado Springs
 - Limit to 3 lanes
 - Roundabouts

Water Management

- Water plan
- Require new developments to acquire water from CSU instead of aquifers

Land Use and Development

- Catch up with housing demand
- New zoning ordinance – buffer zones
- Stop rezoning for higher density

Other Topics

- Expand broadband availability

Strengths & Assets

As *Your El Paso Master Plan* is developed, the key strengths and assets of Falcon/Peyton should be regarded as areas to maintain and build upon. For the final part of the exercise, community members were asked to list strengths and advantages of the area that should be preserved. The following were identified:

Character

- Rural (5)
- Peace and quiet (2)
- Neighbors
- Diversity

Other Topics

- Education
- Intellectual capacity
- Outdoors
- Low tax burden

YOUR EL PASO MASTER PLAN

Community Workshop Summary

Wednesday, May 15, 2019

On May 15, 2019, the County of El Paso hosted a Community Workshop at Grace Community Church in Falcon. The workshop was part of the public outreach process for the creation of the new Master Plan, *Your El Paso Master Plan*. Attended by 25 individuals, this workshop was an opportunity for residents and community stakeholders to offer their input and feedback regarding the County and the plan. The workshop included a review of the planning process to be undertaken as well as a group exercise designed to gather input regarding issues, opportunities, potential projects, and key strengths and assets of the County. Input from this and other workshops and focus groups will help to guide the planning process and will be directly reflected in the vision, goals, recommendations, and policies of the final *Your El Paso Master Plan*.

The top issue identified at the workshop was water supply and the importance of a regional solution to ensure the region will have access to water in the future without limitations. This issue rose to the top on individual lists as well as during group breakout sessions. Residents also ranked rapid growth and development as important issues, noting the overbuilding of residential and the loss of rural communities.

When asked to identify the assets and strengths of El Paso, residents listed a variety of features and amenities that should be preserved and promoted. Wildlife, recreational open spaces, and rural character were the top identified assets and strengths of the County.

Note on Summary Context

The following is a summary of the thoughts, comments, and opinions received in the workshop. Some comments were shared with the entire group, while others were recorded privately on worksheets. The items identified in this summary are not recommendations or observations of the consultant, but rather represent feedback and comments received from those who participated in the workshop. Numbers in parentheses indicate the quantity of individual responses received on the item.

Issues & Concerns

At the beginning of the workshop, participants were asked to individually identify the issues and concerns confronting the El Paso community. Next, in breakout table groups, participants worked to generate a single, cumulative list, with each table identifying important issues to present to the larger group. The result was a list of the 28 top issues and concerns facing the community.

The breakout table groups were asked to rank the top three of the 28 issues and concerns. Below are the highest ranked issues as determined by those this method, as well as all other issues identified through the workshop.

Highest Group-Ranked Issues

- Water supply (18)
- Rapid growth (12)
- Loss of rural character (10)
- Traffic congestion (8)
- Well protection (6)
- Infrastructure (5)
- Sherriff response time (5)
- Wildlife preservation (3)
- Developer accountability (3)

Other Issues by Category

Transportation

- Turn lanes (2)
- Lack of E/W roads (2)
- Air traffic noise
- Lack of consistent roadway design standards

Housing and Growth

- Zoning and respect for current residents (2)
- High-density developments (1)

Quality of Life

- Crime
- Construction noise

Other Topics

- Fire protection
- Drainage/stormwater
- Lack of commercial options/groceries
- Interconnected trails and open space
- Remain unincorporated

Priority Actions & Projects

In response to the list of issues, participants were asked to name specific projects or actions that would provide solutions to those issues identified in the first part of the exercise. Recommended projects and actions are categorized below.

Natural Resources and Open Space

- Regional water solution (4)
- Wildlife protection (3)

- More parks, prairies, trails (2)
- Add reservoirs

Transportation

- Expand public transportation (5)
- Implement regional rail transportation (5)
- Improve roads (2)
- Increase freeway access (2)
 - North/South corridor to Denver, east of Falcon
 - Expand I-25
 - Briargate-Stapleton from I-25 to US 24
- Provide free school buses for students

County Government

- Improve fire and police protection (4)
- Create airport advisory board
- Protect Meadow Lake Airport
- Adhere to country zoning regulations
- Create a growth master plan

Identity

- Maintain rural character (2)

Strengths & Assets

As *Your El Paso Master Plan* is developed, the key strengths and assets of El Paso should be regarded as areas to maintain and build upon. For the final part of the exercise, community members were asked to list strengths and advantages of El Paso that should be preserved. The following were identified:

Character

- Rural character (13)
- Support for military (2)
- Self-reliant culture
- Conservative/family-friendly environment

Nature

- Wildlife (10)
- Trails, parks, open space (6)
- View of Pikes Peak

Other Topics

- Low taxes
- Large lots
- Urban, suburban, rural mix



Business Workshop Summary

Thursday, May 16, 2019

On May 16, 2019, the County of El Paso hosted a Business Workshop at the Colorado Springs Chamber of Commerce. The workshop was part of the public outreach process for the creation of the new Master Plan, *Your El Paso Master Plan*. Attended by 8 individuals, this workshop was an opportunity for business owners and community stakeholders to offer their input and feedback regarding the County and the plan. The workshop included a review of the planning process to be undertaken as well as a group exercise designed to gather input regarding issues, opportunities, potential projects, and key strengths and assets of the County. Input from this and other workshops and focus groups will help to guide the planning process and will be directly reflected in the vision, goals, recommendations, and policies of the final *Your El Paso Master Plan*.

The top issues identified at the workshop included the lack of infrastructure and funding to accommodate growth, water resources, and land use compatibility. Participants noted that new growth in the County is creating a housing shortage and that new development is creating a discord in land use in and between jurisdictions. Additionally, this growth has generated traffic congestion and left roads in need of maintenance.

Note on Summary Context

The following is a summary of the thoughts, comments, and opinions received in the workshop. Some comments were shared with the entire group, while others were recorded privately on worksheets. The items identified in this summary are not recommendations or observations of the consultant, but rather represent feedback and comments received from those who participated in the workshop. Numbers in parentheses indicate the quantity of individual responses received on the item.

Issues & Concerns

At the beginning of the workshop, participants were asked to individually identify the issues and concerns confronting the El Paso community. Next, in breakout table groups, participants worked to generate a single, cumulative list, with each table identifying important issues to present to the larger group. The result was a list of the 27 top issues and concerns facing the community.

The breakout table groups were asked to rank the top three of the 27 issues and concerns. Below are the highest ranked issues as determined by those this method, as well as all other issues identified through the workshop.

Highest Group-Ranked Issues

- Infrastructure (7)
- Land use compatibility (7)
- Road conditions (7)
- Water (7)
- Coordination between jurisdictions (7)
- Better air service to COS (7)
- Growth must pay its own way (6)
- Traffic congestion (6)
- Military compatibility (6)

Other Issues by Category

Development

- Commercial/employment areas (4)
- Housing shortages (2)
- Banning Lewis Ranch
- Airport encroachment
- Areas in need of commercial services

Services

- Telecommunications improvements (4)
- Public safety and emergency response (3)
- Mental health
- Utilities access outside city
- Healthcare

Transportation

- Road connectivity (4)
- Traffic signal technology
- Impact of autonomous vehicles

Other Topics

- Coordination with the City (3)
- Marijuana industry
- Investment cohesion of public space

Priority Actions & Projects

In response to the list of issues, participants were asked to name specific projects or actions that would provide solutions to those issues identified in the first part of the exercise. Recommended projects and actions are listed below.

- Implement fiber with all new projects
- Use our own energy
- End subsidization of tax payers

- Better air service to COS
- An informed populace
- Onus on government for knowledge about developer actions

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

MEMORANDUM

August 8, 2019

TO: EL PASO COUNTY MASTER PLAN ADVISORY COMMITTEE AND LIAISON MEMBERS

FROM: Mark Gebhart

RE: Review of Small Area Goals and Policies (Ute Pass Comprehensive Plan 1982)

Pursuant to your direction at the July 17, 2019 Master Plan Advisory Committee meeting, attached is a staff analysis of the Goals and Policies of the Ute Pass Comprehensive Plan (Small Area Plan). This is in the form of a Keep-Revise-Delete-Countywide approach. Previously you had received links to the locations of the published Master Plans.

Some background on the Ute Pass Comprehensive Plan (Small Area Plan) (1982) is appropriate. Much of Ute Pass was platted/developed long before zoning and subdivision regulations were implemented (as early as the 1900's). At the time of preparation the R-T zoning had separate standards depending upon whether the property had central water and sewer, but yet central sewer has not and still is not available in the area. Central water is available, and portions have been now taken over by Colorado Springs Utilities. In 1991 the County adopted regulations triggering merger by contiguity which affects the many substandard type of lots, resulting in reduced density. More recently, the Waldo Canyon Fire has affected the area, primarily from drainage impacts. Roads in this area can be steeper than presently allowed, and predate modern survey practices and therefore are not where the plat indicated they would be.

As additional background, the Land Development Code was substantially revised in 2007 and the Engineering Criteria Manual in 2005, which incorporated a number of the concerns associated with the goals and policies of the Small Area Plans.

Some general observations of the Ute Pass Comprehensive Plan:

- Many of the growth influencing factors, which begin on p. 11, are still generally relevant and should be considered in preparing the new Master Plan.
- The population projections from the existing plan seem to have followed the low project; there are no plans in place currently for extension of growth generating infrastructure (e.g., wastewater treatment) that would alter that projection in the near future.
- While the “Analysis of the Local Economy” on p. 16 includes an acknowledgment that the economic base of the area is tourism, many of the goals and objectives seem to discourage tourism. Commercial growth and opportunity in the area continues to be centered around tourism. Recalibration of the orientation of commercial uses in the area seems appropriate at this time.
- An accounting of the current recreation-based economy in the area should be considered since the results of which will likely differ from the analysis in the current Plan.
- Additional emphasis on “commercial activities that take advantage of recreational development opportunities” should be considered, both as a likely sector of commercial expansion and sustainability and as a viable locally-sourced employment base.
- An update to the current constraints to development of the area, specifically the vacant parcels in the area, should be considered. Re-assessing these parcels will help inform the potential for growth in the subarea, as well as the mix of potential land uses.
- Growth projections for both residential and commercial in the area should largely hinge upon the capacity limitations of the County’s roadway network, the access limitations along Highway 24, and the potential for increased degradation of existing substandard roadways. El Paso County Department of Public Works should be consulted when determining current roadway conditions and any plans for future roadway improvements.
- The goal to encourage clustering of residential development should be retained, but the potential for full buildout of existing, and in many cases substandard, lots needs to be acknowledge as an acceptable alternative where water and wastewater service can be provided.
- Consider updating/preserving many of the Design Guidelines specific to the subarea where appropriate.
- The analysis and policies pertaining to Parks and Recreation (publicly owned) should be revised pursuant to the County Parks Master Plan.
- The Natural Resources discussion should continue to be a highlight of the subarea in the new Master Plan and the impact of hazards (floodplain, steep

slopes, rock fall areas) on the development potential of the area should be updated using all available resources.

- Recent efforts by CDOT and El Paso County to extent fiber optic infrastructure along Highway 24 should help guide many of the growth projections of the area and will help support improved public services in the area.
- The impacts and lessons learned from the Waldo Canyon fire should help inform the provision of public services, the evaluation of transportation infrastructure in the area, and the siting of new construction along floodways that lack larger-scale regional detention and re-established vegetation-based erosion controls. The El Paso County Department of Public Works, Stormwater Division, should be consulted to better inform this process.
- Policies addressing off-grid living, particularly with regard to utility service via solar and personal wind energy generation facilities should be considered where the extension of natural gas and electrical services is not economically feasible but where access to publicly maintained roads and the ability to permit an onsite well and wastewater system are possible.

This plan will be discussed further at the August 28, 2019 meeting. After your consideration and concurrence, we can then ask the consultant to post these recommendations on the website.

Please let me know if you have any questions.

Mark

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

MEMORANDUM

August 16, 2019

TO: EL PASO COUNTY MASTER PLAN ADVISORY COMMITTEE AND LIAISON MEMBERS

FROM: Mark Gebhart

RE: Review of Small Area Goals and Policies (Southwest Area (Highway 115) Comprehensive Plan 1990)

Pursuant to your direction at the July 17, 2019 Master Plan Advisory Committee meeting, attached is a staff analysis of the Goals and Policies of the Southwestern Area Comprehensive Plan (Small Area Plan). This is in the form of a Keep-Revise-Delete-Countywide approach. Previously you had received links to the locations of the published Master Plans.

Some background on the Southwestern Area Comprehensive Plan (Small Area Plan) (1990), which is also called the Highway 115 Plan, is appropriate. The area borders Colorado Springs on the north (which is now Cheyenne Mountain State Park) and Freemont County on the south, and is west of Fort Carson. Much of the land is within 35 acre tracts, except pockets of smaller lot residential development. The Cheyenne Mountain Estates mobile home park is served by both central water and central sewer. Additional development is anticipated to occur west of Highway 115 in the area between the Titus Gate and the Wilderness Gate, in the Rock Creek Mesa area.

Some land was developed/platted as early as 1916, and a majority of the land that is platted was developed before 1972. John May's bug museum is tourist attraction, there are several RV sites and campgrounds, but water supply is very challenging in this area. Fountain has a small reservoir in this area. Highway 115 provides the only access to the area. There is limited land available for more intense development. With Fort Carson providing the entire eastern border, impacts from the base can be significant

Several rock quarries in Freemont and El Paso County provide material to serve the Colorado Springs market. The Master Plan for Mineral Extraction was adopted in 1996.

Recently a quarry was denied by the Mined Land Reclamation Board before any application to the County was submitted. The quarry application was very contentious, and galvanized the local community.

As additional background, the Land Development Code was substantially revised in 2007 and the Engineering Criteria Manual in 2005, which incorporated a number of the concerns associated with the goals and policies of the Small Area Plans.

Some general observations of the Southwestern Area Comprehensive Plan:

- Many of the existing conditions identified in the current plan remaining generally unchanged.
- Growth limiting factors such as available water supplies and wastewater service remain, with exception to potential expansion of service in the Rock Creek Mesa area.
- Input from CDOT and El Paso County Public Works on all growth projections for the area is critical, if available, particularly in relation to long-term plans for Highway 115 and County roadways intersection the Highway.
- An assessment of the recent application by Transit Mix for approval by the State, which was ultimately denied, should be performed to help inform similar future requests. The assessment should not be focused on ideals such as how to ensure similar actions are also denied in the future, but rather, what the pertinent issues and findings were that are unique to the area that will better inform use compatibility planning in the New Master Plan.
- If the ultimate scheme for the new Master Plan is to develop character areas, then it would make sense to consider the northern, more suburban area of the small area as a separate character area from areas located in more rural areas further south.
- The boundaries of the subarea are likely to remain generally unchanged (except for any annexations), assuming the concept of breaking the County into subareas is retained in the new Master Plan.
- In support of the effort to create the new Master Plan, it should be noted that p. 7 of the current Plan states that “this document should be continuously monitored and revised as necessary to ensure that it remains a useful planning tool.”
- The historical areas in the planning area should be acknowledged in the new Master Plan. This area of the County is rich with history, which continues to help define the culture and rural lifestyle of the residents in the area.
- The discussion of population stability on p. 14 of the current Plan is significant. A similar analysis of the current population of the area may yield similar results almost 30 years later. The conclusions of such analysis will likely help to uniquely inform the future growth absorption potential, or lack thereof, of the area.
- The Plan identifies Highway 115 as a “lifeline” for the area. Dependence upon Highway 115 remains unchanged. This attribute of the area is similar to Highway 24 in the Ute Pass area, making both areas susceptible to access limitations caused by congestion, emergency events, and a lack of available alternative

routes. Similarly, growth limiting factors in each of the two subareas are somewhat the same, which suggests shared character trait(s) between the two locations.

- There are some fairly significant regulatory undertones within the current Plan. The new Master Plan should defer to the current regulations (County, State, and Federal) and propose implementation measures that are legally actionable regulatory changes, where appropriate on a County wide scale.

This plan will be discussed further at the August 28, 2019 meeting. After your consideration and concurrence, we can then ask the consultant to post these recommendations on the website.

Please let me know if you have any questions.

Mark



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

MEMORANDUM

August 28, 2019

TO: EL PASO COUNTY MASTER PLAN ADVISORY COMMITTEE AND LIAISON MEMBERS

FROM: Mark Gebhart

RE: Review of Small Area Goals and Policies Falcon/Peyton Comprehensive Plan (2008)

Pursuant to your direction at the July 17, 2019 Master Plan Advisory Committee meeting, attached is a staff analysis of the Goals and Policies of the Southwestern Area Comprehensive Plan (Small Area Plan). This is in the form of a Keep-Revise-Delete-Countywide approach. Previously you had received links to the locations of the published Master Plans.

Some background on the Falcon/Peyton Plan is appropriate. This is our most recent Small Area Plan (2008), which was an update to the previous Falcon/Peyton Plan (1993). This plan came after the Land Development Code and the Engineering Criteria Manual were revised. The Plan came after initial development of Woodmen Hills and Meridian Ranch, and the proposed Santa Fe Springs development, which is now defunct. The Plan boundaries are essentially the same as 1993 Plan, except the western boundary which now extends to Vollmer Road, overlapping the Black Forest Plan.

While Peyton has experienced some commercial resurgence, extensive new development has not occurred there while Falcon has taken over in predominance. Additional development has been approved within and adjacent to Meadowlake Airport, which also has recently developed their own master plan. Stapleton Road has now been completed.

Some general observations of the Falcon/Peyton Comprehensive Plan:

- The description and depiction of the small area boundaries should change. The area between Colorado Springs and Highway 24 is distinctly developing in a



pattern similar to areas within the incorporated boundaries of Colorado Springs, rather than Peyton. Furthermore, the area previously included in the Black Forest Plan area along the Woodmen Road Corridor up to the southern end of the timbered area should also be included within the redefined Falcon planning area. Given the lack of growth and the lack of available central services, the areas east of Falcon, including Peyton, should be redirected into another subarea of the new master plan, which would be very likely anyway if based on the “character” of the area.

- The General planning assumptions in Section 1.3.1 are still valid.
- The Land Use and Growth assumptions in Section 1.3.2 are still valid and/or have been realized (e.g., additional annexation has occurred/is occurring along Woodmen Road by the City of Colorado Springs)
- The Transportation assumptions in Section 1.3.3 are still valid.
- The Water Supply assumptions in Section 1.3.4 are still valid mostly due to the vague or general nature of the subsections; however, they can/should be revised with significantly greater detail as a result of the recently adopted County Water Master Plan. Sections 2.6.3 and 2.9.11 should also be revised as a result of adopting the WMP.
- The Wastewater assumption in Section 1.3.5 about a new plant in the area needs to be updated. The rest of the text appears to still be valid.
- The population projections in Section 2.3.3 will need to be re-evaluated/revise as they pertain specifically to the Falcon sub-area and separately for the area in and around Peyton.
- The discussion in Section 2.7.2 should probably be updated to reflect the County’s 1041 Regulations, which is a regulatory consideration that is pertinent County-wide but may be even more relevant in the District-laden Falcon area.
- All transportation planning for the subarea, as well as the implications of such planning on future land use patterns, should be based on the most recent El Paso County Major Transportation Corridors Plan.
- The overview and cursory details of Meadow Lake Airport are subarea-specific discussions. The Airport is currently in the review process on a 1041 Permit Application for expansion of the Airport. The airport master plan, which was recently approved by the FAA, should be used to update the details of the airport in the new master plan. The outcome of the 1041 Permit Application may not be determined prior to adoption of the new master plan. It should be noted that concerns pertaining to a potential takings claim against the County have come up every time the airport requests the County be involved in limiting land uses around the Airport. The 1041 Regulations charge the applicant on a 1041 Permit Application with obtaining the appropriate property rights.
- The “nodes” and “corridors” approach as a component of the future land use planning in the sub-area seems to function well in the Falcon area of the County, perhaps even more so than it would/does elsewhere in the County. This is likely due to the Plan being fairly recently adopted (11 years ago) and the topography of the sprawling planning area combined with historically more comprehensive transportation planning for the area, particularly with regard to Highway 24,

Woodmen Road, Stapleton/Curtis Road, Meridian Road, and other lower level roadways.

- A very intentional approach should be taken when reassessing the Peyton Town Site Area as part of the new master plan. The proximity to Highway 24 and the relatively close proximity to the growth pressures in Falcon might suggest that Peyton should be considered as a “next up” candidate for future growth; however, the lack of available services in the area would dictate otherwise. For these reasons, future land use planning in the area is very challenging and should be flexible enough to correspond to the existing scenario or to adapt to a change in circumstances.
- Section 4.4.10 Black Forest Boundary Area represents the fragmented approach to planning that the County has employed over the years. Instead of allowing one area of the County that has a fairly outdated plan to essentially trump or otherwise alter the plan for another area of the County, comprehensive planning for the County as a whole should be encouraged (e.g., the new Master Plan) in order to ensure that there is a cohesive approach to growth and sustainability throughout the County that will help guide how the entire County will achieve established goals and policies.
- Section 4.4.11 City of Colorado Springs Boundary Area includes a discussion about a small area of interaction between the Falcon area and the City boundary. The City is in the initial stages of updating the annexation plan. County staff is helping to inform the City process by recommending areas for future annexation into the City. These areas, which will include both enclaves as well as non-enclave areas, could be classified under multiple character areas. One character type could be the land use topology or sensitivity, while another may be based on the prospect of potential annexation into the City.

This plan will be likely be discussed further at the September 11, 2019 meeting. After your consideration and concurrence, we can then ask the consultant to post these recommendations on the website.

Please let me know if you have any questions.

Mark

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

MEMORANDUM

September 17, 2019

TO: EL PASO COUNTY MASTER PLAN ADVISORY COMMITTEE AND LIAISON MEMBERS

FROM: Mark Gebhart

RE: Review of Small Area Goals and Policies Tri-Lakes Comprehensive Plan (1999)

Pursuant to your direction at the July 17, 2019 Master Plan Advisory Committee meeting, attached is a staff analysis of the Goals and Policies of the Tri-Lakes Comprehensive Plan (Small Area Plan). This is in the form of a Keep-Revise-Delete-Countywide approach. Previously you had received links to the locations of the published Master Plans.

Some background on the Tri-Lakes Plan(1999) is appropriate. The original Tri-Lakes Plan replaced the plan that was developed in 1983. The Planning Committee met over a two and half year period to update this plan. The Major Transportation Corridors Plan, the Parks Master Plan, the Land Development Code, the Engineering Criteria Manual and the Drainage Criteria Manual have subsequently been adopted, and the bordering jurisdictions of Colorado Springs(2019) and Monument(2017) have adopted Comprehensive Plans. Most of the Northgate Cooperative Area has now been annexed by the City and the AFA Visitors Center is being annexed. Monument has annexed land bordering Fox Run Regional Park, additional land along Higby Road, along Highway 105, and Willow Springs. This area of the County has seen substantial growth.

The transportation network has seen significant modifications. I-25 construction not only includes additional lanes, but includes new wildlife crossings. As a result, additional traffic is now utilizing Highway 83 and roads that feed Highway 83. The railroad overpass on Baptist Road has been constructed. Baptist Road has seen significant upgrades. Struthers Road now connects between Northgate and Baptist and turns into Jackson Creek Parkway, and Northgate Road has been realigned in several areas.

Some general observations of the Tri-lakes Plan Update:

- Recreationally, several golf courses have developed, but some have been encumbered by financial challenges. Woodmoor, Kings Deer, Flying Horse, Gleneagle.
- The Plan area boundaries should be updated, and recognize adjacent jurisdictions and the annexations that have occurred.
- Planning subareas as described in the plan have inconsistent boundaries and objectives.
- Donala, Woodmoor, Forest Lakes, and Triview districts are making substantial efforts to secure and develop renewable water supplies.
- Plans are being discussed to extend an interceptor sewer to the AFA Visitors center, which can create opportunities for regional water and sewer cooperative planning.
- A number of the Goals, objectives, and actions have already been satisfied.
- The envisioned I-25 Overlay aspects of the Plan have not been adopted by the County.

This plan would will be discussed at the September 25, 2019 meeting. After your consideration and concurrence, we can then ask the consultant to post these recommendations on the website.

Please let me know if you have any questions.

Mark

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

MEMORANDUM

October 4, 2019

TO: EL PASO COUNTY MASTER PLAN ADVISORY COMMITTEE AND LIAISON MEMBERS

FROM: Mark Gebhart

RE: Review of the final Small Area Goals and Policies Black Forest Preservation Plan Update (1987) and the Black Forest Trails Addendum (1999)

Pursuant to your direction at the July 17, 2019 Master Plan Advisory Committee meeting, attached is a staff analysis of the Goals and Policies of the Black Forest Preservation Plan (Small Area Plan). This is in the form of a Keep-Revise-Delete-Countywide approach. Previously you had received links to the locations of the published Master Plans.

For review of the Goals, Policies, and Proposed Actions in Chapter III, identified in the attachment it may help you to also view these referenced documents, as well as the land use summary on pages 89-91 and the visual design recommendation on page 98. In this plan the combination of documents, even though not numbered as goals and policies, may help you understand the plan better. The Trails Addendum came later, but interacts with the main Black Forest Plan.

<https://planningdevelopment.elpasoco.com/wp-content/uploads/ResourcesReference/MasterPlan/black-forest-exec-summ-p1.pdf>
<https://planningdevelopment.elpasoco.com/wp-content/uploads/ResourcesReference/MasterPlan/black-forest-exec-summ-p2.pdf>

The present Black Forest Plan is considered an update to the 1974 Plan, and honored changes occurring from adoption of the Tri-Lakes Plan and modifications from the corporate limits of Colorado Springs. Overlapping boundaries were addressed in an intergovernmental agreement that is no longer in place. The Policy Plan, Water Master Plan, Major Transportation Corridors Plan, the Parks Master Plan, the bordering Tri-Lakes and Falcon/Peyton Plans, the Land Development Code, the Engineering Criteria

Manual, the Drainage Criteria Manual and the 1041 Regulations have subsequently been adopted, and the bordering jurisdiction of Colorado Springs (2019) has adopted annexation policies and a new Comprehensive Plan and Colorado Springs/CSU are discussing potential modifications to their water and wastewater policies. The southern area of the Black Forest Plan outside of the forested area has seen substantial urban/suburban level growth in the city and the county, where smaller lots may border with the forested area. Additional lots have been developed throughout the Black Forest, generally with a density equivalent of 1 unit per 5 acres. The western half of the planning area was first zoned in 1955, and the eastern half was first zoned in 1965. At that time the county utilized 5 acre zoning, and the 2.5 acre zoning did not come out until around 1982. Many lots or parcels were created prior the county adopting more modern subdivision regulations in 1972. Some platted lots with smaller density (Brentwood 1929 and Black Forest County Club 1923) were planned as cabin sites, but are now occupied as full time dwellings. When zoning occurred in this area, the lots were zoned to a 5 acre density creating a non-conforming circumstance. Merger by Contiguity was developed in 1991 affecting those smaller lots. The final area of zoning occurred in the northeastern area of the plan in 1998.

The Black Forest Fire in 2013 was one of the most destructive in the state's history with 486 homes destroyed and around 15,000 acre affected, in the heart of the forest. The fire had a significant physical effect on the land and psychological effect on the residents. The County suspended certain land use regulations in order to facilitate rebuilding.

The Black Forest Land Use Committee is very active in the review of county development applications; much more so than any other small area planning group. Legal action has occurred initiated by the Friends of the Black Forest, resulting in reinforcement of the advisory nature of the Master Plan and upholding the Board of County Commissioners decisions.

Some general observations of the Black Forest Plan Update:

- The area is underlain by all 4 Denver Basin Aquifers. Water regulations at the state level have changed significantly over time which can result in restrictions on water use, or requirements to drill deeper. Not all well permits will allow outside irrigation or watering of animals.
- The Plan area boundaries should be updated, and recognize adjacent jurisdictions and the annexations that have occurred.
- There are conflicting goals when the more recent small area plans overlap areas of this plan.
- The cooperative planning area that is referenced is not in effect.
- Some of the Goals, objectives, and actions have already been satisfied.
- PUD zoning (clustering, overall density option, required private open space) did not exist in the regulations until 1991.

- Some of the actions in both the Preservation Plan and the Trails addendum have been rendered moot through the subsequent adoption of the Land Development Code and the Parks Master Plan.

This plan will be discussed at the October 9, 2019 meeting. After your consideration and concurrence, we can then ask the consultant to post these recommendations on the website.

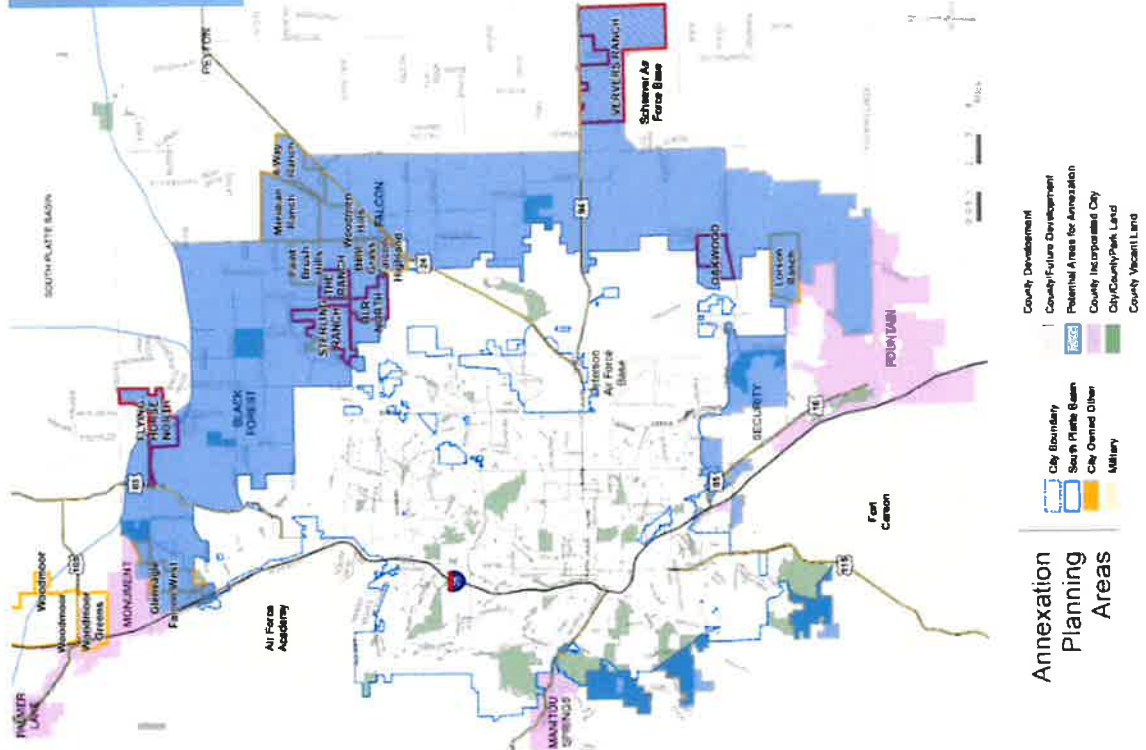
Please let me know if you have any questions.

Mark

AREAS OF INTEREST



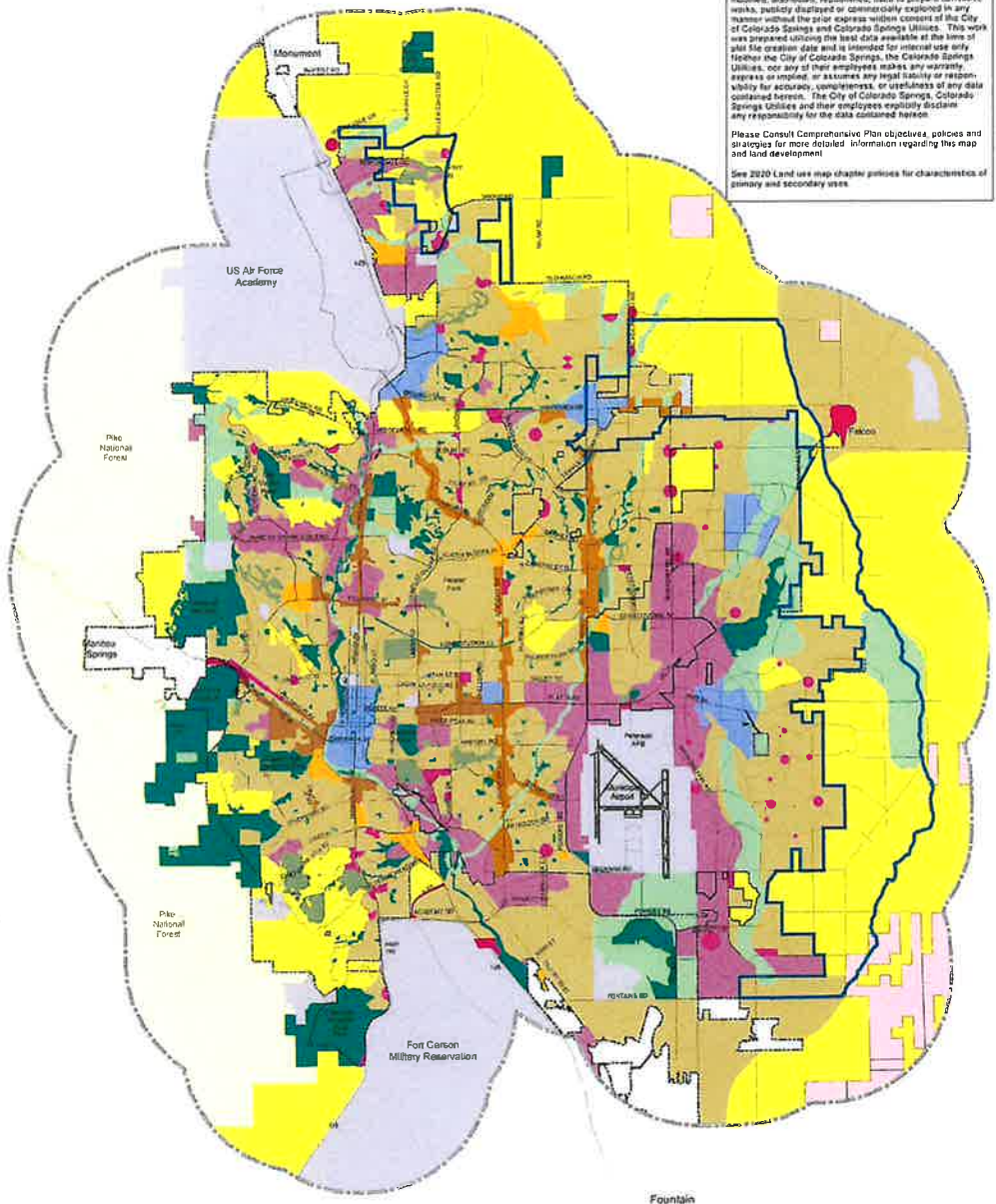
- Recommended Area of Interest approach
 - Area of interest encompasses potential annexation options (but does not assume annexation of a particular property)
- Existing City limits ~ 196 square miles
- Area of Interest ~ 158 square miles



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Please Consult Comprehensive Plan objectives, policies and strategies for more detailed information regarding this map and land development.

See 2020 Land use map chapter policies for characteristics of primary and secondary uses.



Map 2.1
 City of Colorado Springs
 Future Land Use
 3 Mile Plan

CITY PLANNING GIS/DATA SYSTEMS

- | | | | |
|---------------------------|-------------------------------|----------------------------------|--|
| Low Residential | Mature Redevelopment Corridor | Existing Parkland & Open Space | Potential Urban Growth Area (reference only) |
| General Residential | Employment Center | Golf Course or Cemetery | City Limits (modified) |
| Community Activity Center | Regional Center | National Forest and Conservation | |
| Commercial Center | Major Institutional | State Land | |
| New/Developing Corridor | Candidate Open Space | 0 0.5 1 Mile | |
| | | 3 Mile Buffer | |

Figure 7:
Future Land Use Plan Map

April, 2013

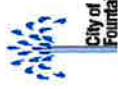
**Comprehensive Plan
Land Use Categories**

LL	Large Lot Residential
SFD	Single-family Residential
MH	Manufactured Home Communities
MF	Multi-family Residential
MR	Mixed Residential
HD	Historic Downtown
CMU	Central Mixed Use
RC	Regional Commercial Centers
VC	Village Commercial
NC	Neighborhood Commercial
SO	Small Office
BP/PI	Business Park/Planned Industrial
P	Public
POS	Park/Open Space
A/H	Agriculture/Holding

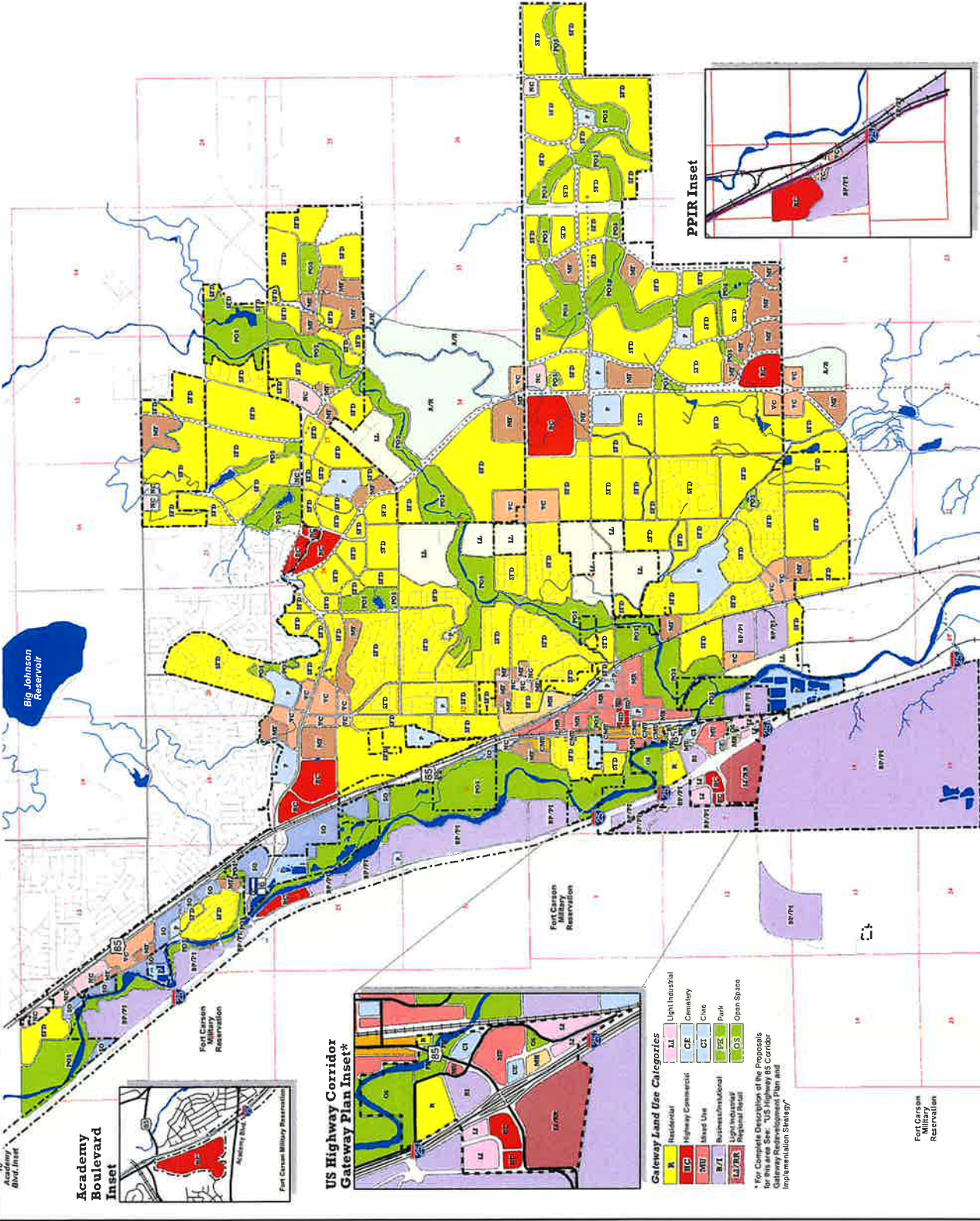


SCALE
Each Section Line Represents
an 80 Square Mile

----- Fountain Municipal Boundary
----- US Highway 85 Corridor
----- Gateway Plan Boundary



Comprehensive Plan Update



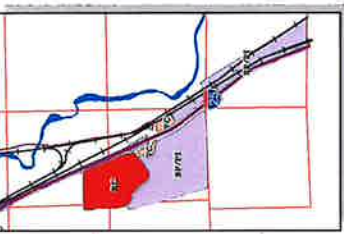
**Academy Boulevard
Inset**



**US Highway Corridor
Gateway Plan Inset***



PPIR Inset



Gateway Land Use Categories

R	Residential	LI	Light Industrial
EC	Highway Commercial	CI	Community
DM	Mixed Use	CT	City
B/I	Business/Industrial	PS	Park
LI/RI	Light Industrial/Regional Retail	OS	Open Space

* For Complete Description of the Proposals for this area See: "US Highway 85 Corridor Gateway Redevelopment Plan and Implementation Strategy"

Fort Carson Military Reservation

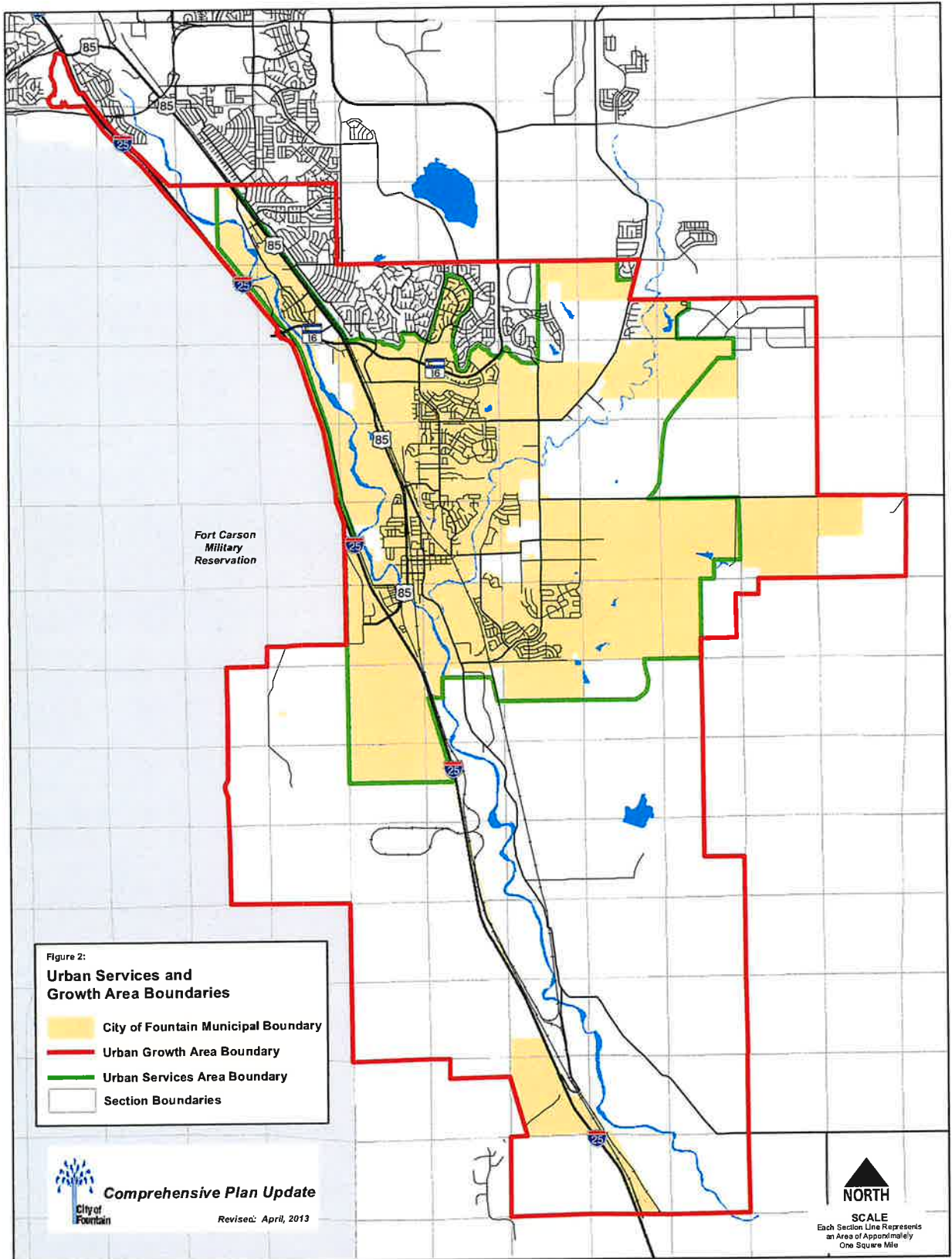
Fort Carson Military Reservation

Big Johnson Reservoir

Fort Carson Military Reservation

To PPIR Inset

To Academy Blvd. Inset



Plan Manito

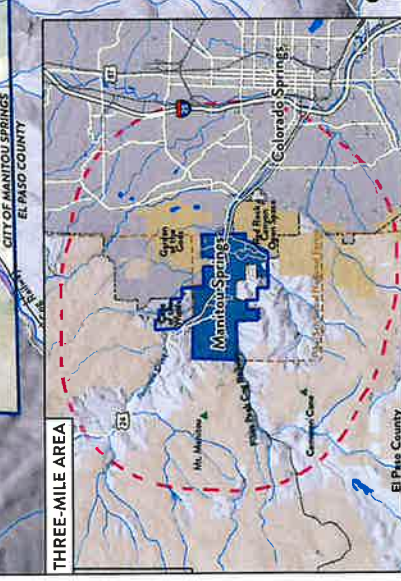
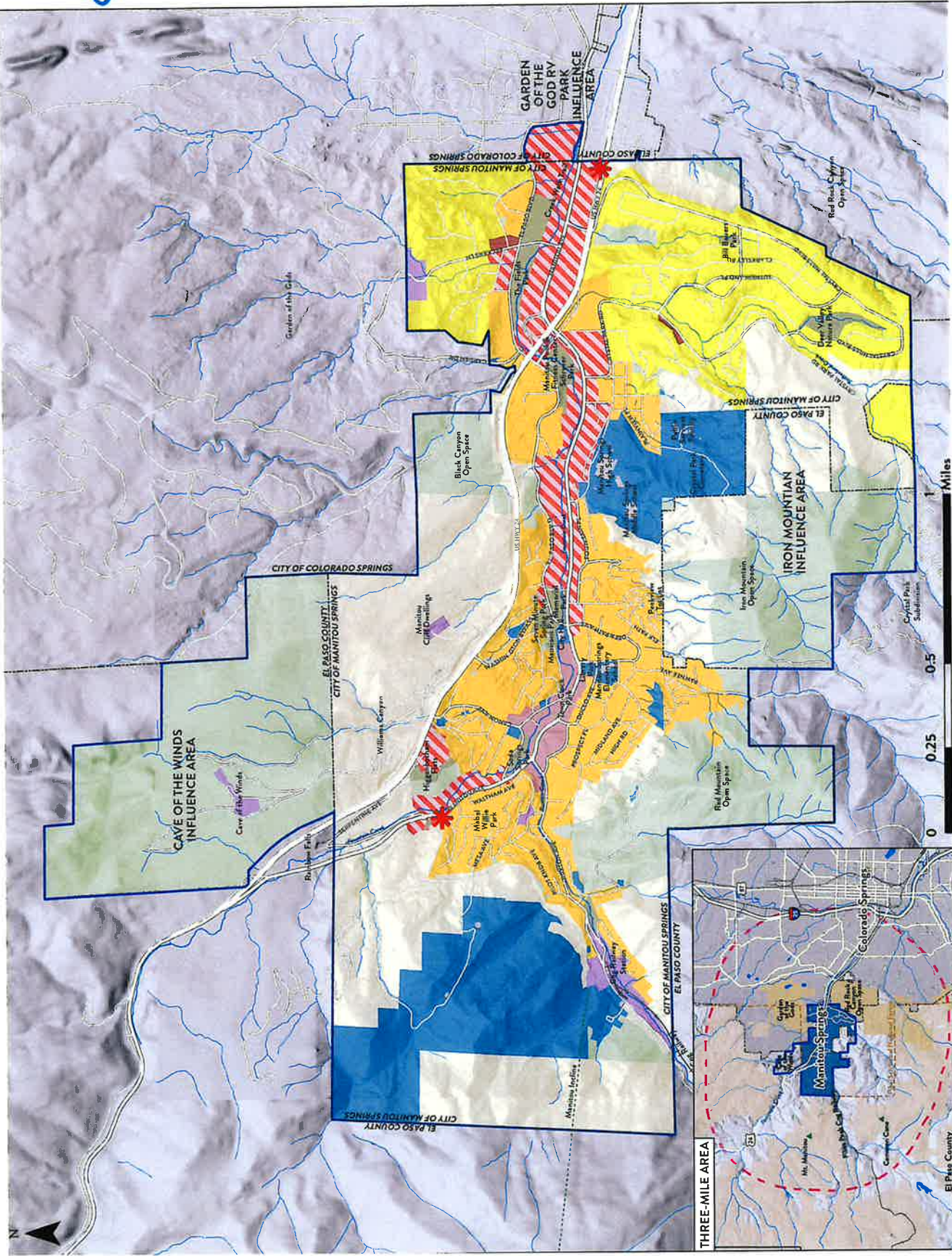
Creating our Future

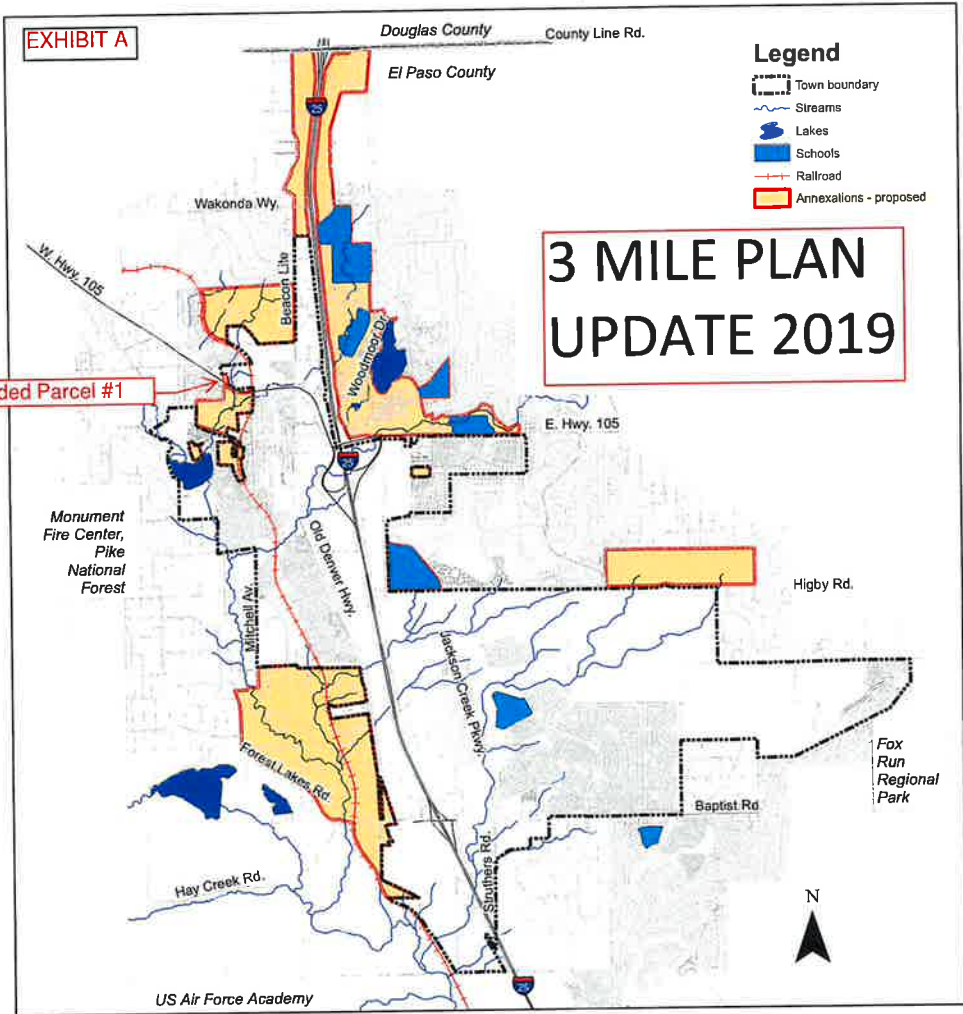
ANNEXATION PLAN MAP

- Municipal Boundaries
- Influence Area
- Conservation/Recreation
- Open Space (OS)
- Park (PRK)
- Hillside Conservation (HC)
- Neighborhoods
 - Central Neighborhood (CN)
 - Single-Family Neighborhood (SFN)
- Mixed-Use/Commercial
- Downtown Mixed-Use (DT-MU)
- Gateway Mixed-Use (G-MU)
- Neighborhood/Community Commercial (NC)
- Destination Tourism (DTR)
- Other
- Public/Quasi-Public (PQP)
- Community Gateways (2)
- Three-Mile Area Inset
- Influence Area
- Areas of potential annexation by Colorado Springs (as identified within the Colorado Springs Annexation Plan, May 9, 2006)
- 3-Mile Area Boundary



Map Date: 2/2006





**ANNEXATION PLAN
/ GROWTH AREA**
February 2017

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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.hlplanning.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
Woodmoor Water and Sanitation District		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	<p>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.</p> <p>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.</p>	4/9/2021 4:19:15 PM
4/9/2021 4:19:15 PM		
Northern EPC Coalition of Community Organizations, Inc. (NEPCO)(to also include the TLLU areas)	<p>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.</p> <ol style="list-style-type: none"> 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 	4/9/2021 12:38:08 PM
4/9/2021 12:38:08 PM		

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).

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.

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

4/7/2021

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4/7/2021

11:58:22

AM

<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 4/6/2021 11:25:26 AM	Proposed replacement antenna image attached.	4/6/2021 11:25:26 AM
Schriever AFB 4/6/2021 11:24:41 AM	Comments support exhibits file attached.	4/6/2021 11:24:41 AM
Schriever AFB 4/6/2021 11:23:42 AM	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
Cimarron Hills Fire 4/6/2021 7:39:27 AM	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
EPC Environmental Services 4/2/2021 11:12:12 AM	The Environmental Division has no comments at this time.	4/2/2021 11:12:12 AM
County Attorney - Water 3/30/2021 2:09:56 PM	No water review necessary.	3/30/2021 2:09:56 PM
911 Authority - El Paso/Teller County 3/30/2021 1:13:28 PM	Plans received, thank you. No comment for E911 at this time.	3/30/2021 1:13:28 PM
EPC Parks Department 3/30/2021 9:39:06 AM	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
Parks Advisory Board 3/30/2021 9:38:16 AM	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

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

<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>

<p>Trails and Open Space Coalition</p> <p>3/18/2021 1:01:00 PM</p>	<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>	<p>3/18/2021 1:01:00 PM</p>
<p>Colorado Division of Water Resources</p> <p>3/17/2021 5:15:41 AM</p>	<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>	<p>3/17/2021 5:15:41 AM</p>
<p>Colorado State Forest Service</p> <p>3/16/2021 10:51:45 AM</p>	<p>The Colorado State Forest Service has no comment at this time.</p>	<p>3/16/2021 10:51:45 AM</p>
<p>County Attorney - Water</p> <p>3/15/2021 4:47:13 PM</p>	<p>No water review needed.</p>	<p>3/15/2021 4:47:13 PM</p>
<p>Public Service Company of Colorado dba X-cel Energy</p> <p>3/15/2021 10:40:32 AM</p>	<p>Please see attached.</p>	<p>3/15/2021 10:40:32 AM</p>
<p>County Attorney - 1041</p> <p>3/10/2021 3:25:58 PM</p>	<p>This appears to be duplicate project. Thank you.</p>	<p>3/10/2021 3:25:58 PM</p>
<p>RBD Floodplain</p> <p>3/10/2021 12:12:29 PM</p>	<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>	<p>3/10/2021 12:12:29 PM</p>

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.