

YOUR EL PASO MASTER PLAN

Commissioners
Holly Williams
Mark Waller
Stan VanderWerf
Longinos Gonzalez
Cami Bremer

Dist. 1
Dist. 2
Dist. 3
Dist. 4
Dist. 5

News Release

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200 S. Cascade Avenue, Colorado Springs, CO 80903
www.ElPasoCo.com

El Paso County Seeks Community Input Citizens Urged to Attend Second Round of County Master Plan Meetings

El Paso County, CO, June 17, 2019 –El Paso County is hosting a second round of meetings for citizens to provide feedback and talk to County planners about the new El Paso County Master Plan. Citizens are encouraged to attend one of the five meetings that is closest to the area in which they live.

Schedule of Meetings:

6-8 p.m., Tuesday, June 25 ~~XXXXXXXXXX~~ Kari
Specific Area Meeting for Colorado Centre, Widefield, and Lorson Ranch
4770 Horizonview Drive, Colorado Springs, Colorado 80925

6-8 p.m., Wednesday, June 26 ~~XXXXXXXXXX~~ Len
Specific Area Meeting for the Hanover, Fountain south, and Midway Area
13325 Old Pueblo Road, Fountain, Colorado 80817

6-8 p.m., Thursday, June 27 Niva
Specific Area Meeting for Cimarron Hills Area
6250 Palmer Park Blvd, Colorado Springs, Colorado 80915

6-8 p.m., Monday, July 1 Kari
Specific Area Meeting for the Ute Pass Area
Marcroft Hall, Chipita Park. 9105 Chipita Park Road

6-8 p.m., Tuesday July 2nd ~~XXXXXXXXXX~~ Lind ~~XXXXXXXXXX~~
Specific Area Meeting for the Ellicott Valley
Ellicott Middle School 350 S. Ellicott Highway, Ellicott Colorado 80808

Citizens can still complete the Master Plan Survey online by visiting <http://www.elpasoco.com> and clicking on “Your El Paso Master Plan” graphic. A mapping tool is also available to mark your priorities, issues and assets in El Paso County.

Visitors will arrive at a website that contains both the survey and additional information about the Master Plan, including a schedule of community meetings.

The Master Plan development process will take about two years to complete and will include dozens of opportunities for citizens to voice their views. However, the online survey is a fast, effective, and convenient way for citizens to participate in the planning process.

EL PASO COUNTY

COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 28, 2021

Municipal Planning Commissions in El Paso County,

In compliance with CRS 30-28-109, electronically transmitted herewith is a copy of Your El Paso Master Plan (MP-21-001) which was approved by the El Paso County Planning Commission on May 26, 2021. You will find a direct link to the document as well as a link to our EDARP system where the document is stored. We can make a copy available for you to pick up in our office if you desire.

If you are not a representative of municipal planning commission, please contact us so that we can update our records.

Should you have any questions or if I may be of further assistance please contact myself or Elana Krebs at (719) 520-6300.

Sincerely,



Craig Dossey, Executive Director

Reference File: MP-21-001

<https://epcdevplanreview.com/Public/ProjectDetails/171653>

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

WWW.ELPASOCO.COM

EL PASO  **COUNTY**
COLORADO

COMMISSIONERS:
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CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 28, 2021

Colorado Office of Smart Growth
Community Development Office (CDO)
1313 Sherman Street, Room 521
Denver, CO 80203
303.864.7720 (main)

Andy Hill, CDO Director
303.864.7725
andy.hill@state.co.us

To Whom it May Concern:

Pursuant to statute, 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. Enclosed please find links to comments submitted by military commanders and Flying Mission Commanding Officers that apply to military facilities in El Paso County. In compliance with CRS 30-28-109 and CRS 29-20-105.6 , electronically transmitted was a copy of the Your El Paso Master Plan (MP-21-001) which was approved by the El Paso County Planning Commission on May 26, 2021, which is duly adopted as the Master Plan of El Paso County, Colorado. Prior versions of the Policy Plan, Small Area Plans, and Sketch Plans (which amended the Master Plan) have now been replaced with Your El Paso Master Plan. Previously adopted Master Plan Topical Elements and Drainage Basin Plans which were approved as an amendment to the Master Plan remain in effect. You will find a link to our EDARP system where the document is stored.

Should you have any questions or if I may be of further assistance please contact me (719) 520-6300.

Sincerely,



Craig Dossey, Executive Director
Reference File: MP-21-001

<https://epcdevplanreview.com/Public/ProjectDetails/171653>

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Sent 7/1/21

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

MEMORANDUM

June 28, 2021

TO: Master Plan Advisory Committee and Liaisons

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

RE: Your El Paso Master Plan

On May 26, 2021 the El Paso County Planning Commission adopted Your El Paso Master Plan as the all-encompassing Master Plan for El Paso County. The final version of the Plan was certified to the Board of County Commissioners on June 22.

A big THANK YOU goes out to the Advisory Committee for staying with us through the development and adoption of this document. Including the 24 Advisory Committee meetings, the public presentations, and the thorough review of the Document. It was with your assistance that we developed the framework of the plan, brought it to the public and the Planning Commission, and which will now be implemented by the Planning Commission and the County with this new plan. We greatly appreciate your attendance at the various meetings, providing editorial comments, and being present through development of the plan.

Your El Paso Master Plan is now formally published and is available on our department web page. If desired, we would be happy to print a copy for the Advisory Committee and Liaison members.

Reference File: MP-21-001

<https://epcdevplanreview.com/Public/ProjectDetails/171653>

<file:///C:/Users/dsdgebhart/Downloads/963947c6-f6b1-4c02-b89c-7e67f70a504b.pdf>

<https://elpaso.hplanning.com/pages/documents>

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EL PASO COUNTY



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

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG, DOSSEY, EXECUTIVE DIRECTOR

April 15, 2021

Shoppers Press, Inc.
120 East Ohio
Fountain, Colorado 80817

Attention: Legal Notices Department

I am enclosing a Notice of Public Hearing and request that the following procedure be used:

Following the single publication, please bill the same to the El Paso County Planning and Community Development Department, 2880 International Circle, Suite 110, Colorado Springs, Colorado 80910. Please furnish two (2) original affidavits of this publication item to the Planning and Community Development Department.

If you have questions or need to check something in the notice, please call 520-6442

Sincerely,

Tracey Garcia, Executive Assistant

Enclosure

NOTE: THIS ITEM MUST BE PUBLISHED ON OR BEFORE APRIL 21, 2021 AND AGAIN ON MAY 5, 2021.

ADOPTION OF YOUR EL PASO MASTER PLAN AS THE MASTER PLAN FOR EL PASO COUNTY, COLORADO

Commissioner ??? moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. MP-21-001

WHEREAS, the El Paso County Planning and Community Development Department (“PCD”) requests approval of Your El Paso Master Plan by adoption as the Master Plan for El Paso County within the unincorporated area of El Paso County, Colorado; and

WHEREAS, § 30-28-108, C.R.S., provides that a county planning commission may adopt, amend, extend, or add to the County Master Plan; and

WHEREAS, pursuant to § 30-28-106(3)(a), C.R.S., Your El Paso Master Plan includes accompanying maps, plats, charts, and descriptive and explanatory matter, to show the county recommendations for the development of the territory covered by the plan, and includes the necessary elements; and

WHEREAS, PCD engaged in a lengthy and extensive process to develop this Master Plan for El Paso County in conjunction with its consultant, Houseal-Lavigne, with input from the Board of County Commissioners (BoCC), appointed Master Plan Advisory Committee (MPAC), and the public via surveys, comments, announcements, advertisements, public meetings, public comments, work sessions, agency reviews, and report items to the Planning Commission (PC) and BoCC; and

WHEREAS, this Master Plan would supersede, replace, and delete the outdated El Paso County Policy Plan (1998), the small areas plans (1977-2008), and the sketch plans which amended the master plan (1982-86); and

WHEREAS, pursuant to § 30-28-106 IV(C), C.R.S., this plan and the Water Master Plan as a Topical Element include goals and policies related to the Colorado Water Plan, specifically those related to water conservation; and

WHEREAS, pursuant to § 29-20-105.6, C.R.S., notification to and review of comments from those military installations identified by statute occurred in compliance with the law; and

WHEREAS, pursuant to § 30-28-106(3)(b), C.R.S., the opportunity to the review the Master Plan was provided to assure that the 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.R.S.; and

WHEREAS, pursuant to § 30-28-106(3)(c), C.R.S., this Master Plan includes the previously approved master plan for the extraction of commercial mineral deposits pursuant to section 34-1-304, C.R.S, which remains unchanged as a topical element of the master plan; and

WHEREAS, pursuant to § 30-28-106(3)(d), C.R.S., this Master Plan includes plans for the development of drainage basins in all or portions of the County in support of the subdivision regulations of El Paso County that require the payment of drainage fees, as provided in section 30-28-133(11), which remains unchanged as a topical element of the master plan; and

WHEREAS, pursuant to § 30-28-106(5), C.R.S., this Master Plan contains a recreational and tourism uses element pursuant to which the County indicates how it intends to provide for the recreational and tourism needs of residents of the county and visitors to the county; and

WHEREAS, additional local plans and elements were consulted and identified in conjunction with developing this Master Plan; and

WHEREAS, the PCD has attempted to coordinate this plan with all municipalities in the County through meetings or review requests, and has specifically coordinated this effort with the City of Colorado Springs and all of the local military installations; and

WHEREAS, the Planning Commission acknowledges that the proposed Your El Paso Master Plan (PCD File No. MP-21-001) has been thoroughly evaluated and presented; and

WHEREAS, pursuant to § 30-28-106(1), C.R.S., public hearings were held by this Planning Commission on May 5, 2021 and May 26, 2021; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the County, comments of members of the El Paso County Planning Commission, comments of the PCD, comments of public officials and agencies, and comments from all interested parties, this Commission finds as follows:

1. That proper posting, publication, and public notice were provided as required by law for the hearings of the Planning Commission; specifically, legal notice for the hearings was published in the El Paso County & Fountain Valley Advertiser & News on April 21, 2021 and on the PCD's website.
2. That the hearings before the Planning Commission were extensive and complete, that all pertinent facts, matters, and issues were submitted and reviewed, and that all interested parties were given an opportunity to be heard at those hearings.
3. That all data, surveys, analyses, studies, plans, designs, maps, and descriptive matter as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning requirements of El Paso County.
4. That Your El Paso Master Plan shall be the Master Plan for El Paso County.
5. That for the above-stated and other reasons, the proposal is in the best interests of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the El Paso County Planning Commission hereby approves and adopts Your El Paso Master Plan as the Master Plan for El Paso County, specifically including the maps and descriptive matter that constitute Your El Paso Master Plan contained in PCD File No. MP-21-001, which is incorporated herein by this reference as if fully set forth herein.

BE IT FURTHER RESOLVED that, pursuant to § 30-28-109, C.R.S., the El Paso County Planning Commission hereby certifies to the Board of County Commissioners and to the planning commissions of all municipalities located within El Paso County a copy of Your El Paso Master Plan for El Paso County, specifically including the maps and descriptive matter that constitute the Master Plan as contained in PCD File No. MP-21-001.

BE IT FURTHER RESOLVED that the El Paso County Planning Commission hereby directs the Secretary of the Planning Commission to record the action taken by the Planning Commission and affix their signature to said map and descriptive matter pursuant to § 30-28-108, C.R.S.

BE IT FURTHER RESOLVED that the intent of the Planning Commission in approving and adopting Your El Paso Master Plan as the Master Plan for El Paso County is that this shall be used as an advisory document. To the extent Your El Paso Master Plan may be subsequently referenced in the County's subdivision and/or zoning regulations, those references shall neither construe nor render Your El Paso Master Plan to be a binding, regulatory document, nor shall such references overcome the intent that Your El Paso Master Plan is advisory and that the Planning Commission and Board of County Commissioners shall maintain their considerable discretion in deciding how to apply the Master Plan in their land use decisions.

BE IT FURTHER RESOLVED that this Master Plan supersedes, replaces, and deletes the previously adopted El Paso County Policy Plan (1998).

BE IT FURTHER RESOLVED that this Master Plan supersedes, replaces, and deletes all versions of the previously adopted Small Area Plans: (1) Woodmen Valley Land Use Plan (1977); (2) Ute Pass Comprehensive Plan (1982); (3) Highway 94 Comprehensive Plan (2003); (4) Black Forest Preservation Plan Update (1987); (5) South Central Comprehensive Plan (1988); (6) Ellicott Valley Comprehensive Plan (1989); (7) Southwestern (Highway 115) Comprehensive Plan (1990); (8) Falcon/ Peyton Comprehensive Plan (2008); (9) Midland/Fountain Creek Parkway Corridor Plan (1989); and (10) Tri-Lakes Comprehensive Plan (1999).

BE IT FURTHER RESOLVED that this Master Plan supersedes, replaces, and deletes all of the previously adopted sketch plans which amended the master plan because those plans have a zoning or development approval implemented to comply with those plans, including: (1) Arrowwood IV (1982) 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; and (21) Gleneagle - Shoppes at the Glen (1994) MP-94-001.

BE IT FURTHER RESOLVED that all of the following topical elements of the Master Plan remain in place and are a part of this plan and are not affected by this action: (1) Master Plan for the Extraction of Commercial Mineral Deposits (1996); (2) Major Transportation Corridors Plan (2016); (3) El Paso County Wildlife Habitat Maps and Descriptors (1996); (4) Municipal Airport Part 150 Noise Study (2006); (5) Meadow Lake Airport Part 77 Study (1990); (6) El Paso County Parks Master Plan (2013); and (7) El Paso County Water Master Plan (2018).

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Section 30-28-109, C.R.S., 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 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 and the Colorado Office of Smart Growth 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. By approving Your El Paso Master Plan, the Planning Commission authorizes PCD and the County Attorney's Office to make minor editorial and formatting changes in conjunction with the final approval by the Planning Commission and for the publication process. These modifications may include pagination, correction of typographical errors, form and style edits, clarifications, insertion of photographs, insertion of references and/or corrections to factual information, or inclusion of comments and modifications consistent with and associated with the Planning Commission hearings. In no case will substantive changes be made to the text without reconsideration or amendment by the Planning Commission.

Commissioner ??? seconded the adoption of the foregoing Resolution. The adoption of this plan shall be by resolution as carried by the affirmative votes of a majority of the entire membership of the commission.

The roll having been called, the vote was as follows:

Commissioner Risley	aye
Commissioner Bailey	aye
Commissioner Trowbridge	aye
Commissioner Lucia-Treese	aye
Commissioner Fuller	aye
Commissioner Brittain Jack	aye
Commissioner Carlson	aye
Commissioner Blea-Nunez	aye
Commissioner Moraes	aye
Commissioner Greer	aye

The Resolution was adopted by a unanimous vote of 10 to 0 by the Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 26th day of May, 2021 at Colorado Springs, Colorado

EL PASO COUNTY PLANNING COMMISSION

By: _____

Brian Risley, Chair

ATTEST:

By: _____

Tracey Garcia, Secretary