

word, what was the most important topic discussed t
with regard to the Master Plan?



From:

Judy Von Ahlefeldt

Your El Paso - Through a Citizen's Lens

Dr. Judith von Ahlefeldt

100% Attendance at public venues

May 5, 2021

Seven Northern County Initial Meetings

All MPAC Meetings (In Person/Virtual)

All BoCC Presentations

All videos

Dr. Judith von Ahlefeldt

Never able to sign up for

ARCGIS or NEWSLETTER

Was able to access HLA ArcGIS HUB

Real information sparse for 2 years

Planning Videos were adequate but

very short time June-July 2020

No hardcopy availability until March 9, 2021

Except Existing Conditions Report - after in print 2019

- Public Review March 9 - April 9, 2021
- Partial Draft Plan - Chapters 1-13-Storymap
- draft Update released on March 26, 2021
 - Chapter 14 added for MPAC Review 4-14
- draft Update on April 23rd but not posted until April 28.
- Comments posted ~April 30 as backup for May 5, 2021 Planning Commission meeting

So really only ONE WEEK (April 28 - May 5) for public to see the document your are being asked to adopt on May 26.

This is an inadequate Public Review opportunity for a document of this physical magnitude, complexity and importance.

My personal efforts to contribute:

April 1, 2021 - e-mail Issues with viewing the HLA Webinar

April 6, 2021 - page 2 photo is only part of the County

**April 7, 2021 - History of Northern County Planning
Vision - Comparison with present effort**

**April 7-8, 2021 - Regional Open Space and Candidate
Open Spaces from 2013 Parks Master Plan**

**April 9, 2021 - Global Comments (.pdf)
- Two supporting Documents (Numerical
Analysis and catalogue of CH. 14 in .doc
format
- facilitation of PCA letter from CNHP
Director, David Anderson (not shown
at MPAC but included in PC Packet)**

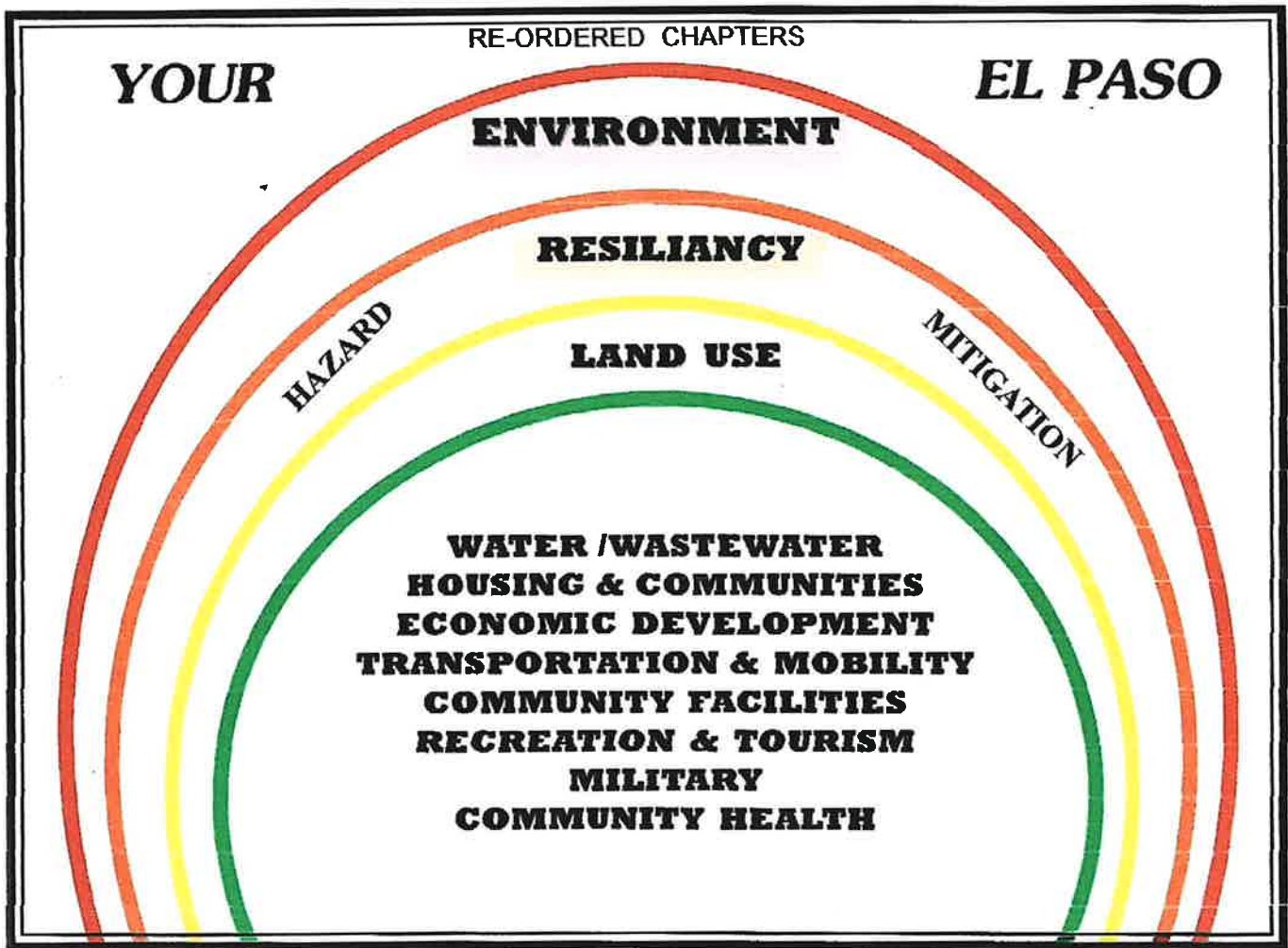
**April 29, 2021 - Letter to PCD about missing review items.
Work in progress - Analysis of public comments March 9 -**

April 29 -

My extensive comments on the plan (mostly on March 26 version because I have only had the April 28 version for a few days) were never presented to MPAC.

Andrea Barlow chose not to allow attachments to be viewed on April 14. By that point in the 3-hour meeting there was about 20 minutes left to cherry pick and scroll through over 300 public comments. Comments for Chapters 1 and 2 were never shown - the presentation cut off when the Chapter 2 title appeared.

Citizen comments are just as applicable to the April 23 update, which may have additional changes by now.



1. INTRODUCTION

8. ECONOMIC DEVELOPMENT

2. COUNTY COMMUNITY VISION

9. TRANSPORTATION & MOBILITY

11 TOPIC CHAPTERS

10. COMMUNITY FACILITIES

*Global Topics *3**

3. ENVIRONMENT

11. RECREATION & TOURISM

4. RESILIANCY & HAZARD MITIGATION

12. MILITARY

5. LAND USE

13. COMMUNITY HEALTH

*Focused Topics *8**

14. IMPLEMENTATION

6. WATER & WASTEWATER

APPENDICES

7. HOUSING & COMMUNITIES

□CHAPTER 14 □TOPICS□ should match Topic Chapters. Current Version Combines □ Infrastructure□ Choater 8 with □Community Facilities□ (Ch 7.) without Chapter Numbers in Ch. 14. This reates a terribly unwieldly

CONCLUSIONS

1. This plan is still a fairly rough draft.
 - Planning Commission - please hold a robust series of Workshops, perhaps at the Chapter Level, before Adoption.
 - Land Use and Implementation need to be widely vetted. Very restricted review to date.
2. My .pdf submitted on April 9 - format changes, editing, errors is in the Planning Commission Notes
 - Balance the Natural Environment and □ Conservation □ theme with the massive □ built environment □ weighting in the plan.

YOUR EL PASO CENTERPIECE :

START WITH the Chapters that affect *all* future actions:

ENVIRONMENT - an adequate description of what makes EPC special - geology, biodiversity, climate, flora and fauna, paleontology, and archaeology, climate
Candidate Open Spaces/PCAs
Conservation Design
Conservation Easements, Stewardship Trust Lands (State)

RESILIENCY & Hazard Mitigation

Recognition of Natural and Manmade Events and how this affects Planning and Development

LAND USE - the path to the Future

Then all the rest of the chapters which all address the Built Environment.

If the Natural Environment *is* the most important feature of this Plan then - PUT IT FIRST in the Chapter Sequence.

What the Plan says in the INTRODUCTION

□...El Paso County is comprised of some of the most amazing Landscapes in North America. (p.2)□

□Finally, the Master Plan seeks to balance conservation with new growth and development and recognizes the absolute importance of being good stewards of the natural environment.□ (p.2)






□Key Planning Consideration (p. 4):
ENVIRONMENTAL CONSERVATION (page 9) Reinforced at every step throughout the process was the notion that the natural environment was the most important consideration when planning for the future of the County. Environmental Conservation is a value that is carried throughout the Master Plan.


Those themes need to shine through EVERY PAGE of this Master Plan.

Rewrite and strengthen the two-page Environment Chapter (out of 169 pages in this Master Plan)

1. Beef it up with real information about this County
2. Move Conservation Design out of a whimpering tiny corner on page 65 at the end of the Housing Chapter. Put it into the Environment Chapter with related items and make it related to *All Land Uses*
3. Add the ***Prairie Necklace Concept*** to bring the Conservation Design Theme to the Landscape Level.
4. Include the ***Candidate Open Spaces*** on the Regional Open Space Map. These were based on **PCA**'s done

Subject **RE: EPCMP draft Master Plan Review comment - Regional Open Space**

To me , Mark Gebhart <markgebhart@elpasoco.com> , Craig Dossey , Nina Ruiz <NinaRuiz@elpasoco.com> , John Hou:
Cc Tracy Doran <ubscgwm@gmail.com> , Kathy Andrew <KathyAndrew@elpasoco.com> , Stan VanderWerf <stanvanderw

 To protect your privacy, Thunderbird has blocked remote content in this message.

Dear El Paso County Partners,

I have been talking with Dr. Ahlefeldt about the current development plans for the Grandview Reserve. She brings a deep and long understanding of conversation, and I appreciate her efforts to put our program in the loop about this project. We at the Colorado Natural Heritage Program are very interested in the Kelso's Prairie Potential Conservation Area are exceptional and distinguish this area as a very important part of Colorado's biodiversity assets. Our database of the Kelso's Prairie Potential Conservation Area. This area was first identified in 1999-2000 as part of our GOCO and El Paso County-funded biological survey of El Paso County, and our knowledge of it was enhanced by visits to the 4 Way Ranch with Dr. Tass Kelso, curator of the Carter Herbarium at CC. As you will see there are a great many species found here that are priorities for conservation, some of which are not known in viable populations elsewhere in Colorado. The wetlands in Kelso's Prairie are unique and of very high quality and integrity, especially when compared with other wetlands on the Great Plains of Colorado. They are providing a great many ecosystem services to the people of Colorado. The Kelso's Prairie PCA is ranked B2, putting it in the second highest tier of priorities for natural heritage resource conservation. Our program has precise data on the location of these resources and we exist to help plan development such that natural heritage resources are not impacted. I am offering the services of CNHP to provide detailed environmental review, and would value the chance to speak with you about this proposal and how these data might better be incorporated into the County's master planning efforts. We are happy to help you fully utilize the data you have from our work in the early 2000s in your efforts to plan communities in El Paso County, towards a better future for all Coloradoans.

Yours truly,

David G. Anderson
Director & Chief Scientist
Colorado Natural Heritage Program
Colorado State University
249 General Services Building- Office Hours Wednesdays 12-4
1475 Campus Delivery
Fort Collins, CO 80523-1475
Office: (970) 491-6891
Cell: (970) 980-4680
Pronouns: he, him, his
david.anderson@colostate.edu
www.cnhp.colostate.edu
Check out the CNHP blog!

Dear El Paso County Partners,

I have been talking with Dr. Ahlefeldt about the current development plans for the Grandview Reserve. She brings a deep and long understanding of this landscape and its unique qualities to the conversation, and I appreciate her efforts to put our program in the loop about this project. We at the Colorado Natural Heritage Program are very interested in it because the natural heritage resources of the Kelso's Prairie Potential Conservation Area are exceptional and distinguish this area as a very important part of Colorado's biodiversity assets. Detailing those assets, I have attached the report from our database of the Kelso's Prairie Potential Conservation Area. This area was first identified in 1999-2000 as part of our GOCO and El Paso County-funded biological survey of El Paso County, and our knowledge of it was enhanced by visits to the 4 Way Ranch with Dr. Tass Kelso, curator of the Carter Herbarium at CC. As you will see there are a great many species found here that are priorities for conservation, some of which are not known in viable populations elsewhere in Colorado. The wetlands in Kelso's Prairie are unique and of very high quality and integrity, especially when compared with other wetlands on the Great Plains of Colorado. They are providing a great many ecosystem services to the people of Colorado. The Kelso's Prairie PCA is ranked B2, putting it in the second highest tier of priorities for natural heritage resource conservation. Our program has precise data on the location of these resources and we exist to help plan development such that natural heritage resources are not impacted. I am offering the services of CNHP to provide detailed environmental review, and would value the chance to speak with you about this proposal and how these data might better be incorporated into the County's master planning efforts. We are happy to help you fully utilize the data you have from our work in the early 2000s in your efforts to plan communities in El Paso County, towards a better future for all Coloradoans.

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David G. Anderson
Director & Chief Scientist
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249 General Services Building- Office Hours Wednesdays 12-4
1475 Campus Delivery
Fort Collins, CO 80523-1475 Office: (970) 491-6891

A Prairie Necklace

A Place in Time

Presentation:

September 17, 2019 - El Paso County Planning Commission - 20 min - Informational

September 19, 2019 - Colorado Springs Planning Commission - 20 min - Informational

City of Colorado Springs Parks Board - Nov. 14, 2019 - 15 min - Informational

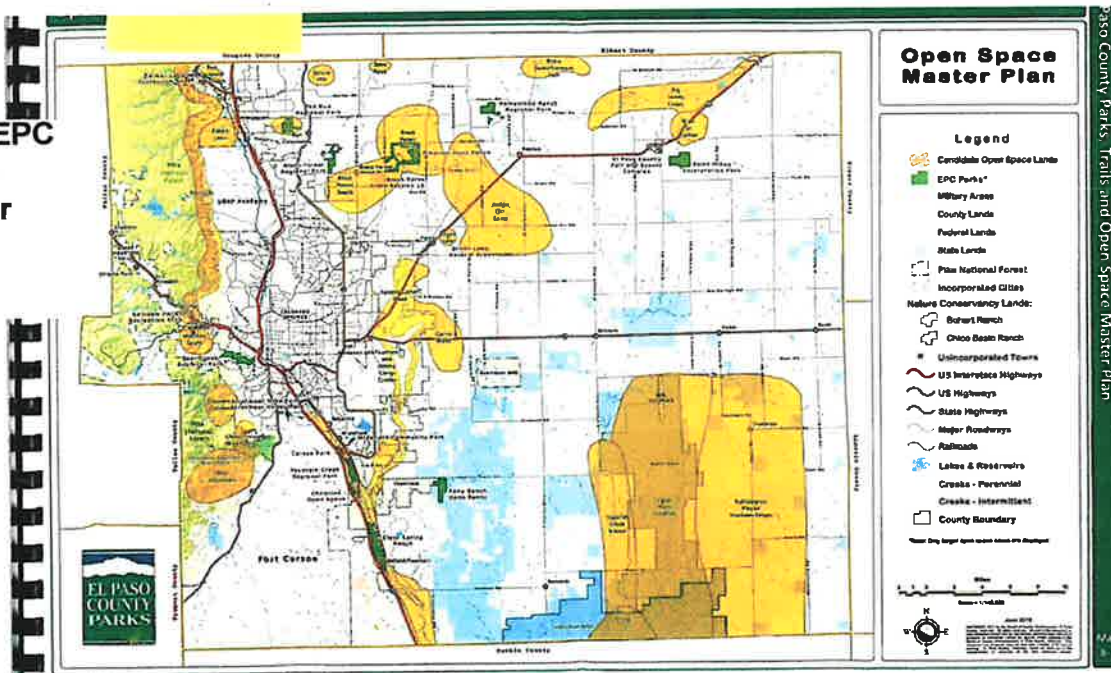
Dr. Judith von Ahlefeldt PhD

Landscape Ecologist



Prairie in El Paso County
Will this only be a memory in photos?

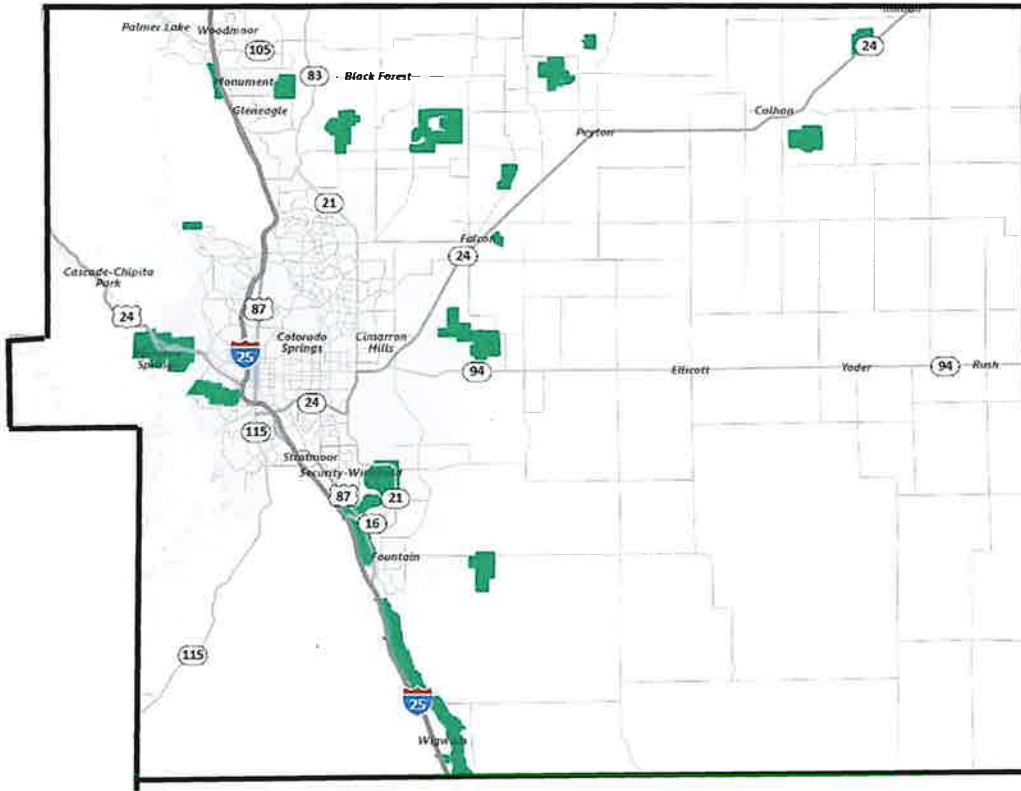
2013 EPC
Parks
Master
Plan
p. 181



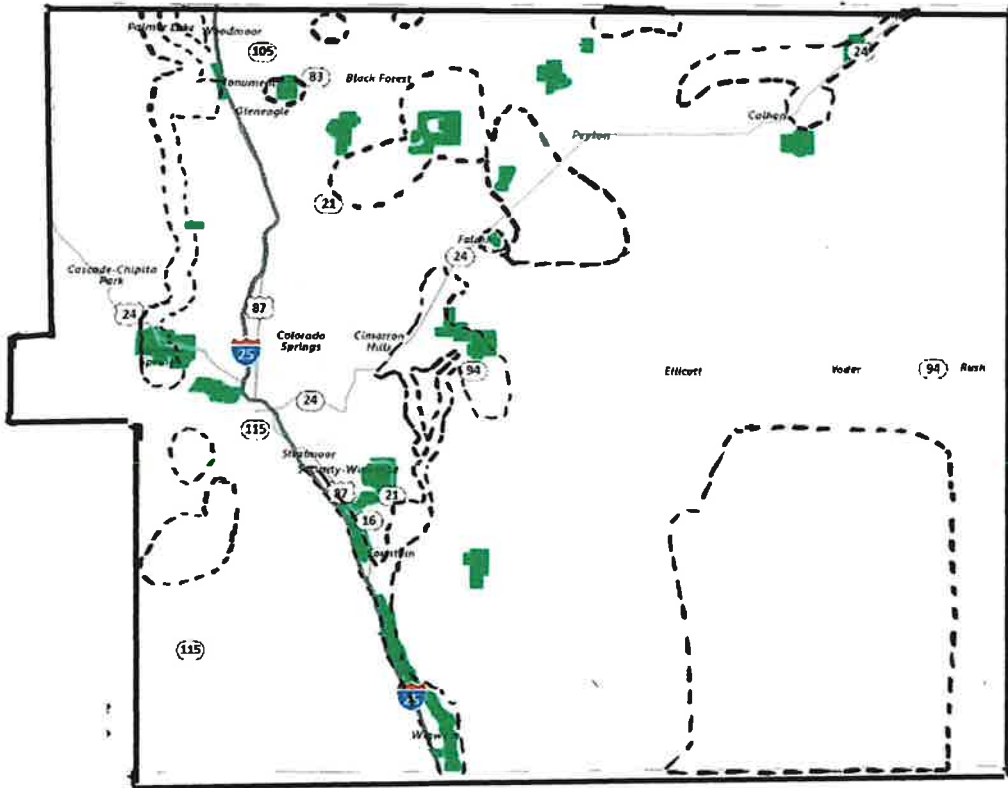
El Paso County Parks, Trails and Open Space Master Plan

Map 1-1

REGIONAL OPEN SPACE PLACTYPE MAP - EPCMP 04/23/2021

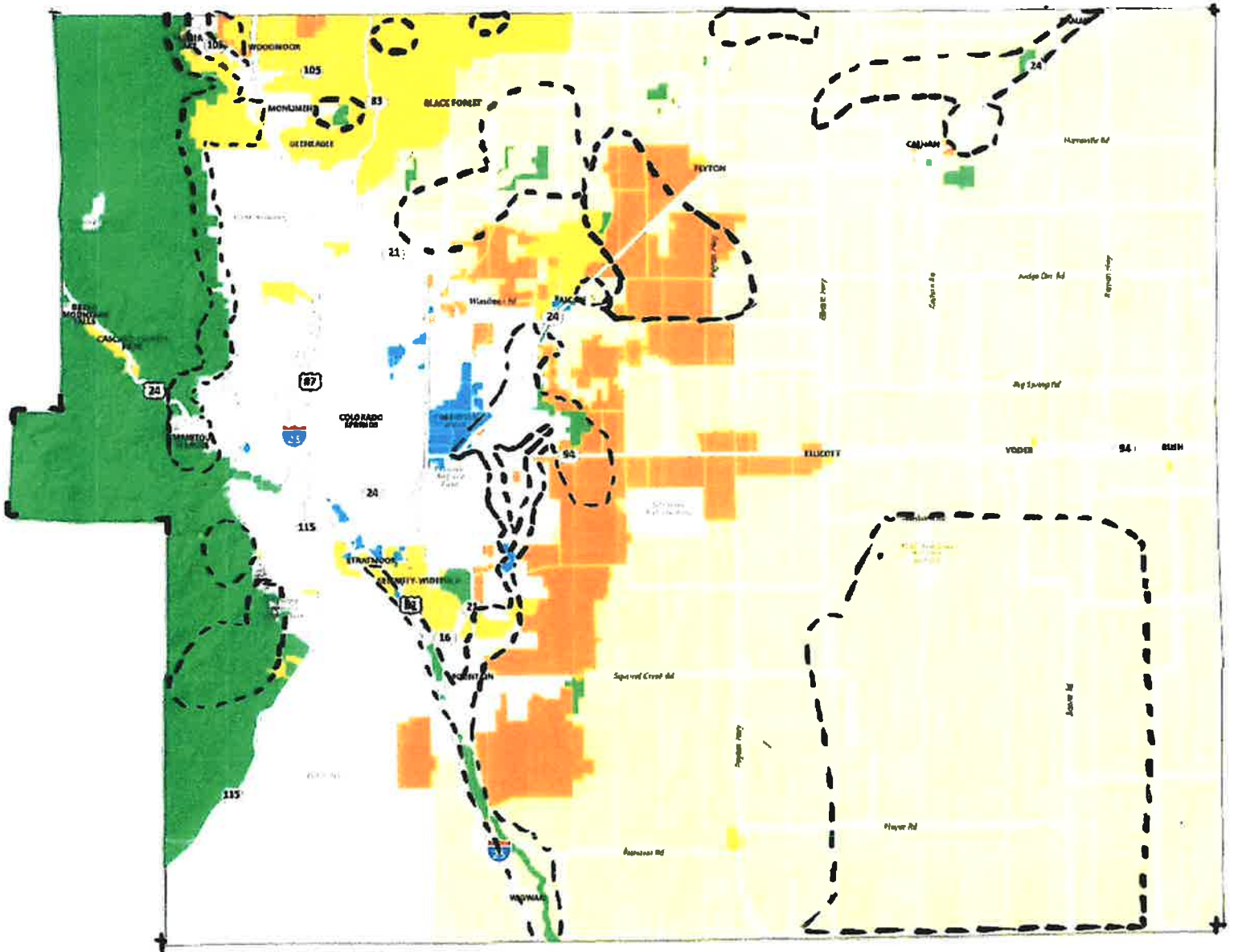


EPC PARKS CANDIDATE (POTENTIAL) OPEN SPACE/CONSERVATION AREAS



AREAS OF CHANGE MAP

+ Regional Open Space Placetypes with overlay of 2013 El Paso County Parks Master Plan Candidate Open Space Areas



CNHP Potential Conservation Areas in El Paso County

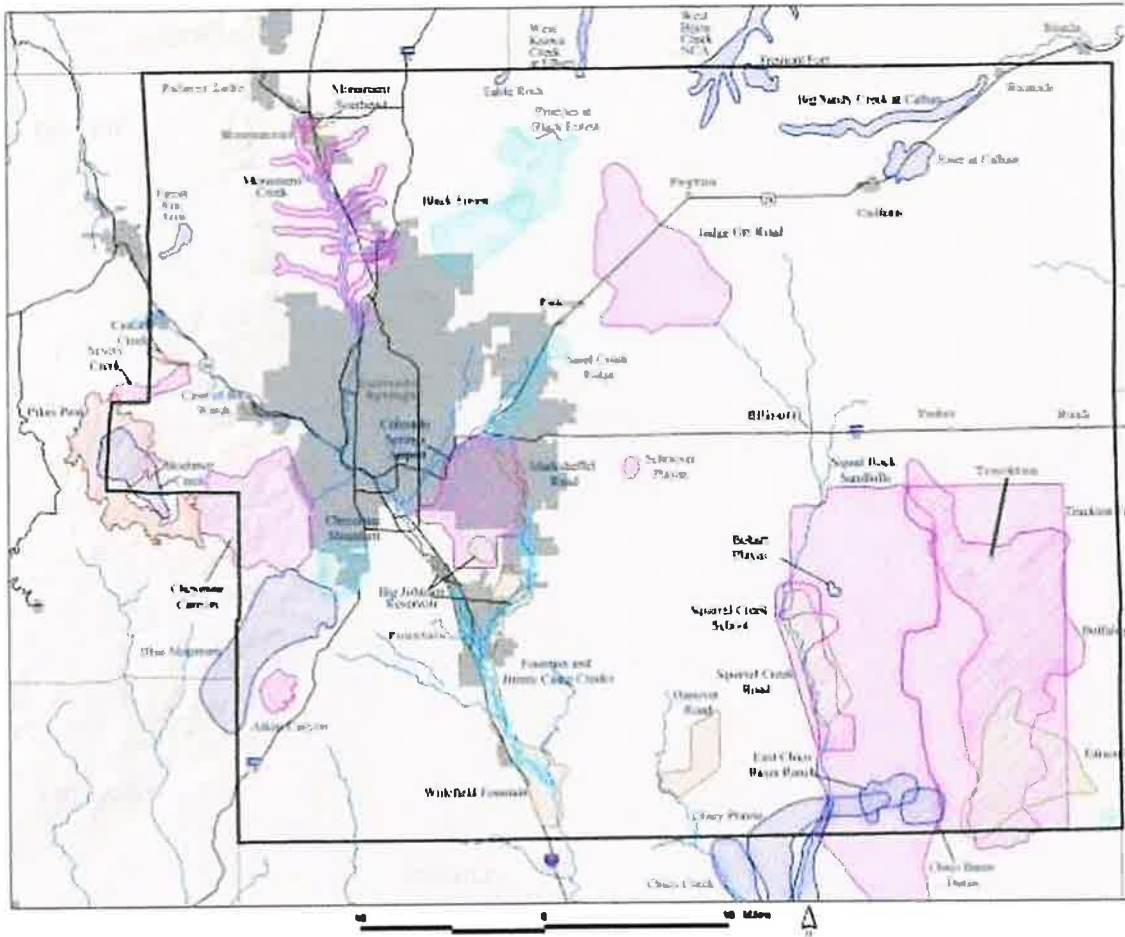


Fig 9. Map of El Paso County Potential Conservation Areas (PCAs)

from CNHP Survey of Critical Biological Resources - El Paso County

Biological Resources of El Paso County
EPC Environmental Services May 2020

Potential Conservation Areas within El Paso County

Creeks

- Cascade Creek
- Monument Creek
- Severy Creek
- Big Sandy Creek at Calhan
- Bochmer Creek
- Chico Creek
- West Kiowa Creek at Elbert
- Fountain and Jimmy Camp Creeks
- West Bijou Creek
- Black Squirrel Creek



Mountains

- Pikes Peak
- Blue Mountain
- Cheyenne Mountain
- Ben Lomand Mountain



Playas

- Buffalograss Playas
- Schriever Playas
- Bohart Playas
- Rasner Ranch Playas



Canyons

- Aiken Canyon
- Cheyenne Canyon



Roads

Potential conservation area identified by the road that traverses it

- Judge Orr Road
- Edison Road
- Hanover Road
- Marksheffel Road
- Squirrel Creek Road

Locations

Identified by geologic features

- Signal Rock Sandhills
- Chico Basin Dunes
- Fremont Fort
- Riser at Calhan
- Table Rock
- Sand Creek Ridge
- Elephant Rock
- Corral Bluffs



CAN THE EL PASO COUNTY PLANNING COMMISSION SEIZE ITS MOMENT NOW TO CREATE AND ADOPT A MASTER PLAN FOR THE PHYSICAL DEVELOPMENT OF THE COUNTY USING TODAY'S INFORMATION TO BEGIN A ROBUST PUBLIC REVIEW PROCESS THAT CAN TAKE THE WORK THAT HAS BEEN DONE SO FAR ON THIS MASTER PLAN AND BALANCE IT WITH THE NEEDS FOR IDENTIFIED RESOURCE CONSERVATION?

THE PLANNING COMMISSION CAN FOSTER A COMPREHENSIVE AND OBJECTIVE EVALUATION OF THE MATERIALS, SOURCES AND ORGANIZATION/PRESENTATION OF THIS PLAN TO MAXIMIZE ITS FUTURE USEFULNESS AND ITS ABILITY TO ACCOMPLISH IT PURPOSE.

PLEASE ALLOW CITIZENS TO HELP WITH THIS AND TAKE THE TIME NEEDED.

Dr. Judith von Ahlefeldt

Landscape Ecologist and 50+ year resident of El Paso County May 5, 2021



El Paso County Master Plan

Planning Commission

May 5, 2021

=====

Terry Stokka

Black Forest Land Use Committee

Friends of Black Forest - 2000 members

Proposed Addition to Master Plan

- **Request continuation of Black Forest Preservation Plan 5-acre density rule by adding this statement on page 26**

Due to the unique history, precedent and nature of the Black Forest, lot densities in the timbered area will be no less than 5 acres per lot.

Historical Precedent for This Statement

- Black Forest Preservation Plan in existence for 47 years

•

First small-area plan in Colorado

- Clearly stated lot densities in timbered area should be “no less than 5 acres per lot.”

- Timbered area rich in history, wildlife and rural nature

- Fire of 2013 burned more homes on smaller lots- Greater fire danger

•

Black Forest is only significant timbered area available for development in the county

Current Precedent for Inclusion of Statement

- Under “Forested Areas” on page 19, “New development and any redevelopment in (the forested area) should be of a lower density to mitigate any impacts to the forest....”
- 2.5-acre minimum lot size for Large Lot Residential on page 26 effectively changes RR-5 zoning to RR-2.5 for thousands of acres of county land
 -
- Approximately 340 comments were sent in by county residents with suggestions for the plan
 -
- Over 300 of those comments were from the Black Forest

No Protection for Timbered Area

- **Proposed master plan removes protections for larger lots in timbered area**

County staff tried to assure us that compatibility and conservation design would provide protection

- **They said compatibility with existing 5-acre lots would dictate larger lots**

They said conservation design would require open space and undeveloped area

Interpretation of “Compatibility” in the Past

- The Ranch at Raygor and Stapleton was zoned RR-2.5 – Approx 200 homes
 - Ranch sketch plan approved for 2200 homes – 11 times the density
- Ranch surrounded by 5-acre lots on eastern, southern and half of northern boundary
 - West boundary is RR-5 undeveloped land
- Density jumps from 1 lot per 5 acres to over 10 lots per 5 acres in about 300 feet
 - This was called “compatible” by the BoCC
- Compatibility can be stretched a long way in any direction

Conservation Design

What Does That Mean?

Page 131 - “Conservation design promotes the use of an environmentally sensitive development pattern that aims to preserve contiguous areas of open space and protect environmental features.”

To simplify, conservation design means open, undeveloped land that supports trees, forest plants, wildlife and natural settings

Densities of 2.5-acres per lot mean more roads, traffic, tree-clearing and congestion, all leading to destruction of habitat and natural features – almost double the density

Scenario for Future Development

Currently a 100-acre lot could be divided into 20 lots (5-acre average) with clustered design and 2.5-acre lots:

- Plan would have about 40 acres of open space

Under new plan, developer could design 2.5-acre lots with ½ acre of open space for each lot

- Density would be 3 acres per lot for total of around 30 lots

Density only increases from 5 acres per lot to 2.5 acres per lot

- That is far more “compatible” than The Ranch

- Development would have about 15 acres of open space to meet “conservation design”

- Development now has 50% more lots, more roads, fewer trees and more congestion

•

- The BoCC would approve this proposal in a heartbeat

You Say This Won't Happen?

- I have stood before this body and the county commissioners for over 20 years
- I've seen words like “compatible” and “conservation” discussed again and again
 - I have watched developments like The Ranch violate zoning and the Preservation Plan
 - I have watched commissioners justify new developments again and again that supposedly are compatible and conserve natural resources

Bottom Line

- This plan has no teeth to guide development, only good suggestions
-
- This plan strips the Black Forest of the last protection it had for lot densities
- Compatibility and conservation design promises are hollow
- Therefore, I urge you to grant our request to add this statement to the master plan
 - *Due to the unique history, precedent and nature*
 - *of the Black Forest, lot densities in the timbered area will be no less than 5 acres per lot.*

Mark Gebhart

From: Nina Ruiz
Sent: Monday, May 10, 2021 2:09 PM
To: Jeff Rice
Cc: Mark Gebhart
Subject: DRAFT MP and level of service

Hi Jeff,

One of the Planning Commission members made the following comment on the DRAFT Master Plan:

The second paragraph starts off with, "The MTCP's Existing Capacity Analysis map identifies road segments that are congested (LOS E or F), near congested (LOS D), congested (LOS C) or uncongested (LOS A or B). Roads identified as congested should be prioritized for short range capacity upgrades,..." Are Level of Service C, E, and F all considered "congested" or is this a typo. I would have thought that Level C was something in between...like congesting.

Page 80 -

NI

The Plan includes the following language:

Road System Performance

The roadway level of service (LOS) measures the performance of a roadway or intersection. The LOS of a roadway is graded A through F, where "A" represents optimal operation with no congestion while "F" represents poor service with severe congestion. These measurements are taken at peak travel times often during commuting periods before or after work hours. Existing traffic volumes on road segments around the County were compared with lanes, functional classifications, and the planning-level traffic capacity thresholds to assess existing congestion levels.

The MTCP's Existing Capacity Analysis map identifies road segments that are congested (LOS E or F), near congested (LOS D), congested (LOS C) or uncongested (LOS A or B). Roads identified as congested should be prioritized for short-range capacity upgrades, these roads include segments of US 24 West, SH 21 (Powers Boulevard), Marksheffel Road, and Meridian Road.

Roadway Levels of Service

Rating	Description
LOS A	Unrestricted maneuverability and operating speeds
LOS B	Reduced maneuverability and operating speeds
LOS C	Restricted maneuverability and

Mark Gebhart

From: Linda Langlais <llang0821@hotmail.com>
Sent: Monday, May 17, 2021 11:40 AM
To: Mark Gebhart
Subject: Black Forest 5 acre lot size

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Dear Mr Gebhart

I am a resident of the beautiful and unique Black Forest. I am writing to respectfully request that the 5 acre minimum lot sizes be maintained in the future in Black Forest. You say you are doing the people's will. Unfortunately, I respectfully disagree. For some reason the planning commission and county commissioners always seems to grant what the developers request , not the people! I I'm not aware of County commissioners ever voting to preserve The black forest preservation plan but only for developers.

I believe in our county should be developed in a way that is thoughtful preserving the beauty that we have here.The overwhelming majority of people in the Forest want the Forest preserved and so should you! We should preserve the beauty of the land that we have and that is unique. There are parks here that are enjoyed by all county residents .

Please reconsider and vote to preserve the 5 acre minimum lots.

Respectfully
Linda Langlais

Sent from my iPhone

Sent from my iPhone

Mark Gebhart

From: Terry Stokka <tastokka@gmail.com>
Sent: Saturday, May 15, 2021 4:48 PM
To: Craig Dossey; Mark Gebhart
Subject: Changes to county master plan

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Craig and Mark,

I have a few observations to make on the draft master plan.

1. I wish you could see how hollow it sounds when you say this is the citizens' plan, not the county plan or Craig Dossey's plan. If it is indeed the citizens' plan, then when 300 out of the 340 comments and recommendations stated that the Black Forest is a unique place that requires a 5-acre minimum lot density to preserve the forest, that should be a change that gets serious consideration.
2. Mark, you commented that "one size fits all" for lot sizes doesn't make sense but yet the 2.5-acre minimum is just that. There are 35-acre lots out east and other variations. The fact that the Black Forest has many lots much smaller than 5 acres such as Brentwood is because that was platted before the zoning came into being. That was then and this is now - we need to start with a fresh look and realize that 5-acre densities in the forest makes sense.
3. I get a lot of feedback from the Friends of Black Forest and I wish you could hear what I hear in the trenches:
 - a. The county staff is beholding to the developers and don't care a bit about citizens.
 - b. The public meetings and inputs via email and in person at the PC are only token attempts to look like the public makes any difference.
 - c. The new plan gives no protection to current residents of the Black Forest and opens the door for more dense development.
 - d. Zoning is a joke. Zoning has never limited what a developer wanted to do.
 - e. For Hoseal Lavine to make a 600 MB document available when most county residents have DSL at best and can't begin to download such a document doesn't reach out to the public or provide them with something to review.

This may sound harsh, but it is reality out here where your citizen live.

Terry Stokka

Mark Gebhart

From: Paul <pep123@comcast.net>
Sent: Wednesday, May 12, 2021 10:26 AM
To: Mark Gebhart
Subject: Master Plan and Thanks

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(Mark—I sent this to your personal email the first time—oops!)

Mark: Thanks for your time and presentation at yesterday's NEPCO meeting. I know you and I have not agreed very often on a number of land use planning applications and issues, but I always appreciated the perspective you brought to the table -- gained from your many years of professional service to the County.

As to spelling/grammar corrections, please see the below which I just checked with the April 23, 2021 Draft version and are still present. These corrections were buried in our plethora of comments -- sorry about that.

Page 11, Market, third to last sentence, 7th line from bottom:

“The graphs include data from 2020 to acknowledge changes in trends for that year, however this section does not analyze or emphasize data from this year as it is to soon to determine long-term effects.”

Should say “too soon”.

Page 87, Multimodal Transportation Improvements, Map Legend, 3rd bullet on left:

“Proposed **Proposed** Bicycle Routes”

Should say Proposed Primary Bicycle Routes or (delete word) Proposed Bicycle Routes

I wish you all the best in your retirement. After 37+ years in the AF as a navigator and a JAG, I know how easy it is to get involved in other things that don't truly reflect why you really retired! I plan to do more of that soon and hope that you do too!

Good luck with the Master Plan and in your next chapter!

Paul

Paul Pirog
Vice Chairman, Transportation and Land Use Committee

NEPCO Northern El Paso County Coalition
of Community Associations, Inc.

Mark Gebhart

From: Heidi And Ron <mustangheidi@comcast.net>
Sent: Friday, May 7, 2021 4:56 PM
To: Mark Gebhart
Subject: Accessment on parcel 65034-00-033

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After reviewing our NOV, and increasing property tax 43.2%, we feel the county is trying to close us down. As it is, your "master plan" doesn't include us. We thought that the county wanted small business to succeed. Apparently we were mistaken. Is it inflated because it's the last piece of the Pinello Ranch still owned by a Pinello or do you just have to have it all. I've contacted El Paso citizens connect to get work done here but to no avail. If you're trying to take it at least have something done around here. We've contacted county commissioner more than once but again nothing. HELP!!! By the way CDOT says it belongs to the county county says it belongs to the city city says it belongs to CDOT

Sent from my iPhone

Mark Gebhart

From: Lori Seago
Sent: Friday, May 7, 2021 12:50 PM
To: Mark Gebhart; Craig Dossey; Nina Ruiz
Subject: FW: Continuation of May 5 Adoption Hearing #1 to May 26

FYI.

From: Lori Seago
Sent: Friday, May 7, 2021 12:49 PM
To: EXTERNAL Black Forest News <EXTERNALBlackForestNews@elpasoco.com>
Cc: EXTERNAL Black Forest News <EXTERNALBlackForestNews@elpasoco.com>
Subject: RE: Continuation of May 5 Adoption Hearing #1 to May 26

Good afternoon, Judy. Thank you for your email.

C.R.S 30-28-106, which prescribes the procedural requirements for adoption of a master plan, does not require a specific number of public hearings, though it does say that prior to adopting a master plan, the planning commission “shall conduct public *hearings*... 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” (emphasis added).

It is my legal opinion that the statutory requirements have been met by the numerous public engagement opportunities that have been offered, including 1) offering 2 separate hearing dates for the receipt of public testimony related to the master plan (even though in total they constitute a single hearing on a single agenda item), 2) holding focus groups and workshops throughout the plan development process, 3) holding advisory committee meetings that are open to the public, and 4) soliciting written comments from the public throughout the plan development process. I do not believe the fact that adoption of the master plan constitutes a single agenda item that has been continued from one hearing date to another violates the hearing and public input requirements of the statute.

I apologize for the misunderstanding, but there has never been any public discussion of or expectation set for allowing people to testify more than once on this item.

Lori Seago
Sr. Asst. County Attorney
(719) 520-7371

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From: Judy von Ahlefeldt <blackforestnews@earthlink.net>
Sent: Thursday, May 6, 2021 1:54 PM
To: Lori Seago <LoriSeago@elpasoco.com>
Cc: EXTERNAL Black Forest News <EXTERNALBlackForestNews@elpasoco.com>
Subject: Continuation of May 5 Adoption Hearing #1 to May 26

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Hi Lori,

Judy von Ahlefeldt here with a question.

At the very end of yesterday's Hearing #1, May 5, 2021 for Adoption of *Your El Paso* Master Plan, Mr. Brian Risley, Planning Commission Chair said the May 5 meeting would be continued on May 26, and the members of the public allowed to speak would not include any who had spoken on May 5.

The May 5 meeting was not ended because of being out of time, or because more people were wishing to speak on May 5. Item #9 (Under the heading of Rules and Participation Guide for the El Paso County Master Plan Hearings) in the official announcement for the May 5 and May 26 meetings says: "9. The May 5th hearing is scheduled to conclude at 5:00 pm MDT. On the event that there are public comments that remain to be heard, those persons shall receive the first opportunity to participate in the May 26th hearing." Mr. Walter Lawson declined to speak on May 5 (he was on the list per PCD) but said he wished to speak May 26.)

The Published Agenda for May 26, 2021 sent on April 23, 2021 lists "Additional Public Testimony" (if necessary)" as the first Agenda item for May 26.

I was my understanding that the two separate meetings on two different days were required for Adoption of the Master Plan, and that the public would be afforded the opportunity to participate at each meeting. The information will NOT be the exactly the same at both, and Mr. Dossey, Mr. Gebhart and Mr. Houseal have all said that public comment would be taken through May 26... "Until the gavel falls" said one of them.

So I was surprised that the Chair chose to continue the May 5 meeting (not adjourn it well befor 5 p.m.), and included the condition that none of the four speakers (three from the "Public" and one Agency liaison Member of MPAC) would not be afforded the opportunity for further comment. These were the only four participants on May 5.

It is not clear:

1. that there are restrictions on who can provide testimony, (or if there are restrictions then why are there restrictions)
2. or if this is testimony only applies to the same materials available on May 5 (i.e. continuing THAT hearing),
3. or if the additional testimony time is for any changes made the to draft "Your El Paso " from the end of the May 5 meeting until the May 26th draft (presumably made available to the Public on EDARP and the HLA site in time for consideration prior to May 26th).

4. Additionally - if further substantive (not corrective) changes are made during the "break" on May 26, it that is still in the purview of the Public Comment hearing provision.

I specifically asked Mr. Risley after the end of the May 5 meeting yesterday if he meant that none of the individuals who spoke at the May 5 hearing would be allowed time to testify again on May 26. His curt answer was "yes".

Please clarify what the "rules" are here.

I have looked at both the update of the 2019 Planning Commission Bylaws, as well as Robert's Rules, and the reasons for continuing a meeting rather than adjourning it and find the Chair' direction unusual.

Are these truly two separate hearings with the same rules, which allow the Public, on May 26, to comment AFTER the item is presented (with changes since May 5) and any additional changes as a result of Items 2 and 3 on the agenda, with hearing #1 being information on a Legislative Item and hearing #2 including an action on that Legislative Item?

I would like to testify at the May 26th hearing - that is why I am writing to you.

Thank you,

Judith von Ahlefeldt

Ecologist and Public Review speaker from

May 5, 2021 Hearing #1.



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Mark Gebhart

From: Terry Stokka <terry@friendsofblackforest.org>
Sent: Thursday, May 6, 2021 5:59 PM
To: Mark Gebhart
Subject: Re: Discussion of 5-acre rule

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Mark,

You are exactly right that one size does not fit all so having a 5-acre rule should be possible for us.

The smaller lots in the forest came about before zoning and before the preservation plan so we had no control over that and it should not affect the new plan.

There are many 2.5-acre lots but they are offset by an equal amount of open space for a 5-acre average.

You know that zoning means nothing to the BoCC since they changed RR-2.5 to a PUD with 10 times the average and 5-acre lots all around it at The Ranch. Zoning is a joke.

I hope we can continue to consider this.

Terry

=====

On 5/6/2021 1:36 PM, Mark Gebhart wrote:

> Terry, the discussion was that one size doesn't not fit all, especially with the number of smaller lots presently existing in the area. The master plan does not change the zoning, people would have to apply to Rezone their land.

>
> Sent from my iPad
>
>> On May 6, 2021, at 12:14 PM, Terry Stokka <terry@friendsofblackforest.org> wrote:

>>
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>>
>> Gentlemen,

>>
>> Judy told me the PC talked for about 2 hours after the public comments. I left thinking they would adjourn.

>>
>> Judy told me they talked about my request to add the 5-acre rule for the timbered area. If so, can you tell me what the discussion was like and where we stand on that.

>>
>> Terry

Mark Gebhart

From: Terry Stokka <terry@friendsofblackforest.org>
Sent: Thursday, May 6, 2021 12:14 PM
To: Craig Dossey; Mark Gebhart
Subject: Discussion of 5-acre rule

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Gentlemen,

Judy told me the PC talked for about 2 hours after the public comments. I left thinking they would adjourn.

Judy told me they talked about my request to add the 5-acre rule for the timbered area. If so, can you tell me what the discussion was like and where we stand on that.

Terry

Mark Gebhart

From: Tim Hoiles <tim@hoiles.com>
Sent: Thursday, May 6, 2021 9:11 AM
To: Mark Gebhart
Cc: Pam McLeod; Pam McLeod
Subject: RE: when did the survey close?

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Dear Mark,
Thank you for your responding. No, you did not until this email. I will be sending you comment next Tuesday as I just learned about this yesterday. Have a great weekend!!!
Tim

From: Mark Gebhart <MarkGebhart@elpasoco.com>
Sent: Thursday, May 6, 2021 8:34 AM
To: Tim Hoiles <tim@hoiles.com>
Cc: Pam McLeod <pamm@hoiles.com>
Subject: RE: when did the survey close?

Tim, I get so many emails, did I previously respond to your question? If not, the survey closed April 9, after that any comments would need to be sent to me directly

From: Tim Hoiles <tim@hoiles.com>
Sent: Wednesday, May 5, 2021 3:40 PM
To: Mark Gebhart <MarkGebhart@elpasoco.com>
Cc: Pam McLeod <pamm@hoiles.com>
Subject: when did the survey close?

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Kind sir,
Thanks you very much1

Timothy C Hoiles
Private Office of Timothy C. Hoiles
1483 Woolsey Heights
Colorado Springs, CO 80915
Phone: (719) 574-9052
Fax: (719) 574-9428
E-mail: tim@hoiles.com

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Mark Gebhart

From: Michael Madsen
Sent: Thursday, May 6, 2021 8:41 AM
To: Mark Gebhart
Cc: Craig Dossey; Ryan Parsell
Subject: RE: Information on Planning Commission

Understood, thank you Mark, I appreciate the information.

Thank you,

Mike Madsen
El Paso County, Public Information Office

From: Mark Gebhart <MarkGebhart@elpasoco.com>
Sent: Thursday, May 6, 2021 8:39 AM
To: Michael Madsen <MichaelMadsen@elpasoco.com>
Cc: Craig Dossey <craigdossey@elpasoco.com>; Ryan Parsell <RyanParsell@elpasoco.com>
Subject: RE: Information on Planning Commission

Michael, we do not provide the background of those appointed to the Planning Commission by the BoCC. I don't know if the BoCC retains the volunteer sheets for those applicants to the volunteer boards. If you gave him their names, I don't see a need for me to call him.

From: Michael Madsen <MichaelMadsen@elpasoco.com>
Sent: Wednesday, May 5, 2021 2:34 PM
To: Mark Gebhart <MarkGebhart@elpasoco.com>
Cc: Craig Dossey <craigdossey@elpasoco.com>; Ryan Parsell <RyanParsell@elpasoco.com>
Subject: Information on Planning Commission

Hello Mark,

We had a gentleman come by our office asking for the names and background information of the county planning commission and the master plan group. I was able to pull the names of the county planning commission from the planning and community development webpage but could not find anything else. I suggested that he submit an online CORA but he said he wanted to speak with someone instead. I took down his contact information: Walter Lawson, phone number: 632-7320. Would you mind giving him a call?

Thank you,

Mike Madsen
El Paso County, Public Information Office