

POLICY PLAN ANALYSIS

POLICY PLAN			Black Forest	BF Trails	Tri-Lakes	Falcon	Peyton	Hwy 94	South Central	Ellicott	Hwy 115	Ute Pass	PCD COMMENTS
		1.1 Role of Small - Area Plans (Note all growth assumptions to 2020)											ACTION
G	1.1	Protect and enhance the unique and individual qualities that exist in El Paso County through identifying and articulating SAP's for all unincorporated and urbanizing areas within its boundaries.											Character areas, placemaking
P	1.1.1	The relationship between the County-wide Policy Plan and the SAP's should be one of mutual support and interdependence.											Keep
P	1.1.2	The purpose of the SAP's should be to more specifically articulate proposed land uses and relationships on a sub-regional scale by addressing the unique conditions and circumstances of each defined sub-area in cooperation with the area representatives.											Keep
P	1.1.3	In the event of a possible conflict between the County-wide Policy Plan and a Small Area element, deference should be given to the pertinent SAP with respect to site-specific land use compatibility. The Policy Plan controls with respect to regional land use and infrastructure policy.											Keep
P	1.1.4	Encourage the development of SAP's for sub-areas of the County where plans have not yet been developed.											Discard
P	1.1.5	Specifically encourage the active participation of affected municipalities in the development of new and revised SAP's.											Modify
G	7.A	Promote responsiveness in government which results in cooperation between public and private entities and provides equitable representation for all citizens.	BF										This is a great goal, but is also very vague. Delete in favor of more targeted goals and objectives in the new Master Plan.
P	7.1	Encourage citizen awareness, education and participation in the planning process, especially in the continued implementation of the BF Preservation Plan.	BF										Keep, but reword to allow for County-wide applicability.
A	7.a	Citizens of the planning area should continue to meet periodically to review, interpret, implement and propose amendments to the Plan. These activities should preferably be coordinated through a single organization such as the BF Land Use Committee.	BF										Delete in favor of similar intentional efforts on a County-wide scale. Actions like this should charge County planning staff with continually engaging citizens to ensure that El Paso County has a well-planned future that supports the objectives of the overall community.
A	7.b	BF citizens should be invited to participate in the policy formulation stage of the Cooperative Planning Program.	BF										Any cooperative planning program between the County and neighboring municipalities or counties, or governmental entities must be approved by the Board of County Commissioners. It is appropriate for citizens to provide input, but the Board of County commissioners must develop the policies.
A	7.c	Copies of all relevant land use petitions should be transmitted to the BF Land Use Committee or other appropriate group for review and comment. It is suggested that proposals be informally presented by the applicant to planning area residents prior to formal submittal. Consistency with applicable Master Plan elements should be specifically addressed at this time.	BF										Delete in favor of County-wide community engagement objectives for land development proponents. Referral of land use applications to recognized and geographically relevant community groups is the standard practice of the Planning and Community Development Department. Continued support for this practice should be articulated in the new Master Plan.
A	7.f	Land use proposals affecting properties in proximity to the Tri-Lakes Planning Area should be transmitted for review to an appropriate citizens' group representing that area if such group is available.	BF										See the response above to 7.c.
G	1.1	Protect and enhance the unique and individual qualities that exist in El Paso County through identifying and articulating SAP's for all unincorporated and urbanizing areas within its boundaries.				FP							Character areas, placemaking
P	1.3.1.2	"Approved", but not established land uses are generally accommodated as consistent with the new Plan. These include but are not limited to active sketch planned projects (those approved in the last 5 years, or with some subsequent activity in the last 5 years), rezonings approved within the last 5 years, unexpired Preliminary Plans and all final plats.				FP							County wide policy

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P	1.3.1.3	Although the Plan may create an indirect impetus for future changes to the El Paso County Land Development Code, the Plan generally assumes the provisions of the current zoning and subdivision regulations as limiting conditions (for example- no new lots of less than 2.5 acres can be created on individual well and septic systems and, correspondingly, subdivision of non-PUD lots of 2.5 acres or greater can not be unilaterally denied on the basis of lack of central water and sewer services).										FP						County wide policy
P	1.3.1.4	It is assumed that the Falcon area will not incorporate within this planning horizon. If the area were to incorporate, this may create a need to update the Plan particularly for the areas adjacent to the newly incorporated area.										FP						Correct, this assumption has held true to date. Reassessment of the viability of incorporation of Falcon should be considered.
P	1.1	Recognize the greater Falcon Town Center as the primary commercial center in the planning area, and allow for reasonable expansion with integrated compatible mixed uses. Allow for some logical extension of this commercial area, consistent with approved plans and consistent planning.										FP						
P	1.1	Peyton Town Site Area										FP						Keep as an area-specific policy. Update to account for recent expansion, if any.
P	4.4.2.1	Allow the potential for development and redevelopment in the vicinity of the existing Peyton town site as rural commercial center if services can be reasonably provided.										FP						This policy probably needs to be retooled with an acknowledgement that the provision of services necessary to encourage development and/or redevelopment is not likely to occur in the near term or within the planning horizon. The Peyton group should be engaged to help vision for this area given the service limitations of the area.
P	4.4.2.2	Encourage any future commercial development in the Peyton town site area to respect and build on the historic town center.										FP						Keep, but expand to include a discussion of the types of commercial uses that are desired/likely to occur. It seems like this policy stops short of honoring the history of the town center by only addressing commercial uses, whereas multiple new residential structures and residential additions have occurred in the area. Policies that discuss the Peyton town center should also focus on community gathering areas/facilities.
P	4.4.3	Meadow Lake Airport Area										FP						
P	4.4.3.1	Recognize the economic and safety importance of Meadow Lake Airport and encourage compatible land uses within and around the facility										FP						
P	4.4.3.2	Promote the Airport property as a center for mixed use commercial, business airport-compatible residential uses under the assumption that urban services will ultimately be extended to the property										FP						Keep Says "airport property" but most of this is privately owned. Update the language of this policy since urban services have not been extended and drainage issues remain. At this point, full buildout of the Airport (which should not be confused with long term redevelopment of existing land uses) is likely to occur without urban services at lower densities and with only very limited mixed use. If the Airport were to actually experience higher level mixed use, the ancillary impacts both on the airport and outside the airport boundaries could very well create incompatibility with the functions of the Airport.
P	4.4.3.3	Encourage effective notice of Airport operations and impacts to adjoining property owners, preferably in advance of purchase and development of these properties										FP						Regulatory. The policy does not include a method for providing such notice. In the absence of an Airport Overlay Zoning District, the opportunity for the County to accomplish this action is very limited. A policy should be added that tasks the Airport with applying for a 1041 Permit, a Land Development Code Amendment, and Map Amendment(s) to create and apply such Overlay Zoning District and to legitimize all airport facilities and operations under the current 1041 Regulations. The Airport is currently engaged in the County's 1041 Permit process, however, the Airport has generally failed to advance the application to the point of entering the public hearing process. The responsibility for restricting land uses on properties in the vicinity of the Airport should be accomplished by the Airport via separate easement or other agreement; the County cannot pursue such property rights on behalf of the Airport due to the potential liability to the County resulting from takings claims.
P	4.4.3.4	Recognize the Meadow Lake Airport area as an appropriate location for non-residential uses including those industrial uses which are compatible with Airport operations and surrounding residential areas.										FP						Keep, but should update with information resulting from recent land use decisions (particularly to the north of the runway).
P	4.4	4 Way Ranch Area																
P		Highway 24 Corridor										FP						

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P	4.4.4.2	Encourage planned coordination of the development of the 4-Way Ranch parcels. A development master plan should be developed to thoughtfully arrange land uses and community amenities on the ranch parcels and coordinate any future development of subsections of the historic 4-Way Ranch.					FP								This needs to be completely reworked. Partial development of 4 Way Ranch has occurred, yet ownership has been split considerably. Resolution of the Special District situation needs to be encouraged. Better definition of the potential for development for each piece of ownership (greater than 10 acres) may need to be included. The plan for development also includes commercial at the Stapleton Road intersection, this is a significant addition to the sub-planning area.
P	4.4.5.1	Allow for potential commercial development south of Highway 24 near its intersection with Woodmen Road, provided that adequate transportation improvements are made, utility extensions can be made, and adjoining existing land uses are adequately buffered					FP								Keep, In process (2019)
P	4.4.5.2	Recognize the importance of Highway 24 as the primary transportation artery serving the existing and future needs of the area. Maintain options for stringent access control, adequate right-of-way preservation and adjacent uses which will complement a higher speed, high traffic expressway corridor.					FP								MTCP, access control plan underway. Keep, but expand to be County-wide and to include all State Highway corridors throughout the County.
P	4.4.5.3	Maintain the integrity of the Rock Island Trail Corridor though the planning area by limiting at-grade crossings, encouraging compatible adjacent uses which complement the trail, and encouraging interconnecting non-motorized trails and adjacent open space					FP								Keep, but update with recommendations from the County Parks Master Plan and the Parks Division of the County's Community Services Department.
P	4.4.6	Woodmen Road Corridor													
P	4.4.6.1	Accommodate logical annexations of property by the City of Colorado Springs along the Woodmen corridor west of the Falcon townsite, especially south of Woodmen Road					FP								Keep. Discussion of additional annexation is presently underway. Update to reflect the current collaboration between the City and County to update recommendations for the City Annexation Plan.
P	4.4.6.2	Encourage screening and buffering of existing neighborhoods north of Woodmen Road as urban development and re-development occurs, either through annexations or unincorporated development projects					FP								Countywide. Urban/rural screening and buffering. Keep, but perhaps expand the scope to also include a similar policy for Stapleton Road and even, to a lesser degree, Meridian Road and Vollmer Road as they extend within and through the sub-area.
P	4.4.7	Stapleton-Curtis Corridor					FP								(See discussion in 4.4.6.2 immediately above regarding screening and buffering)
P	4.4.7.1	Allow for the Stapleton/Curtis corridor to develop as a focus for commercial and mixed use development					FP								Retain.
P	4.4.7.2	Recognize the greater Falcon Town Center as the primary commercial center in the planning area, and allow for reasonable expansion with integrated compatible mixed uses. Allow for some logical extension of this commercial area, consistent with approved plans and consistent planning.					FP								Retain. It is really unclear where in the planning area the "reasonable expansion" is to occur. Since the policy is within the subsection of "Stapleton-Curtis Corridor" the assumption is that the commercial expansion would be within the Corridor, but targeted siting is needed to better define where along the corridor such commercial would be appropriate.
P	4.4.7.3	Recognize the planned commercial center at the intersection of Meridian Road and Stapleton and the identified commercial center in Santa Fe Springs.					FP								Retain for Meridian. Eliminate for Santa Fe Springs or identify specific cross streets. Santa Fe Springs is no longer an active or potential development since the BOCC rezoned the property away from the approved Sketch Plan. The commercial node within 4 Way Ranch should serve as the other viable commercial center, which is located at HWY 24 and Stapleton Road (as discussed above).
P	4.4.8	Far Northern Area					FP								
P	4.4.8.1	Respect the existing rural density pattern of development in this area.					FP								Retain. Is "respect" the right word here (maintain?) County-wide policy. Somewhat vague as to what makes rural "rural". Larger lot rural residential development has crept into the Far Northern Area, as well as other commonly viewed rural areas within the small area plan. There seems to be a need to characterize some areas as rural (residential) versus rural (agricultural). Clearly there are some differing lifestyles and "neighborhood" expectations between the two rural types.
P	4.4.9	Far Southern Area					FP								
P	4.4.9.1	Generally discourage conventional 2 1/2 and 5 acre rural residential subdivision development in favor of rural residential cluster development					FP								Larger lot rural cluster development as envisioned by statute (17 1/2 acre) has been delete from the code. If this means utilizing clustering for 2 1/2 or 5 acres it should be kept if clustering is better defined and available services are provided.
P	4.4.9.2	Generally encourage the use of central water systems to avoid groundwater contamination associated with individual septic systems.					FP								Policy does not make sense. Use central water to reduce septic system contamination? Health Department policies.
P	4.4.10	BF Boundary Area					FP								

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P	4.4.10.1	The type and intensity of land uses in the vicinity of the shared boundary with the BF Planning Area need to be compatible with the long-standing policies of the BF Preservation Plan. In areas of more intense densities or uses on the Falcon/Peyton side, transitions should occur starting at no less than 1/4 mile from the boundary so that densities are compatible at the boundary line. Vegetated buffers and open space can be used as well to facilitate the transitions.																		In practicality this is too large of a buffer (1/4 mile) when acceptable transitions have been a similar lot separation or boundaries at the border only to achieve a buffer. East of Meridian this is not a shared boundary, but is a 1 mile wide overlap. The respective boundaries should be redrawn. The boundaries of the BF area should begin north of the developed/developing suburban area located just north of the Stapleton Road alignment and wrap around the Forest east/northeast towards the Eastonville Road and Murphy Road intersection. In addition, the concept of transitioning densities/intensities starting at a distance of one-quarter mile from the Forest AND providing vegetative buffers (when developing parcel that are either adjacent or in close proximity to the Forest) should be honored.
P	4.4.11	City of Colorado Springs Area																		
P	4.4.11.1	Account for the future development of the Banning-Lewis Ranch, and the attendant spill-over impacts into the Falcon/Peyton Planning Area.																		Retain, but update.
P	4.4.11.2	Accommodate logical annexations of property by the City of Colorado Springs along this border area.																		See the discussion above regarding the current effort by the City to update the Annexation Plan. The county cannot say no. Could say anticipate, encourage, etc and also could say participate with the City in developing an annexation plan.
P	1.3.3.1	Access to Highway 24 is controlled by the Colorado Department of Transportation (not the County) and is assumed to be stringently limited by the State in accordance with approved, participatory access management plans. It is generally assumed that full movement access points along this corridor will be limited to approximately 1-mile spacing.																		MTCP. Keep, consider as a County wide policy if the 1-mile spacing is indicative of access restrictions throughout the County. Include Highway 94 into this same discussion. Any sub-area mapping associated with future land uses should account for this policy along each State Highway corridor within the respective sub-area.
P	1.3.3.2	Access to arterial roads is assumed to be limited in accordance with the adopted Major Transportation Corridors Plan.																		Countywide.
P	1.3.3.2	That Plan is expected to be amended by 2010 to reflect, among other factors, recent land use and traffic changes in the area, input from the Pikes Peak Area Council of Governments transportation planning process, recently approved land uses and consistency with the future land use assumptions in this Falcon/Peyton Small Area Master Plan.																		Keep, but update to current MTCP.
P	1.3.3.3	This Plan does not address or accommodate the potential for development of a major toll road or rail facility such as the proposed Front Range Toll Road. The Plan would need to be amended in the event plans for such a facility were to take on an active status.																		MTCP, 1041 Regulations. Keep, consider as a County wide policy.
1.2 Plan Review and Update																				
1.2										Encourage adherence to and implementation of existing SAP's along with continued development, updating and refinement of SAP elements.										
G	1.2	During their development and review, new and updated SAP's and other specific elements of the El Paso County Master Plan should be reviewed for consistency with this County-wide Policy Plan.																		
P	1.2.1	The process of preparing new and updated SAP's should involve input from a cross-section of potentially affected residents and property owners, including the owners of currently undeveloped land.																		
P	1.2.2	Periodically review existing Small Area Plans to keep them current and prioritize the schedule for preparing new elements and updates..																		
P	1.2.3																			
1.3 Communication																				
1.3										Maximize the value of the Small-Area Planning process through effective communication.										
G	1.3	Promote public understanding and use of the SAP's through informational brochures, maps and other public outreach communication techniques.																		
P	1.3.1																			
P	1.3.1																			

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2.1 Preserve the Environment											ACTION	
G	2.1	Preserve, enhance, and restore the environment to acceptable health standards.										
P	2.1.1	Meet the Federal Clean Air and Clean Water Acts and its amendments.										Discard
P	2.1.2	Encourage local environmental regulations governing protection of natural resources to be consistent with state and federal regulations.										Discard
P	2.1.3	Meet regulations and monitoring for the transportation and storage of hazardous materials and wastes.										Keep
P	2.1.4	Encourage cooperation between public and private entities to implement proper management practices for hazardous materials and wastes.										Discard
P	2.1.5	Encourage the practice of appropriate management techniques for handling and disposal of hazardous materials and wastes.										Discard
P	2.1.6	Encourage the control, reduction, and elimination of hazardous materials and wastes at their sources.										Discard
P	2.1.7	Encourage the adoption of noise level standards which limit or mitigate adverse impacts to surrounding land-owners.										Discard
P	2.1.8	Carefully consider all proposed land uses adjacent to interstate highways, railroads, military training areas, and in designated flight zones to protect them from associated disruptive noise levels.										Discard
P	2.1.9	Encourage approaches to land use that promote innovative techniques to protect water quality and encourage mitigation to reduce pollution from non-point sources such as run-off from roads, parking lots and lawn chemicals.										Regulatory
P	2.1.10	Promote public awareness of programs that improve air and water quality and reduce hazardous wastes and materials.										Keep
P	2.1.11	Encourage approaches to natural system preservation and protection which also accommodate reasonable development opportunities.										Discard
												Keep
NATURAL ENVIRONMENT 8.												
G	8.A	Protect Integrity of natural systems in the BF	BF									
P	8.1	Preserve and enhance the natural environment and wildlife of the planning area.	BF									Keep, but reword for County-wide applicability.
P	8.2	Protect and maintain the area's drainage courses in their natural condition by promoting designs and densities which are sensitive to natural drainage patterns.	BF									Keep, County-wide.
P	8.3	Require sensible conservation and reclamation practices when extraction of natural resources in the planning area is necessary.	BF									Keep, County-wide.
P	8.4	Protect the area's wildlife by preserving and enhancing habitat, especially wildlife corridors	BF									Consider deleting due to regulatory implications.
P	8.5	Encourage selective timber cutting to protect the health of the remaining stand and to mitigate wildfire hazards.	BF									Keep, County-wide.
P	8.6	Prevent overgrazing in the area.	BF									Keep, determine if there is countywide applicability for other forested areas, but reword to provide greater detail supported by best management practices and lessons learned from recent events.
P	8.7	Minimize development of the meadows within the forested area.	BF									Delete. The County does not regulate "grazing" or "overgrazing".
P	8.8	Protect and encourage the proper use of all mineral resources and reclaim excavations in accordance with the County's Mineral Resources Master Plan and the State's Mined Land Reclamation requirements.	BF									Very vague. Delete in favor of consistency with character area descriptors.
P	8.9	Support development plans which minimize the need for regrading extensive areas, and which utilize phasing and prompt revegetation to reduce wind and water erosion impacts on those areas which are disturbed.	BF									Delete. This is inherent in the county's approval of extraction operations, and reclamation is a primary function of the state.
P	8.10	Use particular care in planning developments in the areas of high erosion potential in the southwestern portion of the planning area.	BF									Partially regulatory, particularly with regard to erosion impacts. Keep the first line for County-wide applicability.
A	8.a	Land owners should be encouraged to work with the State Forest Service to develop individualized forest management plans for disease prevention and wildfire hazard mitigation.	BF									Keep, but reword for County-wide applicability. Targeting specific character areas for erosion sensitive policies may be appropriate in the new Master Plan.
												Keep, County-wide.

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A	8.b	The large lot clustering alternatives (as described in the Overall Density Options Section of Chapter II) should be specifically promoted for the purpose of preserving unique natural features such as ponds and meadows.	BF																	Keep, but modify and consider countywide. The overall density options were developed before the county had adopted the PUD zoning regulations. This can be a valuable tool to implement subdivision open space desires and natural features.
A	8.c	Land owners should develop appropriate erosion control, watershed conservation and runoff control systems for their property with the assistance of the Soil Conservation Service.	BF																	Keep, County-wide.
A	8.d	Land owners should be encouraged to utilize fencing and land management techniques to prevent overgrazing of grasslands and meadows.	BF																	Keep, but expand the fencing language to address wildlife compatibility.
A	8.e	Firebreaks should be incorporated into the design of all appropriate subdivisions, road-ways and transmission lines.	BF																	Keep, County-wide where applicable.
P	17.1.1.	Encourage only low-intensity land uses, such as agriculture and open space, in areas with Class 4, 5, 6, and 7 Environmental Hazards as identified in the County's 1977 Charles Robinson Geologic Constraints maps, unless identified hazards can be effectively mitigated.											H94							Countywide, but further clarification should be sought before inclusion in the Master Plan. The Robinson map hazards are now identified in the GIS mapping, and must be addressed with subdivision development. Not all class 3 or 4 areas are subject to restrictions.
G		Preserve, enhance, and restore the environment to acceptable health standards.																		
G		Encourage sensible conservation principles and practices when utilization of natural resources in the Pass is necessary, i.e. design guidelines and performance standards.																	Ute	This goal is very vague. Policies geared toward responsible and compatible resource extraction/utilization should be developed on a County-wide scale.
G		Maintain and improve the exiting natural environment and the areas natural resources.																		Too general
P		Natural Systems																		
P		reserve important natural features that are critical to the function of natural systems such as watersheds and wildlife corridors																		County wide policy
P		3.9 Miscellaneous																		
P		Preserve the visual resources that are unique or are considered part of the identity of the planning area.																		County wide policy
P		Protect the rural character that remains in parts of the planning area.																		County wide policy
P		Enhance historical features that are important to the identity of the planning area and its communities, and provide a sense of place for both residents and visitors.																		County wide policy
P		Develop alternative energy strategies that take advantage of the area's potential for solar and wind energy.																		Update to reference the County's Wind and/or Solar Energy Generation Overlay zoning district regulations and 1041 Regulations. Does this conflict with preserving the visual resources?
P		Natural Environment (Water Resources Treated Separately)																		
P		Preserve or protect the sensitive and unique environmental features in the planning area, but seek also to capitalize on the general lack of natural constraints to create a new and liveable environment.																		Countywide
P		Evaluate all land use proposals in the planning area in terms of both their individual and potential collective impact on the alluvial aquifers which provide the area with its water supply.																		Water Master Plan, however this is in Black Squirrel and water sufficiency reviews on subdivision applications, with possible Water Master Plan related modifications to the Land Development Code.
P	1.1	Development should minimize disturbance to the natural environment.																		Countywide, however there may be a difference between urban and rural development. It is hard to minimize disturbance for overlot grading.
P	1.2	Any potential adverse effects due to the disturbance of natural hazard areas should be mitigated. Natural hazard areas include but are not limited to steep slopes, 100 year floodplains, flood ways and geologic hazards.																		Countywide. Natural hazard here should be consistent among plans. Use LDC definitions.
P	1.3	Development or agricultural operations should correct any negative environmental impacts which they create. These environmental impacts may include, but are not limited to, erosion, increased runoff, noxious weeds, damage to ground cover or tree loss.																		Countywide, but may need to update specific to this area of the county due to agricultural implications, and the land use control by the FCWG District.
P	1.7	New developments should minimize negative impacts to air quality																		Countywide . Code standard.
P	1.9	During development, natural vegetation should be retained to the greatest degree possible. Riparian vegetation along major water courses should be given special protection.																		Countywide
P	1.4	Wherever possible, drainage ways and 100 year floodplains should be maintained in their natural condition.																		Countywide, but modifier is needed. Floodplain regulations allow unnatural filling if they don't affect the flood levels. Natural condition is before development, essentially a prudent line concept, which is no longer endorsed. For most of this area the 100 year floodplain is under the jurisdiction of the FCWG District.

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P			2.2 Preserve and Enhance the Region's Unique Flora and Fauna																		ACTION	
G	2.2		Protect the flora and fauna found in the County's five life zones and transitional communities.																		Plains Short Grass Prairie, Foothills Scrub, Pinyon-Juniper Woodlands, Montane Conifer Forest, Subalpine Forest, Alpine Tundra	
P	2.2.1		Encourage a coordinated and systematic planning approach to identify, locate and protect critical areas of wildlife habitat from all five life zones and transitional communities.																			
P	2.2.2		Encourage coordinated public and private approaches to preserve, restore and mitigate losses of significant wildlife habitat.																		Keep	Wildlife descriptors
P	2.2.3		Evaluate the impact from proposed developments on watersheds and wildlife habitat with appropriate governmental agencies early in the development process.																		Regulatory	referral to Parks and Wildlife and Fish and Wildlife
P	2.2.4		Provide incentives to encourage development to incorporate sensitive planning that ensures the protection of watersheds and wildlife habitat.																		Regulatory	open space bonus in PUD
P	2.2.5		Encourage mitigation of all adverse impacts to wetlands and riparian habitat.																		Regulatory	COE on Wetlands
P	2.2.6		Encourage particular attention be given to any unique, rare, or especially fragile flora and fauna.																		Keep	Wildlife descriptors
P	2.2.7		Comply with requirements of the federal Endangered Species Act .																		Regulatory	
P	2.2.8		Encourage the protection and preservation of state listed endangered and threatened species, species of special concern, and species with immediate conservation needs.																		Keep	
P	2.2.9		Encourage education strategies that address opportunities for public participation in ongoing efforts to preserve the natural environment.																		Keep	
P	2.2.10		Encourage preservation of open space in the design of subdivisions.																		Keep	
P		21.1.1	Retain natural vegetation on site to the greatest degree possible.							H94												County-wide, where application makes good sense (e.g., not preserving noxious weeds, etc.).
G		22	Promote a healthy diversity of flora and fauna in the Planning Area							H94												Generally keep for County-wide applicability.
G		a.	Retain the open views and the dominant natural visual character of the Highway 115 corridor.													115						Countywide goal, but retain and emphasize for 115.
G		b.	Maintain and promote the existing diversity and abundance of wildlife in the Planning Area.													115						Countywide, but to some extent. Wildlife impacts are evaluated through utilization of the Wildlife Descriptors element of the Master Plan. Highway 115 is especially unique in that it has substantial state and public land on one site, and Fort Carson on the other. Abundance of wildlife is a laudable goal, but it can create conflicts with deer, bear, and other species that utilize an urban habitat.
G			Maintain existing wildlife accesses through the Pass and provide more where necessary.																			Retain and update under the guidance of EPC Community Services, Environmental Division, and/or Colorado Parks and Wildlife.
P			Significant wildlife habitats, identified by the Colorado Division of Wildlife, should not be destroyed or altered by new development. The Colorado Division of Wildlife should be contacted when a development is proposed.								SC											Countywide. Already a part of development review.
P			Cooperate with the State Division of Wildlife in tailoring land use plans to the needs of wildlife populations.																			Colorado Parks and Wildlife and El Paso County Community Services, Environmental Services, both review land use applications and provide comments on impacts and mitigation of impacts to wildlife.
G		1	To protect and enhance Tri-lakes' wildlife, natural systems, and the unique landscape features.																			County-wide
O		1.1.1	Encourage good stewardship of the natural environment.																			County-wide
O		1.1.2	Encourage use of conservation easements to preserve and protect natural systems.																			County-wide
O		1.1.3	Consider the protection of wildlife corridors and landscape features when contemplating requests for development....																			County-wide
O		1.1.5	Consult the El Paso County Mineral Plan (MASTER PLAN FOR MINERAL EXTRACTIONS) when development is requested and consider protection of the identified geological resources.																			County-wide
A		1.1.8	Identify, prioritize, and develop a plan for the protection of the wildlife, native vegetation, and landscape features of the planning area.																			A similar concept/action should be contemplated for County-wide applicability

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A	1.1.9	Periodically update the County's Wildlife Inventory Mapping.										TL		The Wildlife Descriptors mapping was developed primarily by the Colorado Parks and Wildlife (Division of Wildlife at the time). There are no County plans to update this inventory.
A	1.1.15	Develop and implement a Habitat Conservation Plan to protect and establish a viable population of the Preble's Meadow Jumping Mouse and other appropriate species designated or listed under the applicable Federal Endangered Species Act and/or Colorado Nongame Endangered or Threatened Species Conservation Act.										TL		Mapping of habitat for the Preble's Meadow Jumping Mouse is identified in the GIS and utilized in the review of projects, but development of a Conservation Plan has not occurred.
P	2.1.3.	Respect the integrity of existing landforms, minimize cut and fill operations, and avoid moderate and steep slopes											H94	
P	2.9.2	Avoid the siting of cellular towers along prominent ridges, most especially Corral Bluffs both north and south of SH 94											H94	County wide
P	2.9.3.	Avoid the siting of cellular towers along SH 94 west of the Corral Bluffs formation, as the area is a significant visual entry and exit point for the Planning Area and the City of Colorado Springs.											H94	Keep, consider for County wide applicability.
P	15.1.4.	Protect the integrity of the Corral Bluffs formation, both north and south of SH 94											H94	Gateways into and out of the region should be discussed specifically in the new Master Plan, and not just for a specific land use like a cellular tower.
G	c.	Restrict development in areas of exceptionally high wildlife value or hazard due to natural constraints.												Keep, sub-area specific.
G	d.	Encourage an awareness and appreciation of the unique character and natural resources of the Planning Area in existing and future residents									115			Should this say "restrict" or "evaluate" as a countywide goal.
P	a.	As discussed under Land Use, development should be clustered in nodes along Highway 115 and utilize existing natural buffers to avoid creating a continuous front of development along the highway.									115			Countywide
P	b.	Development should be stepped back from Highway 115 and building mass broken up and staggered with the goal of maintaining existing views to visual focal points and background ridge lines.									115			Retain, but also consider whether this applicable as a countywide goal. Does it fit in Ute Pass or Falcon?
P	c.	Development on, or modification of, dominant natural features such as ridge lines, rock outcrops, or prominent vegetation should be avoided.									115			Consider as a County wide character area policy. Especially applicable in the Tri-Lakes area.
P	d.	Structures should be designed and constructed to blend in and complement the natural environment rather than compete with it.									115			Consider as a County wide character area policy.
P	e.	Roads should be designed and constructed to avoid large cuts and fills on visually prominent slopes.									115			Personal aesthetic decision, but current residential structures fit in well. Countywide. This policy should probably be merged with the policy/goal above pertaining to alternative design and construction of roadways. Applicable also in Ute Pass.
P	f.	Private landowner efforts to protect wildlife through game preserves and wildlife protection zone designations (areas? Overlay from h below?) are strongly supported and encouraged. The right of the land-owner to limit or prohibit hunting is supported.									115			These are private property owner decisions; the County has no authority over either proposed initiative.
P	g.	Additional patrols and enforcement of poaching laws by the Colorado Department (Parks and Wildlife) of Wildlife are needed and encouraged. The County Sheriff's Office should cooperate fully in these efforts and in the prevention of trespass on private land									115			While increase sheriff's patrols are a county wide issue, this is a regulatory decision and not pertinent to the context of a Master Plan. Eliminate.
PA	a.	Development proposals in the Planning Area should be reviewed specifically for impacts on biological resources, riparian areas, and visual quality. Property owners are encouraged to consult recognized experts in wildlife ecology to ensure consideration of species and ecotype diversity in future development.									115			Countywide. Required in part by the Code.
PA	c.	The County should utilize its Planned Unit Development zone to encourage the conservation of resources and allow for development designs responsive to the existing natural conditions.									115			Currently there are no PUD zoned property in the area. Limited areas of new development have occurred (Pinons at Turkey Canyon Ranch-1996). Rerword to encourage applicants to use the PUD zoning rather than putting the action on the County, which cannot dictate initiating zoning proposals. County wide action/policy.
G	d.	The County should apply the Planned Unit Development (PUD) zone to encourage the preservation of unique and scenic features, open space, and biological resources, and to allow landowners greater flexibility and creativity in responding to the conditions of their land.									115			County cannot say you can only utilize PUD. We can say "encourage". Retain, but rerword to encourage applicants to use the PUD zoning rather than putting the action on the County, which cannot dictate initiating zoning proposals. County wide action/policy.
G	e.	The use of covenants to protect open space, visual amenities, and encourage native landscaping is encouraged.									115			The County cannot require or enforce covenants. Encourage, yes, require, no. Eliminate.

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2.3 Preserve and Enhance Significant Natural Landscapes and Features										ACTION	
G	2.3	To preserve and enhance geologic features, significant natural landscapes, and waterways.									
P	2.3.1	Preserve significant natural landscapes and features.									Keep
P	2.3.2	Encourage the development of a County-wide plan to systematically identify, classify, and provide guidelines for the protection of significant natural features and landscapes.									Keep guidelines?
P	2.3.3	Consider the guidelines in the El Paso County Master Plan for the preservation and protection of significant natural features when reviewing development proposals.									Regulatory guidelines?
P	2.3.4	Develop a systematic data base to inventory paleontological sites that have been unearthed.									Modify Referral of projects rather than county create a list
P	2.3.5	Encourage the use of innovative siting and design techniques to identify, enhance, and, where appropriate, incorporate and protect significant natural features and waterways.									Keep may need to define innovative
P	2.3.6	Consider the Natural Systems Inventory and identify significant geological features prior to granting subdivision or development approval.									Regulatory
P	2.3.7	Encourage mitigation of adverse visual impacts caused by construction including roadcuts, utility lines, outside storage, water tanks and building scale.									Regulatory
P	2.3.8	Encourage incorporating significant natural landscapes and waterways into parks and open space where feasible.									Keep
G		Preserve natural aspects of the area and establish scenic easements where desirable and necessary.								Ute	Ø Update and retain, Applicable in other areas. How to establish easements? The concept of "scenic easements" needs to be better defined if it is something that should be implemented. Definition of the concept will allow for regulatory change to occur, if needed.
G		Discourage any significant change to the natural environment that would degrade existing and future residential areas.								Ute	Countywide.
G		Encourage utility extensions/ upgradings to be placed underground								Ute	Ø Countywide. But not our decision except in subdivision. Retain but provide justification and criteria for when/how this would apply.
G		Preserve and enhance the beauty of the landscape by encouraging the maximum retention of natural topographic features such as rock outcroppings, vistas, natural vegetation, and drainageways.								Ute	Ø Consider as a County-wide policy/objective or perhaps more appropriately as a policy/objective for multiple character areas (Highway 115, Palmer Lake, Ute Pass, etc.)
G		The preservation and protection of natural and scenic qualities of Ute Pass.								Ute	Countywide.
G		Preserve all watershed drainages in their natural state and discourage building within flood plains.								Ute	Impossible in an area that is developing. Regulatory, eliminate in favor of County-wide policies Building construction in a floodplain is addressed by RBD, However, goals and policies should be considered where fire impacts are occurring which are outside of the normal floodplain.
P	2.3	Large visual intrusions into the landscape, such as radio towers or transmission lines, should be located away from residences and on lands with a lower elevation Radio towers seek higher elevations. These major visual intrusions should be consolidated as much as possible.							SC		Countywide but with additional policies. Separate radio towers from cell phone towers.
P	4.5.11	Natural Systems and Sustainability									
P	4.5.11.1	Integrate development with natural features and natural systems with special attention toward preserving floodplains and riparian corridors.									Countywide
P	4.5.11.2	Recognize the special environmental opportunities and constraints associated with the identified northern portion of the planning area.									Area specific policy, but what does this mean?
P	2.3	Encourage the preservation of major stream corridors in a predominantly natural condition in order to minimize flood hazards, facilitate aquifer re-charge, provide for wildlife corridors and allow for open space linkages.								E	Countywide
P	2.3	Integrate unique natural features such as slopes, outcrops and stream valleys into planned developments in order to add diversity and character.								E	Countywide
P	2.3	Select a manageable number of the most appropriate stream corridor segments for eventual integration into a linear park system. Orient development (with proper setbacks) toward these and allow for adequate public access (also see Policy under Facilities and Services).								E	Countywide. Trail corridors have been planned in the Parks Master Plan.
P	2.3	Visual and Historical Features Policies								E	

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P	2.3	Preserve the open rural character of the Valley by clustering development, maintaining some open space and providing view corridors.								E		Countywide
P	2.3	Buffer unsightly uses such as junk yards and mineral extraction operations through careful location, berming and screening.								E		Countywide, but particularly applicable to this small area. The language pertaining to salvage yards should be stronger (e.g., strongly discourage the siting of new auto salvage facilities...etc.)
P	2.3	Locate public facilities such as water tanks and substations as unobtrusively as possible and further minimize their impact through the use of screening, berming and natural colors.								E		Countywide
G	2.3	To preserve and protect visual resources.										Countywide
O	2.3.1	Encourage site design and development standards that protect and preserve the character of the natural landscape.									TL	Keep, County-wide.
O	2.3.2	Preserve and reinforce panoramic views of the Mountains and Plains.									TL	Keep, County-wide, but with recognition that there is no property right to a view.
O	2.3.3	Protect the environmental and visual quality of surface waters.									TL	Keep, County-wide.
O	2.3.4	Consider the individual character unique to each Sub Area.									TL	Keep, County-wide. This speaks to the concept of using "character areas" in the new Master Plan.
O	2.3.7	Support protection of environmentally-sensitive lands.									TL	Keep, County-wide.
O	2.3.5	Preserve, protect, and maintain area lakes for all to enjoy.									TL	Keep, County-wide.
A	2.3.8	Identify, prioritize, and plan for the protection of visual resources in Tri-Lakes.									TL	This should be flushed out more on a County-wide scale. Aesthetics and views are subjective, and generally difficult to enforce from a regulatory perspective. Having said that, part of what defines El Paso County is our views and general aesthetic quality. Perhaps emphasis on a more collaborative approach with landowners and developers should be contemplated.
A	2.3.9	Review the site and building design guidelines. Where possible, revise or establish guidelines to enhance or protect natural occurring landscape elements.									TL	Generally regulatory, but the wording may be subdued enough to keep. The County requires natural features reports to be submitted with the intent of preserving and protecting notable "landscape elements."
A	2.3.10	Strategically plan for the acquisition and/or preservation of identified and prioritized landscaped features.									TL	Keep, reword, and apply County-wide.
		<u>2.4 Identify and Locate Possible Geologic Hazards That May Result In Destruction of Life and Property</u>										
G	2.4	Minimize damage from geologic hazards.										ACTION
P	2.4.1	Develop an ongoing coordinated, systematic and comprehensive approach to study, identify, locate, and classify areas where geologic hazards may occur.										Keep
P	2.4.2	Develop public safety guidelines and/or educational materials to explain the risks associated with developing in identified geological hazard areas.										Robinson Maps, referral to Colorado Geologic Survey
P	2.4.3	Develop a systematic process that informs the public about the dangers of geologic hazards.										Regulatory
P	2.4.4	Encourage more and better methods of notifying potential property investors and the public of the risks and liabilities associated with developing in identified geological hazard zones.										Regulatory
O	1 2.2	Consider the impacts from extreme weather conditions such as high winds, heavy snows/hail, rain, lightning, and occasional irregular temperature extremes.									TL	Role of other agencies like CGS
												County-wide, incorporate as a planning initiative with new development, to be applied as appropriate.

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3.1 Ensure Long-Term Water Supplies										ACTION	
G	3.1	Protect and enhance the quality, quantity and dependability of water supplies.									addressed in the Water Master Plan
P	3.1.1	Support the development of environmentally sensitive and safely designed surface water impoundments if these serve to enhance local water supply or service capability.									Keep
P	3.1.2	Support enhanced monitoring of sources of surface and tributary ground water in the County.									Keep
P	3.1.3	Promote the development of methods which allow more effective monitoring of the adjudicated water rights in the County.									Regulatory
P	3.1.4	Encourage more systematic monitoring and reporting of water quality in individual wells.									Regulatory
P	3.1.5	Encourage systematic monitoring of known recharge areas and discourage land use patterns that interrupt the natural flow of surface and tributary ground water.									Regulatory
P	3.1.6	Support the systematic monitoring and careful administration of the bedrock aquifers to avoid over-allocation of groundwater									Regulatory
P	3.1.7	Carefully analyze each new development's proposed use of water.									Regulatory
P	3.1.8	Promote water supply systems and augmentation arrangements which maximize the effective use of near-surface ground water supplies without jeopardizing existing water rights or established wells.									Regulatory
P	3.1.9	Discourage the severance of all water rights from overlying properties unless an alternate water supply can be guaranteed. This supply should be adequate to support uses consistent with the adopted master plan for the area.									Regulatory
P	3.1.10	Encourage continued collection and analysis of data for the purpose of better determining the extent and availability of ground water in areas which do not overlie either the Denver Basin or a studied alluvial aquifer.									Regulatory
Natural Environment – Water Resources			BF								
Note: See policies under water/Wastewater in Sec 9			BF								
P	8.11	Ascertain and monitor the area's water supply by analyzing all sources and withdrawals in addition a long term program to regularly monitor water levels at various depths should be established to provide a satisfactory data base.	BF								Keep, County-wide. Support for this is also found in the recently adopted Water Master Plan, however any monitoring should be developed in a systematic and scientific manner.
P	8.12	Preserve the quantity and quality of water resources through maximum retention, recharge and reuse of surface and ground water supplies.	BF								Delete in favor of the Water Master Plan.
P	8.13	Preserve natural drainage channels and ground cover to protect the integrity of aquifers.	BF								Keep, County-wide, although generally regulatory.
P	8.14	Minimize the use of water resources through education to encourage drought tolerant landscaping using native vegetation.	BF								Keep, County-wide.
P	8.15	To the degree possible under its land use authority the County should discourage any exportation of groundwater which would adversely impact individual wells or the ecological integrity of the planning area.	BF								Delete; determining the adverse impacts are beyond the regulatory authority of the County. The physical facilities to export water may be subject to the 1041 regulations, depending upon size of facilities.
P	8.h	The U.S. Geological Survey, the Colorado Division of Water Resources and the County Hydrogeologist should more precisely determine and regularly monitor the water balance in the planning area.	BF								Keep, but reword as appropriate. Consider as a more meaningful, highly prioritized action item of the new Master Plan and Water Master Plan. Any monitoring should be developed in a systematic and scientific manner.
P	8.m	When constructing drainage appurtenances consideration should be given to visual appeal and environmental sensitivity	BF								Keep, County-wide.
P	19.3.2.	Follow best management practices to maximize aquifer recharge, including the use of greenway corridors, the maintenance of drainage ways in their natural state, and the avoidance of large amounts of impervious cover for recharge areas as depicted on Map 5.2.							H94		All objectives, goals, and policies should be based on the Water Master Plan. However, consider keeping for County-wide applicability for those areas where aquifer recharge may be appropriate.
P	19.4.3.	Monitor water sources to ensure safe drinking water.							H94		The Groundwater Quality Study currently includes a monitoring phase and includes portions of the Upper Black Squirrel Basin that are in the Highway 94 area. Additional monitoring wells, both for quality and quantity, should be considered and not just in areas like Widefield where groundwater contamination is a known factor.
P	4.5.7	Wastewater							FP		

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P	4.5.7.1	Recognize the plans for opening the new Cherokee Metropolitan District wastewater plant south of the planning area, and the likelihood that the existing Paint Brush Hills plant will not be further expanded and the likelihood that it will be closed at some point in the future.										FP			Retain, however closure of the jointly used Paint Brush Hills plant will likely be both an economic decision based upon a regulatory requirement by the CDPHE.
P	4.5.7.2	Support plans for the location of additional treatment plants in the Planning Area to allow for effective use of non-potable water and aquifer recharge within the developing part of the Planning Area.										FP			
G		The preservation and upgrading of watersheds and aquifer recharge areas.													Retain, but revise to apply County-wide.
G		Encourage the efficient use of water supplies													County-wide goal/policy.
G		Encourage development to occur in areas where existing soil conditions minimize erosion and sedimentation impacts.													Water Master Plan. How do you measure?
P	1.3.4	Water Supply													County-wide goal/policy. This is really more regulatory in nature.
P	1.3.4.1	The administration of water rights in the planning area is the responsibility of the State of Colorado along with the Upper Black Squirrel Designated Groundwater Management District. The role of the County is generally limited to assuring adequate water supplies are available to support approved development (particularly subdivisions) and in approving the plans for Title 32 Special Districts as water and sewer providers as well as the land use approvals for related facilities.													All water supply policies should be based upon the recently adopted County Water Master Plan.
P	1.3.4.2	The planning area is currently dependent largely upon non-renewable bedrock groundwater resources from within the area, with some importing of alluvial water from lower in the Upper Black Squirrel Creek basin.													Water Master Plan. The County's role has expanded to a certain degree with the adoption of the 1041 Regulations and the adoption of the County Water Master Plan as an element of the overall County Master Plan.
P	1.3.4.3	Water quantity is understood to be a growth-limiting resource in the Planning Area. However, it is assumed that these limitations can be at least partially overcome through a combination of conservation measures, re-use, and recharge, conjunctive supplies, interconnections and new imported sources such that a reasonable rate of growth can be accommodated throughout the forecast period.													Water Master Plan. Keep, and highlight the supply and demand projections for the area from the Water Master Plan. General discussion at a County wide scale needs to be included that also identifies significant reliance on groundwater sources (see Water Master Plan for more data and discussion).
P	3.6	Water Supply													Water Master Plan. County-wide policy. Again, policies on water quantity should be derived from the Water Master Plan.
P	3.6.1	Plan for water resources in a thoughtful way that recognizes the non-renewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.													Countywide, Water Master Plan
P	4.5.6	Water Supply (Quality, Quantity and Dependability)													
P	4.5.6.1	Recognize the water supply limitations inherent in the Falcon/ Peyton area based on the area's current reliance on non-renewable Denver Basin wells and the renewable but limited and over-appropriated Upper Black Squirrel alluvium.													Defer to the County Water Master Plan
P	4.5.6.2	Encourage the plans to recharge the Upper Black Squirrel Aquifer if these are based on sound science, can be demonstrated to not adversely impact water quality or water rights, with a preference for those plans which will maintain or enhance the available water supply at a regional scale.													Even though this is mentioned in the Water Master Plan, it is more applicable to this area.
P	4.5.6.3	Discourage the location of land uses with a high potential for soil and/or water pollution in alluvial aquifer recharge areas, as these areas are identified.													Water Master Plan. Consider keeping with updates informed by the WMP. Greater emphasis should be placed on working as a region to explore the potential for recharging the UBS aquifer.
P	4.5.6.4	Review and manage all land uses in a manner which reasonably reduces potential for acute or long term adverse water quality impacts to the aquifers.													Countywide, Water Master Plan
P	4.5.6.5	Encourage land uses which accommodate the re-use of water including capture of non-consumptively used water within the basin and use of reclaimed water for irrigation, within legal parameters and providing that water quality is maintained													Countywide, Water Master Plan
P	4.5.6.6	Encourage and accommodate water conservation practices for existing and new developments.													Countywide, Water Master Plan
P	4.5.6.7	Encourage the interconnection of water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.													Countywide, Water Master Plan
P	4.5.6.8	In order to reduce the dependency on non-renewable water supplies and accommodate new development, allow for the potential to import new and preferably renewable water supplies from outside the planning area potentially including the Arkansas River.													Countywide, Water Master Plan

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P		4.5.6.9	Discourage the proliferation of additional individual wells, especially in the near-surface aquifers, by encouraging the development of and connection to central water supply systems.										FP				Countywide, Water Master Plan
P		4.5.6.10	Discourage individual wells for new subdivisions with 2.5 acre average lot sizes when there is a reasonable opportunity to connect to an existing central system or construct a new central system when the economies of scale to do this can be met.										FP				Countywide, Water Master Plan
P		4.5.6.11	Provide adequate water supplies for fire suppression (see fire policies).										FP				Countywide,). This is subjective, at the discretion of the respective Fire District.
P		4.5.6.12	Encourage monitoring programs and studies which result in increased understanding of the quality, quantity and rate of depletion of available water supplies in the area, including but not limited to private wells.										FP				Countywide, Water Master Plan
P		4.5.6.13	Water resources are limited in the Falcon/Peyton Planning Area. Unless/Until adequate sustainable water resources can be established, the high-intensity urban uses within the Planning Area should not be approved. Until then, only the low-intensity and low-density rural uses should be considered.										FP				Regulatory, Modify. A definition of high-intensity urban uses is not provided. With this statement none of the higher intensity uses within the planning area would be approved. Water Master Plan encourages sustainable/renewable supplies.
P		4.5.6.14	Water resources should be re-evaluated on at least 5-year intervals to determine if additional urban uses should be allowed in the designated areas of the Plan and to evaluate monitoring data to assess changes in water quality, quantity, and rate of depletion of available water supplies.										FP				Countywide, Water Master Plan. A 5 year time period is too short to determine longer term trends. No responsibility is assigned. Should this be a function of the Groundwater Study Committee in conjunction with the water providers and UBSCGWMD.
P		4.5.6.15	Uses that cannot meet 300-year's worth of sustainability from ground water should not be allowed to use ground water.										FP				Countywide, Water Master Plan. This implies a "sufficiency" finding for land uses other than subdivisions, which is a regulatory modification. Allow for potential flexibility if, as discussed in the WMP, the regulatory requirements change.
P		4.5.6.16	Each land use proposal should expressly declare its water source, quality, quantity, and sustainability in terms of years and number of users.										FP				Countywide, Water Master Plan
O		6.1.5	Encourage monitoring of water quality in individual wells. Monitoring of wells could be handled a number of ways such as through proper instruction methods and/or voluntary routine disclosure.										TL				Keep, but focus on encouraging expansion of the current effort of the Groundwater Quality Study Committee.
O		6.1.9	Develop a County-wide standard for a reliable system of testing the quality, quantity, and dependability of groundwater.										TL				Consider keeping for County-wide applicability. Perhaps deploy as a 2nd phase of the Water Master Plan.
			3.2 Encourage Cooperation														ACTION
G	3.2		Encourage cooperative approaches in planning for the long term water supply throughout the County.														
P	3.2.1		Support mutually beneficial arrangements among water providers and consumers to reduce cost and protect the County's groundwater and environment.														Keep
P	3.2.2		Encourage formal agreements among water districts to mitigate potential water supply shortages among individual suppliers.														Keep
P	3.2.3		Support the creation of prudently considered rural water authorities and other mechanisms for the purpose of providing service to rural areas with limited or sporadic water supplies.														Keep
P	3.2.4		Periodically review the overall water supply situation in the County by convening a publicly accountable group, such as the 1995-1997 Water Resources Study Commission, or requesting such review by the El Paso County Water Authority.														Discard
			To further additional cooperation among water suppliers within the Tri-Lakes Planning Area involving joint planning, system integration and potential collaboration in water development projects.														Water Master Plan
G		6.4											TL				Keep, County-wide, but with recognition that localized relationships should be prioritized.
A		6.4.4	Continue to support the El Paso County Water Authority.										TL				Keep, but replace with the PPRWA, and other collaborative water suppliers.
			3.3 Promote Environmental Awareness														ACTION
G	3.3		Promote awareness of environmental issues associated with water use.														
P	3.3.1		Encourage water and wastewater infrastructure projects to be sited and designed in a manner which promotes compatibility with adjoining uses, a reasonable mitigation of any adverse visibility and other environmental impacts.														Regulatory
																	1041 permits, but crossover to the MP

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P	3.3.2	Consider the water requirements for natural areas adjacent to proposed developments.													Discard	can conflict with water laws (ponds without rights). If they are natural areas do they need supplemental watering?
P	3.3.3	Support the systematic and effective monitoring for sources of point and non-point source pollutants to surface water.													Regulatory	MS4 permits/public information
P	3.3.4	Implement appropriate measures to protect and/or mitigate effects of point and non-point sources of pollution to surface water.													Regulatory	MS4 permits/public information
P	3.3.5	Regulate or restrict uses that are proven to contribute to contamination of water supplies.													Regulatory	
P	3.3.6	Evaluate the consequences to surface water from new development including run off of natural soils, as well as chemical compounds that may result from the proposed uses including pesticides, herbicides and hydrocarbons.													Regulatory	MS4 permits/public information
P	3.3.7	Discourage the imprudent use of non-renewable groundwater. Anticipate the potential environmental impacts resulting from developing a delivery system for surface water supply and mitigate, to the degree possible, the negative impacts in the initial planning phase.													Regulatory	1041 Permit requirements. Who is to determine imprudent uses of legally entitled water?
P	3.3.8	Consider and if appropriate, address the impacts water supply and treatment systems may have on the natural hydrologic system.													Keep	Increase base flow in Ft Creek
P	j.	Promote water conservation and wildlife enhancement through the use of native vegetation for landscaping and the avoidance of large turf areas										115				Countywide. Marry this policy with the landscaping policies in the Water Master Plan to help inform commercial development policies for the treatment of natural surfaces. Techniques used to achieve water quality for runoff (e.g., swales) can also help inform this discussion.
3.4 Encourage Water Conservation																
G	3.4	Promote opportunities to conserve water.													ACTION	
P	3.4.1	Maximize opportunities for effective and environmentally acceptable potable and non-potable water re-use including augmentation.													Keep	
P	3.4.2	Encourage re-use of treated wastewater for irrigation and other acceptable uses when economically feasible.													Keep	
P	3.4.3	Encourage development and implementation of water conservation plans and programs, primarily using technological, design and incentive approaches, combined with community education.													Keep	
P	3.4.4	Specifically promote water conservation techniques, such as xeriscaping, which provide large peak use reductions when compared to their economic cost or regulatory burden.													Keep	
P	3.4.5	Consider partnering with the City of Colorado Springs Public Water Utilities Water Conservation branch to promote already established educational programs and techniques which have proven to conserve water.													Discard	Should this be us or the water supplier
P	3.4.6	Discourage ground water-dependent development in any areas where water availability cannot be definitively demonstrated.													Regulatory	
P	3.4.7	Consider programs that promote the wise use of surface water and conservation of the County's water resources.													Keep	
P	3.4.8	Consider opportunities to demonstrate the benefits of using non-potable sources of water and to dispel negative attitudes.													Keep	
P	3.4	Water conservation techniques, such as reuse of waste water and xeriscape landscaping, should be incorporated into the planning and design of projects.										SC				Countywide, Replaced by County Water Master Plan. Updating the landscaping requirements should be an implementation measure of this plan, as it was with the WMP.

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4.1 Preserve The County's Historic Sites, Structures and Artifacts										ACTION		
G	4.1		Encourage preservation and enhancement of historical resources.									
P	4.1.1		Support a systematic inventory to identify and categorize historic sites, structures and artifacts.								Regulatory	Reporting to State Archeologist HC_Archpermit@state.co.us
P	4.1.2		Encourage individual research, documentation and preservation of the County's legacy.								Keep	
P	4.1.3		Encourage proposed developments to consider scale and use of innovative siting and design techniques to preserve significant historical and visual resources.								Keep	
P	4.1.4		Consider preservation of significant historic and visual resources when siting roadcuts, utility lines, outside storage and water tanks.								Keep	
P	4.1.5		Support local incentives for historic preservation and adaptive reuse.								Discard	what would be the incentives?
P	4.1.6		Encourage reporting of all artifacts unearthed during construction of roadcuts, utility lines, outside storage, water tanks and buildings.								Regulatory	Reporting to State Archeologist HC_Archpermit@state.co.us
P	4.1.7		Comply with applicable requirements of the federal Archaeological Resources Protection Act of 1979 (as amended) (16 U.S.C.470, et. seq.), National Historic Preservation Act, Historic Sites Act (16 U.S.C. 461, et. seq.), and State Statutes governing historical, prehistorical, and archaeological resources (C.R.S. 24-80-401, et. seq.) and registration of historic places (C.R.S. 24-80-101, et. seq.).								Regulatory	Reporting to State Archeologist HC_Archpermit@state.co.us
			VISUAL AND HISTORICAL 10.									
			Note: See Visual Design Matrix & Ch 2 , Map									
G		10.A	To preserve and enhance the visual and historical resources of the planning area for the benefit of County residents.									
				BF								
				BF								
P		10.1	Encourage new developments to use innovative siting and design techniques to enhance prime visual features such as the Front Range, the Timbered Area edge, relict prairie meadows, natural drainage ways, the grasslands and farm structures.									Keep, County-wide, as appropriate given the respective character areas.
P		10.2	Mitigate adverse visual impacts caused by road cuts, utility lines, outside storage, water tanks, building scale, through the use of color, siting, screening and berming.									Keep, County-wide.
P		10.4	Protect historic sites and structures and preferably incorporate them as a part of development plans.									Keep, but reword to ensure consistency with regulations.
P		10.6	Minimize the number and visual obtrusiveness of utility corridors necessary in the planning area through a combination of advance planning and consolidation of facilities.									Keep, County-wide.
				BF								Conceptually retain, but update the language to support County-wide policies and goals for expansion and co-location of utilities. Also, siting of utilities is generally a regulatory issue pursuant to the County's 1041 regulations, notwithstanding a finding of master plan consistency for issuance of 1041 Permits.
A		10.a	The County should vigorously enforce zoning regulations pertaining to improper outside storage of materials, vehicles and heavy equipment in cases of valid complaints.									Keep, County-wide.
A		10.b	The County, the citizens of the planning area and the development community should routinely consider potential adverse visual impacts as a step in the development review process. Petitions for special uses and variances should be treated with discretion.									Keep, County-wide, but reword to acknowledge established regulatory screening requirements.
A		10.c	In areas where potentially significant historical sites or structures could be negatively impacted by proposed development, the State Historic Preservation Office should be notified to determine if a survey and mitigation steps would be appropriate									Keep, countywide.
A		10.e	Where practical and especially in open areas local utility lines should be placed below ground.									Keep, County-wide, but expand to elaborate on what constitutes "where practical".
A		10.f	Water tanks and other comparable facilities should be sited, designed and painted to minimize their visual obtrusiveness.									Keep, County-wide.
P		2.5.1.	Site buildings to avoid or complement significant natural, historic, or cultural features.							H94		Countywide
G		16	Protect and preserve significant historic, cultural, archaeological, and paleontological resources within the Planning Area.							H94		County-wide
P		16.1.1.	Notify the State Historic Preservation Office as part of the development review process in areas where potentially important historic, archaeological, or paleontological sites and structures could be negatively impacted by new development.							H94		County wide

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P	16.1.2.	Coordinate with the State Historic Preservation Office to determine whether a survey of a proposed development is necessary, or what mitigation techniques would be appropriate.									H94							Defer to the SHPO Office.
P	16.1.3.	Encourage developments in identified areas with scientifically important archeological or paleontological resources to preserve these areas as open space and provide access for research activities									H94							County-wide
P	16.1.4.	Research, document, and protect significant historic, cultural, archeological, and paleontological resources and landscapes within the County, including the Drennan School, Fountain Valley School, Burial Rock rock formation, Crows' Roost rock formation, Bohart Ranch, Chico Basin Ranch, and Frost Ranch.									H94							Update, as appropriate, and keep. Most of these resources are not in the Highway 94 area.
P	16.1.5.	Policy 16.1.5. Publicize and distribute information concerning significant historic, cultural, archeological, and paleontological resources and landscapes within the County, including the Drennan School, Fountain Valley School, Burial Rock rock formation, Crows' Roost rock formation, Bohart Ranch, Chico Basin Ranch, and Frost Ranch									H94							Update, as appropriate, and keep. Most of these resources are not in the Highway 94 area.
G	9.1	To preserve and enhance historical resources.																Keep, County-wide.
O	9.1.1	Consider preservation of significant historic and visual resources when siting roadcuts, utility lines, outside storage, water tanks, and buildings.																Keep with regard to "historic", but delete the reference to preserving visual resources as there is no legal property right to a pleasing view. Aesthetics can be generally addressed via an analysis of use-to-use compatibility.
O	9.1.2	Where feasible, support adaptive reuse such as non-motorized multi-use trails for abandoned railway, stagecoach, and roadway corridors.																Keep, County-wide.
O	9.1.3	Encourage reporting and documenting artifacts unearthed during construction of roadcuts, utility lines, outside storage, water tanks and buildings.																Keep, County-wide.
O	9.1.4	Encourage individual research, documentation and preservation of the County's legacy. Encourage the donation of copies of research documentation to the Vaile Historical Museum in the Town of Palmer Lake.																In other areas of the County we have donated information to the Pikes Peak Library District.
A	9.1.5	Identify, inventory, and categorize historic sites, structures and artifacts.																Keep, as appropriate, County-wide.
A	9.1.7	Support local incentives for historic preservation and adaptive reuse.																Keep, County-wide.

5.1 Encourage Quality Economic Development										ACTION	
G	5.1	Maintain a land use environment which encourages quality economic development that is compatible with surrounding land uses.									
P	5.1.1	Encourage economic development that enhances a sense of community, provides vigor to the economy and considers the environment while contributing to the overall health of the County.									Keep Economic Development Department
P	5.1.2	Encourage communities to identify economic goals that are compatible with the vitality of their communities through the small area planning process.									Keep Economic Development Department
P	5.1.3	Encourage economic development strategies tailored to the unique conditions of particular subareas of the County.									Keep Character area or placetypes
P	5.1.4	Allow for the maintenance of a sufficient inventory of available sites for employment uses throughout the County.									Keep Economic Development Department
P	5.1.5	Promote quality and diverse economic development that is consistent with adopted plans, emphasizing both the creation and retention of jobs that meet the needs of citizens of the County at all skill levels.									Keep Economic Development Department
P	5.1.6	Promote economic development alternatives, such as locating in industrial parks, which place the lowest strain on available infrastructure.									Keep
P	5.1.7	Support land use policies that allow legitimate employment opportunities for individuals to work out of their homes especially in areas which are not conducive to large scale non-residential development and/or would otherwise require long commuting times.									Regulatory
P	5.1.8	Encourage the retention and development of existing military installations by protecting their operational integrity and promoting compatible adjoining land uses.									Keep
P	5.1.9	Encourage appropriate economic development in rural areas of the County as a means of providing local employment opportunities, increasing community tax base, and reducing long commutes									Keep
P	5.1.10	Accommodate the improvement and development of all educational institutions as a means of maintaining a highly educated work force to compete for high quality economic development.									Keep Economic Development Department
P	5.1.11	Encourage the retention of agricultural land based businesses by protecting their operational integrity and promoting compatible adjoining land uses.									Regulatory
P	5.1.12	Discourage or prevent land uses which threaten the long-term operating viability of critical infrastructure, such as the airport and industrial areas which must grow to accommodate new primary jobs for the County's growing population.									Keep
P		Large employment centers are restricted by physical constraints and, in some cases, accessibility of the Pass. At the same time, the Pass provides a residential area for employment centers of the Colorado Springs Metropolitan Area.								Ute	∅ The fundamental premise upon which this was drafted really has not changed. This area of the County is not likely to be a major employment area in the foreseeable future. It seems appropriate to retain as an area-specific policy/objective if converted from a statement.
G		The discouragement of large employment centers from locating in unincorporated areas of the Pass.								Ute	"Discouragement" may be too severe. The siting of any new employment center should be judiciously evaluated to ensure that it will be consistent with the unique character of the area and that it can be appropriately served by the limited infrastructure in the area (roadway capacity, water, sewer, etc.).
G		Promote the economic development of the Ellicott Valley Planning Area by emphasizing its positive attributes, continuing to develop necessary facilities and amenities and preserving its long-range development options.							E		countywide
G		Encourage the development of an economically independent growth center in the Ellicott area by allowing for a full range of employment and residential uses.							E		Area specific policy. The full range of desired/appropriate uses should be reevaluated to align with market conditions. Clarify if we are using "growth center", "growth clusters" or "growth nodes" or better define those.
P		Support the development of infrastructure which will be necessary to support economic development in the Ellicott Valley.							E		Countywide for some (roads, fiber optic), but considerations for approving infrastructure are now guided via regulation by the County's 1041 Regulations; those considerations far exceed focusing solely on economic development.

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P		Encourage the development of appropriately located and planned industrial and transportation centers in the plan-ning area. Appropriate plan-ning includes adequate provisions for public facilities and services.									E			countywide
P		Maintain, improve and promote the amenities of the Valley which may influence firms toward locating in the area (examples include schools, natural features and recreational facilities).									E			This policy would have more substance if the connection to specific Valley amenities and desired growth outcomes was more clearly defined. The current wording is vague and void of meaningful guidance.
P		The County should make its technical information available to support appropriate economic development efforts in the area.									E			Refer to the Economic Development Department.
G	8.1	To support economic development that enhances a sense of community, is compatible with surrounding land uses, is sensitive to the natural landscape, and is consistent with community expectations concerning preservation of the area's quality of life.											TL	Keep, County-wide.
O	8.1.1	Encourage the centralization of major economic development in the I-25 corridor and other designated areas.											TL	Keep, County-wide. This may need to be reworded for County-wide applicability.
O	8.1.3	Consider only community-based economic development that is adaptable to the unique conditions of the individual Sub-Areas, when such development is located outside the limits of the I-25 corridor or in other areas specified for high-impact commercial or industrial businesses.											TL	Keep, subarea specific and perhaps specific to other subareas as well.
A	8.1.5	Participate in developing a plan that identifies economic development goals, objectives, and strategies that are harmonious with community expectations.											TL	Keep, County-wide.
A	8.1.6	Promote cooperation between public and private interests to establish an economic development plan that identifies businesses which will meet or exceed community expectations.											TL	Keep, County-wide.
A	8.1.7	Locate land uses, such as office and industrial parks, where infrastructure is available or provisions are guaranteed.											TL	Keep, County-wide.
A	8.1.8	Centralize major economic development in the I-25 corridor or other designated areas.											TL	Keep, subarea specific and perhaps specific to other subareas as well.

6.1 Effectively Manage Growth and Land Use Change										ACTION		
G	6.1.A	Encourage patterns of growth and development which complement the regions' unique natural environments and which reinforce community character.										Character area or placetypes
G	6.1.B	Support growth and development in the unincorporated County in a manner which reasonably limits long term public costs, provides for the development of supporting infrastructure, preserves environmental quality, provides economic opportunities, and otherwise enhance the quality of life.										
P	6.1.1	Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.									Keep	Character area or placetypes
P	6.1.2	Discourage the location of small discontinuous land development projects where these might not develop the critical land area and density necessary to be effectively provided with services or remain viable in the face of competing land uses.									Keep	
P	6.1.3	Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.									Keep	
P	6.1.4	Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.									Keep	
P	6.1.5	Support the development of well-planned mixed use projects which promote all, or most, of the following objectives: <ul style="list-style-type: none"> • maximize the economy and efficiency of land use • preserve open space or natural areas • integrate employment, housing, shopping, schools and other use • accommodate multi-modal transportation linkages • allow for variations in design and character 									Keep	
P	6.1.6	Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently									Keep	
P	6.1.7	Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans.									Keep	
P	6.1.8	Encourage incorporating buffers or transitions between areas of varying use or density where possible.									Keep	
P	6.1.9	Viable residential properties should be reasonably protected from the adverse impacts of major roadways and other potentially incompatible land uses.									Keep	
P	6.1.10	Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.									Keep	
P	6.1.11	Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.									Keep	
P	6.1.12	Encourage advance public and private land use planning in order to maximize public awareness of anticipated future land use conditions.									Keep	
P	6.1.13	Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs.									Keep	Better defintions of cluster in a rural, mountain, and urban setting
P	6.1.14	Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.									Keep	Character area or placetypes
P	6.1.15	Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.									Keep	
P	6.1.16	Allow for new and innovative concepts in land use design and planning if it can be demonstrated that off-site impacts will not be increased and the health, safety and welfare of property owners and residents will be protected.									Keep	
G	1.A	Preserve and enhance the sensitive natural environment and unique community character of the BF Planning Area.	BF									Keep; applicable to many areas of the County.

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P	1.1	Retain the BF Planning Area as primarily a rural residential community with limited supporting commercial and industrial development.	BF																Keep, sub-area specific. Based upon history since the plan was developed, consider adding allowances for destination commercial uses such as resorts, event centers, etc.) in areas that are in close proximity to the urban area, can be served by centralized services, and where the impacts of such uses can be appropriately mitigated.
P	1.2	Allow nodes of higher density residential, commercial and industrial development only in those areas specifically designated on the Concept Plan and described in the Land Use Scenario. Promote and plan a system of buffers around the Timbered Area, other planning units	BF																Keep the node concept, but add in limitations as appropriate where there is a likelihood of unmitigated impacts or transportation access limitations. Siting of such nodes is not likely to change from the current Land Use Scenario map, but additional nodes may be appropriate if supported by the findings of the new Master Plan.
P	1.3	designated for low densities, and existing rural-residential subdivisions in which densities decrease between existing or planned development and these areas (refer to the Land Use Scenario for additional explanation). If decreasing densities are not feasible than(sp) substantial open space should be incorporated as part of the buffer.	BF																Keep, but consider for general County wide applicability (with exception to "the Timbered Area", which is obviously unique in this context to BF). Inherent in the open space discussion throughout the plan and this analysis is the implication that all development will be in a PUD, unless some method is developed which would provide open space in a conventional subdivision.
P	1.4	Provide for a mix of compatible uses within designated urban density areas.	BF																Keep, County wide.
P	1.5	Preserve open space as a means of retaining natural features and the separate identity of the BF Planning Area.	BF																Keep, County wide with regard to natural features. The "separate identity" of the BF area likely needs to be re-thought with regard to some aspects due to considerable changes in the area since the BF Plan was adopted.
P	1.6	Allow "low impact uses" as defined in this Chapter in areas designated for rural residential uses either through the Special Use review process or as part of carefully defined planned unit developments, Variances for low impact uses should be used sparingly and in all cases approvals should not result in a deviation, from the predominantly rural-residential character of these areas.	BF																This area of the County should not be specifically exempt from many of the pressures of growth, including the siting of "less than perfect land uses", that are being experienced throughout the County and all along the Colorado Front Range. With that being said, land use compatibility should always be evaluated. The creation of character areas should help inform this evaluation.
A	1.b	Zone changes or variances resulting in densities which are inconsistent with the adopted Plan should be disapproved.	BF																The Plan will be updated and incorporated into the new Master Plan, rendering this action obsolete in application. However, the concept should be retained but it should be applied County-wide but it must consider societal changes such as gentrification, guest homes, mother-in-law quarters, etc. which generally were not considered when previous small area plans were developed.
A	1.c	All land use items concerning the BF Planning Area should be forwarded to the BF Land Use Committee or other appropriate citizens group for review and comment prior to public hearing. This procedure could be formalized through a revision of the Land Development Code.	BF																Keep, but reword for County-wide applicability with regard to identified community organizations, which is consistent with established processing practices. None of the organizations have regulatory jurisdiction over land use applications, therefore, a change to the Land Development Code should not be sought.
O	1.1.	Focus new growth in nodes or general character areas to minimize the cost of providing utilities and public services, to preclude environmental degradation, and to preserve agricultural, scenic, historic, and natural resources.																	
P	1.1.1.	Maintain adequate geographic separation between activity nodes through open spaces or low densities to maintain a community identity and to enhance the long term viability of developments																	Countywide
G	2.	Achieve a desirable and efficient use of the land while enhancing the physical environment through functional and compatible land use configurations																	County wide policy.
P	2.1.1.	Consider physical site characteristics for all development proposals, with particular attention to mineral deposits, moderate and steep slopes, mining subsidence, debris fans, drainage ways, floodplains, and soils.																	Countywide
P	2.2.2.	Accommodate a compatible mix of industrial, office, commercial, residential, open space, and recreational land uses.																	County wide, but may not be appropriate in all areas depending on character values.
O	4.1.	Develop a Rural Commercial Zone for small scale commercial uses in areas without reasonable access to central water and sewer																	Consider policies and goals for rural commercial uses that can be applied County wide in appropriate locations in certain character areas rather than create a separate zoning district.

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P		Development in Ute Pass could turn a unique mountain residential area into the sameness of urban sprawl. Through good planning and effective management, the character and open space of the mountain environment, which first attracted residents to the area, could be retained										Ute	This is a great example of the uniqueness of an area. Ute Pass should not be subject to the "sameness" of urban sprawl for multiple reasons. This is the type of area-specific language that should be updated and brought forward in the new Master Plan.
G		The retention and enhancement of the natural setting of the mountain environment. Development should take place in harmony with this natural setting.										Ute	Update and retain as part of the area-specific character analysis.
G	c.	Encourage integrated, internally oriented developments sensitive to the natural resource values and cultural character of the area.								115			Retain. Consider as a County wide goal/policy.
P	a.	Develop buffers between the dominant rural, residential character of the area and incompatible land uses by encouraging transitional development between the two.								115			Countywide.
P	b.	Preserve and utilize existing natural buffers that contribute to the open, rural character of the area. Ridge tops, rock outcrops, heavy stands of trees, and riparian corridors are especially effective and merit preservation.								115			Consider as a character area goal/policy. This language could be applicable in several areas throughout the County.
P	d.	The majority of growth in the area should be located along Highway 115 in discreet nodes of integrated, internally oriented development. A Planned Unit Development (PUD) or similar concept is encouraged in order to cluster development, protect natural resources, and provide significant open space. Approval of such developments should be contingent on legal assurances that designated open space will remain so in perpetuity.								115			Consider retaining as a sub area-specific land use policy. An evaluation of the feasibility of limiting growth along the corridor should be performed based upon established growth-enabling or limiting factors (e.g., availability of services, access, topography, mitigation of hazards, etc.).
P	f.	Mobile homes, modular homes and other alternative affordable housing types are supported if they are located on single-family lots, permanently located, and landscaped in a manner similar to surrounding homes.								115			Does this conflict with e above, which we recommend eliminating. Retain as a County wide policy for certain character areas. In certain areas of the County (instances/locations), mobile home parks may be appropriate as an alternative form of housing particularly as traditional stick built single family housing prices continue to increase and as the inventory of affordable/workforce housing is reduced.
P	j.	Commercial, industrial, and office development is discouraged except as part of integrated, internally oriented developments designed to accommodate the employment and shopping needs of area residents. Uses of a neighborhood versus regional nature are supported.								115			Office only for area residents? No tourist oriented commercial. Neighborhood commercial was deleted from code. Retain, but update based upon the analysis of available commercial data for the area. In an era of increased online retail, where brick and mortar retail continues to decline, land use scenarios/plans and associated controls need to adapt. General policies and goals pertaining to retail growth and development should be considered for County-wide application.
PA	b.	The County should encourage and support the efforts of private land owners for land preservation in the Planning Area								115			Countywide policy; it could also receive increase emphasis in certain character areas.
P	1.3.2	Land Use & Growth											
P	1.3.2.1	The rate of growth, development and land use change in the area is understood to be variable based on short term economic cycles and difficult to accurately predict over the longer term. The base case planning assumption is that approximately 500 additional dwelling units will be added to the area annually through the Year 2035, along with corresponding supporting land uses. The rate of growth could accelerate faster than the base case if several large properties were to achieve active development status and capture a larger share of the regional development market. (See Section 2.3.3)											Accurate. The recession resulted in many of the growth projection not being realized. However, post-recession growth in the area has been significant, including several large scale developments coming in to gain entitlements with some going into production.
P	1.3.2.2	With the exception of obvious infill areas such as those in the Falcon Town site, and the contiguous expansion of actively developing projects, it is recognized that it is difficult to accurately predict the sequencing of development absorption in the Planning Area.											Accurate. Countywide discussion. Sequencing of development absorption is easier to define now due to the extension of infrastructure and the availability of remaining undeveloped parcels.
P	1.3.2.3	Major and overall established subdivision and development patterns will remain unchanged during the planning horizon, with the exception of some redevelopment of certain parcels with lower density uses, especially where these parcels contain limited improvements and are located near high-value intersections in designated urban areas.											Redevelopment at high value intersections, where urban services have been implemented. Keep, specific to Falcon area. This may also be a character area-based policy that could also apply in the Tri-Lakes area.

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P	1.3.2.4	Except in the far northern parts of the Planning Area, Ranch land and parcels of greater than 35 acres are generally considered to have a potential for re-development at higher densities except where precluded by binding covenants, easements or other restrictions. However, the rate of potential redevelopment is assumed to be slow and sporadic in most cases due to existing desires of owners, complicated ownership patterns, and difficulty in providing facilities (such as roads) to these areas.																		Accurate. Keep, but include it in the small area that includes Peyton and other areas east and northeast of Falcon. This is a good example of why the Falcon and Peyton areas should not be in the same sub-planning area.
P	1.3.2.5	There will likely be some additional annexations of property by the City of Colorado Springs along the Woodmen Corridor west of Meridian Road. No additional annexations are assumed east of Meridian.																		Keep, but update. Sterling Ranch may be the next annexation in the area, which could lead to additional annexations.
P	3.1	Land Use																		County wide
P	3.1.1	Provide a balance of land uses that respects existing and historical patterns while providing opportunities for future residents and businesses. Perpetuating historic patterns of development may not be sustainable																		Keep this policy as a protective policy for current land uses, but consider revising in a way that better distinguishes between rural and urban/suburban and that accounts for current market demand and growth potential. Language suggesting, if not requiring, annexation of developments beyond a certain density should be considered.
P	3.1.2	Promote the concepts of urban cores and community identity.																		Keep, consider as a County wide policy but restrict to appropriate locations.
P	3.1.3	Preserve the core rural character of the area.																		County wide. Vague; eliminate in favor of other existing policies that better capture the rural values/character.
P	3.1.4	Provide a variety of different densities of development options.																		County wide policy, keep.
P	3.1.5	Promote the idea of mixed-use, historical town centers that attract and provide for residents.																		County wide policy, keep.
P	3.2	Commercial and Employment Centers and Uses																		(Countywide)
P	3.2.1	Establish a variety of Primary Employers that will provide stable, diverse, well-paying employment opportunities for current and future residents of the planning area.																		County wide policy, keep.
P	3.2.2	Advocate for quality of life amenities that will bring jobs and tax base to the area.																		County wide policy, keep.
P	3.2.3	Recognize interrelatedness to other issues (i.e. schools, transportation, public safety)																		County wide policy, keep.
P	4.5	General Policies Land Use																		
P	4.5.1.1	Require long term density transitions and buffering where developing urban areas abut existing or designated rural residential or rural areas. These transition zones are intended to protect the integrity of both urban and rural areas. The transition zone should be wide enough to meaningfully reduce the negative visual, traffic, noise, and other impacts of urban areas on rural areas as well the negative impacts of rural agricultural uses on urban residential areas (noise, dust, chemical sprays, etc.)																		Keep, but consider as a County-wide policy.
P	4.5.1.2	Where applicable, design development plans to allow for the potential temporary buffering of currently undeveloped or rural areas through the use of options including phasing plans or potentially temporary open space buffer areas in cases where the ultimate land use disposition of the adjoining properties is not clearly determined.																		Delete or Modify. As worded you want to have development plans buffer from undeveloped property? Would this be better to recognize and accommodate the development potential of adjoining property so that it does not create incompatibility? Phasing of development is typically not a subjective decision; it is typically based upon the economical extension of utilities and public infrastructure. While the intent of this policy is admirable, the real world applicability is likely frustrated by the desire for cost-effective phasing. Reword to better align with cost-effective phasing where appropriate and available.
P	4.5.1.3	Generally "internalize" higher density and potentially incompatible uses within planned urban developments to reduce the potential for impacts to adjacent uses, especially where some other feature such as a major roadway does not create a buffer, and where this approach is consistent with planning factors including the topography and natural character of the site, and proximity to utilities and major roadways																		Keep, consider as a County-wide policy.
P	4.5.1.4	Discourage conventional 2 ½ and 5 acre rural residential subdivision development in favor of rural residential cluster development which preserves significant open space in a manner in which it can be maintained as a lasting amenity.																		Countywide. Develop standards for residential cluster-both rural and urban. This policy is firmly supported by the goals and policies of the County Water Master Plan and is consistent with budgetary constraints of the County in maintaining public infrastructure.

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P	4.5.1.5	Identify basic land use expectations in the Plan, but allow for the market and the detailed site planning process to specify detailed uses within the overall character, density and timing parameters established by the Plan.										FP			Modernize, but consider for County-wide applicability. Some areas of the County should be more fluid in terms of market demand, while others should be treated with greater land use predictability.
P	4.5.1.6	Avoid hard-line boundaries between designated areas for particular uses and densities unless there are sub-area characteristics that support these boundaries.										FP			This should absolutely be a County-wide policy.
P	4.5.1.7	Recognize the importance of the planning area within its larger regional context and area of influence, particularly noting the influence of Colorado Springs and the Woodmen Corridor to the east, the need to address traffic impacts to and from areas outside the planning area, and the interdependency of regional water and sewer systems.										FP			Keep. It would be great if the Water Master Plan could be used to put even more of an emphasis on the interdependency discussion; in that case, the term to be used likely is not "importance" of the planning area, but may very well be the "delicate" nature of the interdependency, or perhaps useful live, of the declining available water supplies and the available capacity of regional wastewater treatment.
G		Promote the Ellicott Valley Planning Area as a desirable place to live and work.										E			Countywide
G		Support the development of the Ellicott Valley as a self-sustaining satellite community which compliments the Colorado Springs metropolitan area.										E			Unique policy to the small area
G		Accommodate a balanced mix of urban density and rural residential uses in the planning area in a manner which is sensitive to both existing conditions and the need to preserve future development options.										E			Countywide
G		Evaluate proposed land uses according to how they relate to specific performance criteria rather than how they compare to a predetermined location-specific land use plan.										E			This statement is generally consistent with the approach for the new Master Plan
P		Encourage the development of "growth clusters" as described in the Overall Growth Scenarios.										E			This policy needs to be updated and evaluated on a County wide scale. Revise if we use growth nodes at intersecting roads.
P		Approve urban density developments where there will be adequate facilities to guarantee urban levels of service.										E			Evaluate for all plans to determine if applicable countywide. Should available of services dictate where growth would occur.
P		Encourage the phased development of urban facilities and services so that urban density projects are able to maintain an adequate cash flow during their early stages.										E			This policy seems to imply phasing for large-scale developments, but does not provide guidance for small scale extension of urban facilities and services nor does it address the role of special districts. Eliminate in favor of more updated, data-based growth policies.
P		Where adequate regional infrastructure for an entire proposed urban development cannot be currently guaranteed the use of a rural cluster approach is preferred. Under this option, development of a portion of the property would be allowed while construction on the balance would be deferred until adequate facilities and services are available or could be guaranteed (see discussion later in this Chapter).										E			Policies guiding rural clustering of development still make sense, but should probably be considered in the context of a "character area" rather than in a small area of the County. This, in part, presumes redevelopment which can result in piecemeal approaches. One example of this is with Sunset Village (Ellicott Springs), which 25 years later has only partially developed, with limited chances for continued development at scale previously approved for.
P		Encourage new development to locate in areas where existing facilities can efficiently be extended.										E			Countywide
P		Encourage new developments to demonstrate compatibility with existing surrounding land use in terms of: general use, building heights, scale, density, dust and noise as applicable.										E			Generally Countywide; however, dust and noise are more regulatory. Compatibility of scale and use should still be considerations, but consistency with the character area should be the overarching consideration.
P		Provide for the phased zoning of sketch planned urban density growth centers so that use relationships can be defined, but discourage large-scale zonings or re-zonings which are speculative in nature.										E			Countywide
P		Because of its location and current uses, consider the intersection of State Highway 94 and Ellicott Highway as one logical place to centralize public services and facilities.										E			The approach with the policy is good, to create a civic center of the plan area. The census data, informed by the MTCP, should help guide any changes to this policy, if needed, in the small area context.
P		Develop tailored public safety plans for all proposed developments, as described in the discussion of Growth Management Planning.										E			Reevaluate on a County wide scale. Will we have a section on growth management planning? In the Master Plan itself.
P	4.5.2	Commercial and Employment Centers and Uses										FP			
P	4.5.2.2	Allow for very limited commercial cross-roads developments within designated rural residential areas at key centrally located intersections, providing that these uses primarily meet the needs of the local rural-residential neighborhood and not the larger region.										FP			Countywide relative to intersections, however how do you ensure these serve the local residents. Same concept in Ute Pass and BF. Better define what commercial uses are anticipated to meet the needs of the rural-residential neighborhoods

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P	4.5.2.3	Site commercial uses in areas where reasonable access can be gained without sacrificing the functional integrity of major transportation corridors. Less access-dependent land uses should be chosen for sites where the development of multiple and/or high traffic access points will compromise the design speeds or safety of the roadway system.										FP						Countywide
P	4.5.2.5	Allow for additional secondary commercial centers at designated intersections with major arterial roadways and U.S. 24, including Stapleton/Curtis, and Peyton Highway, assuming adequate facilities and services can be provided, and the functional integrity of U.S. 24 can be maintained.										FP						Retain and update with the 4 Way Ranch approval.
P	4.5.4	Facility and Service Concurrency										FP						
P	4.5.4.1	Assure that adequate facilities and services including but not limited to schools, fire protection infrastructure, parks, roads, trails, water and sewer service and utilities are available to serve planned development when these facilities and services are needed.										FP						Countywide
P	4.5.4.2	Recognize the challenge of potentially developing multiple urban and rural residential centers concurrently with uncertain rates of development and absorption. Place the burden of assuring adequacy of facilities under varying development scenarios on the developer who chooses to proceed forward with non-contiguous projects.										FP						Countywide, Minus the emphasis on concurrent development, this is a good policy that opens the door to a bigger discussion on market absorption in a competitive County-wide environment, which is a topic that is routinely discussed in the context of reviewing special district service plans.
P	4.5.4.3	Encourage cooperation and coordination among facility and service providers to reasonably limit the proliferation of metropolitan districts, reduce the potential for redundant and/or economically risky public service investments, and allow for a more economical and higher standard of service.										FP						Keep as a County-wide policy, but update to include reference to many of the areas of emphasis in the County's 1041 regulations and the County Water Master Plan.
G		Allow clustering of residential or commercial units that conform with health and zoning standards.															Ute	Countywide. policy/objective but clustering has not been achieved here or in other areas of the county
G		Encourage that advertising devices be compatible in scale and consistent in material with the unique character of the Pass.															Ute	This is generally an area-specific policy/objective (may also apply along the north and south I-25 corridor and Highway 24 east of the City of Colorado Springs). Retain and update, as appropriate, and consider application in other sub-areas, but ensure that any goals/policies are content neutral.
G		Encourage the expansion and formation of citizens groups to create viable, integrated communities in the Pass.															Ute	Community organizations should be discussed on a County-wide scale.
G		Encourage local awareness and direction of the decision-making process															Ute	Notice of hearings in procedural/regulatory. The phrase "encourage local awareness" is vague. How can this goal be reworded or reconstructed to make it actionable in practice, if the same public notice concern exists?
G		Guide growth and development in a manner which respects the needs of a new community and the existing rural character and provides the greatest public benefit while causing the least amount of negative impacts.																Applies throughout the rural areas of the County that are not anticipated to experience growth and development.
G		Ensure that support facilities for urban growth(I presume this means water tanks and sewer facilities?) are well sited so they do not detract from the existing visual and environmental character of the area.																Countywide
P		The type and distribution of land use should be consistent with policies established for each sequential growth scenario. See Scenarios A, B and C.																Growth scenarios need to be reevaluated based on changed conditions and growth projections. Sequencing of growth may not necessarily make sense anymore if services are not available in specific areas but are in others. Update this policy in new County Master Plan based on data analysis and infrastructure.
P		Designated growth areas in the Sequential Growth Scenarios should be recognized as focal areas for development.																Retain, but update.
P		Any project on State land, within the South Central Area, should be consistent with all the goals and policies generated in this plan as well as with any other relevant County policies.																Countywide, but more predominate in this area.
G		Low impact uses which do not require a well developed transportation system, have low visual impacts, and which have minimal water requirements should be allowed in the planning area if they are not otherwise inconsistent with these policies.																May need to define low impact uses since may be different between each plan. Some uses which may be considered low impact may also be undesirable ((e.g., contractor's equipment yard in a residentially zoned area)
P		Mixed uses and density ranges should be permitted as long as potential negative impacts on neighboring uses are mitigated. Consideration of compatibility should include, but not be limited to traffic, smoke, dust, odors, noise, light, building height/bulk/materials and colors, as well as visual impacts.																Countywide

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P		The County should deem any development incompatible and therefore unacceptable when the proposed development potentially: a) Produces adverse affects upon the desirability of surrounding existing development or lands. b) Impairs the stability or value of existing adjacent development. c) Adversely affects the quality of life of existing adjacent development. d) Exhibits a lack of quality or function in site planning and design. e) Creates a public danger or nuisance to surrounding areas. f) Alters the basic character of adjacent land uses or of the entire community.																	SC			Somewhat regulatory in nature. Regardless, recommend updating and incorporating into the overall Master Plan. Countywide.
G	7.1.1	To allow for a balance of mutually supporting interdependent land uses, including office, commercial, light industrial, and residential which provide for employment, housing, and services.																				Keep, County-wide.
G	7.1.2	To encourage a moderate growth rate and ensure that new development will not create a disproportionately high demand on services and facilities by virtue of its location, design, or timing.																				Keep, County-wide.
G	7.1.3	To allow development that complements the unique environmental conditions, is harmonious with the overall established land use patterns, and is consistent with the character of each Sub-Area.																				Keep, County-wide but in reference to character areas throughout the County.
G	7.1.4	To discourage development which is inconsistent with established zoning and /or the long-term vision as stated in this Plan.																				Keep, County-wide but with less of a black and white approach. "Consistency" is relative, and subjective. Use-to-use relationships are unique and have to be addressed independently on a case-by-case basis. Differences in density or even in the type of land use do not necessarily equate to inconsistency. Certainly, development that is inconsistent with the long-term vision of the County should be reviewed with extreme scrutiny.
O	7.1.3	Support decreasing densities in relation to distance from a municipality or water and sanitation districts. Greater distances from services and/or I-25 must result in lower overall densities.																				Keep, County-wide. Without services, higher density developments simply cannot and will not be approved under the current regulatory requirements.
O	7.1.4	Ensure logical and contiguous expansion of necessary infrastructure. Discourage noncontiguous development.																				Keep, County-wide. Consider, however, that not all noncontiguous development is undesirable. The term "development" includes putting to use rural (e.g., angertainment) and urban (e.g., big box retail) level properties. More detail needs to be added to address what types of development should be contiguous to existing development.
O	7.1.6	Encourage higher intensity land uses such as new employment centers to locate within municipal boundaries where adequate services are available and in close proximity to housing for potential future employees.																				Keep, County-wide except there may be a case to allow new employment centers in more urbanized areas such as Falcon, Security, Widefield, and Woodmoor to name a few.
O	7.1.7	Encourage well planned commercial and office park development that incorporates unified site design and traffic circulation planning. Conversely, discourage strip-type commercial and office development that have adjoining parking lots.																				Keep, County-wide. The phrase "adjoining parking lots" should be flushed out with greater detail in order to provide more meaningful guidance.
O	7.1.8	Recognize the need for reasonable accommodation of land uses for industrial-type uses and/or that might be considered to be "locally undesirable" within defined Sub-Areas provided that adequate facilities and services are available and the proposed uses will not substantially detract from adjacent property values.																				Keep, County-wide. This language is very similar to what we have seen in other small area plans. There has been and should continue to be an allowance, if not an outright encouragement, of industrial-type uses throughout the County, where locally appropriate. Such uses are necessary.
O	7.1.9	Carefully consider the environmental, visual, economic, and land use impacts of new development and, where possible, incorporate, mitigate, and buffer or visually screen adjacent land uses that differ in type and density.																				Keep, County-wide. It is important to note, however, that all of this is generally regulatory via the black and white requirements for site design that are included in Chapters 5 and 6 of the LDC and pursuant to the review criteria for all major development applications.
O	7.1.11	Recognize the economic development potential of Interstate I-25 and promote the goals and objectives as outlined in the I-25 Visual Overlay Section.																				Keep the first part, eliminate the second part.
O	7.1.12	Recognize SH-83 as a major north-south corridor and support land uses that do not cause traffic impedance, deceleration, or delays, as outlined in the Transportation Section.																				This is very vague. The MTCP and the new Master Plan should collectively help guide access spacing for all County-controlled arterial and collector level roadways and the location of higher traffic generating uses. The County does not have jurisdiction over SH-83.
O	7.1.13	Carefully consider land uses in or near transitional zones to ensure the orderly progression between land uses of differing types and densities.																				Keep, County-wide.
O	7.1.14	Encourage carefully-planned residential development that is consistent with adjacent developments in the unincorporated planning area.																				Keep, County-wide.

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O	7.1.18	Support the municipal annexation of enclaves and other developed urban density areas, unless these areas are currently being provided with both adequate and cost-effective facilities and services.			TL											Keep, County-wide. This is a significant issue that should be highlighted in the new Master Plan.
O	7.1.19	Encourage municipalities to undertake complete or at least phased annexations of enclaves and other areas that are largely surrounded by municipalities in order to avoid the problems associated with piecemeal annexations. Alternately, the cost-effectiveness of annexing remaining enclaves should be considered within the context of the overall area.			TL											Keep County-wide.
O	7.1.20	Carefully consider development applications that border the USAF Academy or that are located within Aardvark Auxiliary Airfield's no flight zone. Encourage only low impact development that will not adversely affect military training and flight operations.			TL											Keep, but revise to also include language from the PPACG JLUS study and the AFA AICUZ study, as appropriate.
A	7.1.26	Participate in cooperative intergovernmental land use planning.			TL											Keep, but expand to address why. County-wide. Note, this was not in the published document and may have been inadvertently left off.
A	7.1.27	Consider increases in lot sizes over specified zoning only if additional provisions are made which will be of benefit to the community such as parks, trails and/or open space.			TL											This suggests that "increases in lot size" is a negative. This action seems incorrectly worded. Eliminate in favor of actions/policies having more detail for County-wide applicability.
A	7.1.28	Consider the compatibility of proposed land uses, such as commercial, office, industrial, and residential development with surrounding established land uses in terms of scale, building materials, lighting, intensity of use, and other potential impacts.			TL											Keep, County-wide.
G	10.1	To encourage preservation of open space through creative planning and land use techniques such as clustering.			TL											Keep, County-wide.
O	10.1.1	Encourage land use techniques such as cluster development and density transfer to preserve larger tracts of open space.			TL											Keep, but delete reference to "density transfer."
O	10.1.4	Encourage public access onto open space lands, or a portion thereof, and consider access on a case by case basis.			TL											Keep, County-wide.
O	10.1.5	Consider open space as one method to buffer transitional land uses and ensure that they are maintained in a mutually agreeable manner.			TL											Keep, County-wide.
O	10.1.7	Strongly discourage clustering on open ridge tops.			TL											Keep; clustering should be flexible. Some ridge top development may be inevitable due to ownership scenarios, but it should be discouraged. Consider incentives for developments that choose to plan for ridge top preservation.
	10.1.8	Permanently preserve open space in its natural state or as continuing agricultural operations. "Permanent" preservation of the property must be supported by adequate legal and regulatory mechanisms, such as, the recording of conservation easements against the affected property.			TL											Eliminate as worded since all developed areas were once open space. Reword to identify that this is in reference to planned open space and the long term preservation of those areas.
O	10.1.9	Eligible open space areas may or may not be accessible to the public depending on sensitive ecology or ownership. However, integration into a regional system of open space with a public trail connection either through or around the open space is encouraged and more desirable.			TL											Keep, County-wide.
A	10.1.10	Amend the El Paso County Land Development Code and Subdivision Regulation to incorporate regulatory actions to preserve open space.			TL											
		The EPCPUD regulations should be amended to achieve consistency with the Tri-Lakes Plan.			TL											Keep, but replace TLP with a reference to the new Master Plan, if such amendments are warranted once the new Plan is adopted.
A	10.1.13	Allow a lot-density bonus over and above allowable densities as permitted under the existing zoning, for additional property that is preserved as open space and/or agricultural land. Reduce the total number of lots in a clustering plan for any development, including buildings, roads and/or activities, which will or may occur in designated open space areas. Special exceptions may be considered for justifiable uses in open spaces that are associated with working ranches, non-residential, and high-density residential areas.			TL											Keep, reword, County-wide.
A	10.1.14	Preserve the visual character of the natural landscape and/or long unobstructed viewsheds to the Front Range in preserved open spaces.			TL											Visual character is likely a component of some of the new character areas. However, again, there is no right to view. Reword to focus more specifically on the character aspect or eliminate altogether.

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A	10.1.15	Do not accommodate any facilities (such as roads, athletic fields, or utilities) in preserved open space areas. As an example, full credit should not be given for an area which can reasonably be expected to be needed for future additional road right-of-way.																		Keep, County-wide but remove the reference to athletic fields.	
		6.2 Protect and Enhance Neighborhoods																		ACTION	
G	6.2	Protect and Enhance Existing and Developing Neighborhoods.																			
P	6.2.1	Fully consider the potential impact of proposed zone changes and development on the integrity of existing neighborhoods.																		Keep	
P	6.2.2	Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.																		Keep	Character area or placetypes
P	6.2.3	Encourage land use planning and design approaches which create or reinforce the neighborhood concept.																		Keep	Character area or placetypes
P	6.2.4	Encourage use of innovative techniques to mitigate negative impacts of proposed land uses that differ from zoning in established neighborhoods.																		Keep	
P	6.2.5	Encourage the development of unique and diverse neighborhoods within unincorporated areas.																		Keep	Character area or placetypes
P	6.2.6	Recognize the need to flexibly apply the neighborhood concept to areas of the County which have diverse environmental characteristics and varying development densities.																		Keep	
P	6.2.7	Utilize the PUD (Planned Unit Development) zone district approach to allow for the accommodation of neighborhood-oriented design features.																		Modify	encourage the use. Cant only utilize PUD.
P	6.2.8	Clearly defined boundaries should be established for large institutional, industrial, and commercial areas and used in order to protect the integrity of established and developing neighborhoods.																		Modify	is this contrary to the thought of redevelopment
P	6.2.9	Discourage high volume traffic through neighborhoods by use of innovative techniques including traffic calming.																		Regulatory	MTCP. ECM
P	6.2.10	Utilize buffer zones to provide mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities.																		Regulatory	LDC, transitioning density
P	6.2.11	Encourage compatible physical character, density and scale in existing neighborhoods.																		Discard	existing neighborhoods should all be the same?
P	6.2.12	Ensure that proposed zone changes and/or use variances in established neighborhoods are of compatible scale and physical character.																		Keep	comparable to what-existing?
P	6.2.13	Encourage neighborhood identification, organization, involvement, and input as important elements in the land use review process.																		Keep	
P	6.2.14	Encourage the reasonable accommodation of mixed uses within neighborhoods for the purposes of promoting land use efficiency and providing housing options																		Modify	isnt this contrary to 6.2.12?
P	6.2.15	Where feasible, support the stabilization of viable neighborhoods and the revitalization of those which are in decline.																		Keep	
P	2.2.1.	New developments should demonstrate compatibility with surrounding land uses in terms of general use, connectivity, building heights, scale, overall densities, dust, and noise and feature gradual transitions in densities and/or appropriate buffers.																			Countywide
IS	23.1a.	Using the County Geographic Information System, create a Future Land Use Map that considers the needs of the Planning, Transportation, Environmental Services, and Health Departments, municipalities, community groups, and developers																			This could be one of the main products of this Master Planning effort on a County-wide scale.
G	6.2	Protect and Enhance Existing and Developing Neighborhoods.																			
G		Promote residential development that will compliment and harmonize with the natural setting and terrain, particularly steep slopes.																		Ute	Countywide. This policy/objective seems like something that could be rolled into policies geared toward how PUDs should be designed. The construction of a single family dwelling on an existing lot (which there are many of in this sub-area) is not subject to the criteria of consistency with the Master Plan, so the scope of this policy should be better defined.
P	3.3	Residential Areas and Densities																		FP	
P	3.3.1	Encourage diversity and variety in housing types, sizes, locations, and prices to meet the needs of existing and new residents.																		FP	County wide policy, keep.

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P	3.3.2	Promote predictable growth in the housing market that is consistent with the Small Area Master Plan.																		County wide policy, keep. The new Master Plan needs to do a better job of predicting the "suitable intensity" (e.g., density of single family, potential for multifamily, and the intensity of non-residential uses) of future growth. To simply identify an area as likely to experience growth does not help inform infrastructure-based decisions or ultimately inform land use decisions. Growth areas are somewhat obvious; it is the intensity of the proposed developments that creates the rub.	
P	3.3.3	Prevent poorly executed, land-consuming development patterns by promoting compact growth and planned development.																		Keep as a sub-area specific policy. This supports housing attainability goals and addresses concerns regarding extension, or over extension, of urban services.	
O	7.1.2	Protect and enhance viability of established developments.																		Keep, County-wide.	
		6.3 Accommodate Sustainable Urban Density Development																		ACTION	
G	6.3	Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will be available in a timely fashion																			
P	6.3.1	Protect and enhance the viability of established urban density developments in unincorporated areas.																		Keep	
P	6.3.2	Rely on the Small Area Planning process to define the sub-area specific boundaries for urban density development (refer to Section 1.0 Small Area Plans).																		Modify	Character area or placetypes
P	6.3.3	Encourage major new employment centers to locate in proximity to potential employees and housing opportunities																		Keep	
P	6.3.4	Commercial, office, industrial and, residential development should be compatible with surrounding land uses in terms of scale, intensity and potential impacts.																		Keep	
P	6.3.5	The potential for effective integration with multi-modal transportation systems should be considered in the design and location of major non-residential development.																		Keep	why not residential or mixed use? Multimodal planning refers to transportation and land use planning that considers diverse transportation options, typically including walking, cycling, public transit and automobile, and accounts for land use factors that affect accessibility
P	6.3.6	Where feasible, when compatible and service level issues have been addressed; smaller commercial, office and institutional uses should be allowed to locate within, or convenient to, the residential neighborhoods they serve or complement.																		Keep	
P	6.3.7	Commercial and office uses should be encouraged to incorporate unified site design and circulation planning, and conversely, strip commercial and office development should be discouraged																		Keep	reality of this when there are different owners?
P	6.3.8	Recognize the need and allow for the reasonable accommodation of adequate amounts of land with sufficient infrastructure for land uses of a heavy industrial nature and/or considered to be "locally undesirable" within all subareas of the County provided that adequate facilities and services will be available. Consider the environmental, visual and land use compatibility impacts and incorporate, where possible, buffering and screening techniques to address compatibility with surrounding uses.																		Keep	Character area or placetypes. Is it appropriate to have industrial in all areas or should it be more concentrated in one area?
P	6.3.9	Promote the multiple use combination of non-residential uses such as shopping, offices, government and education in a manner which maximizes the use of available infrastructure during weekdays, evenings and weekends.																		Keep	
P	2.2.5.	Site commercial uses within one-quarter (¼) mile of designated commercial nodes and orient these nodes toward the local populace. Allow urban residential densities within one-half (½) mile of defined nodes. Allow two-and-a-half (2½) acre residential densities out to one (1) mile from urban density nodes. Allow an exception to the policy at the intersection of SH 94 and Peyton Highway, which is intended as a rural commercial node surrounded by 35-acre agricultural zoning.																			Consider retaining the intent of this policy, but the dimensions and associated densities should be based upon available services and the goals and policies of the Water Master Plan.
P	2.6.3.	Encourage uses serving the needs of Schriever AFB and its populace to locate within the designated nodes north of the Base																			Keep, update as necessary in this sub-area of the County. Similar considerations may be appropriate near Peterson AFB and the various Ft. Carson gates
O	3.1.	Protect residential properties through subdivision designs that are consistent with the natural landscape and natural processes																			Keep, County wide.

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O	3.2.	Create gradual transitions between rural and urban uses through means such as varying densities and lot sizes, buffering, and reduced building scales								H94							Keep, County wide.
O	3.3.	Accommodate multi-family developments within designated urban density nodes.								H94							Evaluate County-wide based on growth facilitating and limiting factors.
O	4.2.	Accommodate service and commercial developments within the Planning Area, which are oriented to local residents and employees, provide support services to Schriever AFB, or generally meet a demonstrated need.								H94							Keep, sub-area specific.
O	5.2.	Ensure that light industrial developments complement the natural environment and exhibit a campus-like atmosphere, with shared parking, access, and amenities.								H94							Update, but keep in terms of the intent of creating more visually and functionally appealing light industrial development.
G		Allow for a balanced mix of residential densities and housing types in the planning area.														E	Keep, however this area wants it, but other areas do not. If Countywide, we should identify densities and housing type which are appropriate. Small area-specific projections for suitable housing types should be provided to help ensure and support housing attainability and diversity.
P		Where possible, cluster resi-dential units in order to reduce development and maintenance costs, preserve natural features and maximize open space.														E	Countywide
P		Encourage residential de-velopment plans to be con-sistent with the "growth clusters" approach as des-cribed in the Land Use Sce-narios.														E	Clarify if we are using "growth center", "growth clusters" or "growth nodes" or better define those. Need to reevaluate the premises of the identified growth clusters in the area. Identifying future areas of growth in the new Master Plan should be done County-wide instead of on a piecemeal basis.
P		Discourage the division of existing and planned residen-tial neighborhoods by major transportation arteries.														E	This policy should be replaced by policies supporting the MTCP and associated planning process.
P		Encourage compatible rela-tionships between residential uses and potentially hazard-ous or intrusive uses such as major transportation corridors, heavy industry, extrac-tive uses, etc.														E	Countywide. Must define "compatability" better. Identify measures to achieve, either here or in Code.
P		Ensure that existing and planned rural residential development is adequately buf-fered from new urban uses.														E	Countywide. The use to use relationship is the more important relationship, instead of broad categories of "rural" versus "urban". There may be instances where rural uses may be more egregious when introduced adjacent to urban areas as opposed to the other way around.
G		Commercial Goal Statement														E	
P		Encourage new commercial uses to locate either in as-sociation with existing com-mercial areas or within planned urban density pro-jects.														E	Does this conflict with the concept of neighborhood commercial? This is not necessarily consistent with the growth centers approach. Increasing the commercial presence in existing commercial areas may not be a desired outcome; sometimes new commercial nodes need to be identified at the comprehensive planning stage to more appropriately guide such growth and the use to use challenges that could result.
P		Discourage spot commercial zoning as well as clearly speculative commercial zoning.														E	Countywide
P		Encourage the continued de-velopment of the intersection of State Highway 94 and Elli-cott Highway as a commercial and industrial community center.														E	Keep. Update as appropriate via the area-specific analysis/visioning.
P		Limit potential commercial de-velopments in rural residential areas to those which meet the convenience and specialty needs of local residents.														E	Does this conflict with 4.3 above? This creates inconsistencies with the variance of use policy above and the existing allowed land uses in the
		6.4 Develop Rural Residential Communities															ACTION
G	6.4	Develop and maintain rural residential areas in a manner which protects their integrity, addresses the carrying capacity of the natural environment and provides for an adequate level of non-urban facilities and services.															
P	6.4.1	Protect and sustain established viable rural residential areas where possible.															Keep
P	6.4.2	Continue to define and limit the boundaries of rural residential areas primarily through the Small Area Planning process (refer to Section 1.0 Small Area Plans).															Modify
P	6.4.3	Allow rural residential development in those areas with sufficient "carrying capacity" including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection.															Modify

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P	6.4.4	Encourage new rural residential subdivisions to be located within or contiguous with existing rural residential areas or to be incorporated as a buffer between higher density and undevelopable areas.													Modify	implies that buffer rural residential with rural residential. Why not provide a step down buffering of lot size which has been occurring where urban and rural meet
P	6.4.5	Discourage new or additional rural residential subdivision in areas where it is likely they may not develop the "critical land area" necessary to successfully co-exist with other potentially competing land uses.													Keep	This is the antithesis of the Ellicott Plan and why we need the overall plan
P	6.4.6	Allow for the accommodation of necessary supporting commercial uses within or in proximity to rural residential areas in a manner that preserves the rural character of these areas.													Modify	
P	6.4.7	Accommodate limited very low impact business and other employment uses in rural residential developments if these serve to reduce overall levels of traffic in these areas and do not otherwise detract from the desired rural residential character, provided the requisite level of services is or will be available in a timely fashion. These uses should primarily serve the needs of local residents.													Modify	modify. Do we rely want these business in the RR2.5 zoning districts. Perhaps yes for the either the 5 acre or Ag zoned properties.
P	6.4.8	Allow for flexibility in the application of regulations with regard to the unique variations between different rural residential developments.													Modify	encourage if you use PUD. Zoning regulations need to to be the same if in the same zoning district.
P	6.4.9	Continue to develop reasonable and consistent levels of service standards for rural residential subdivisions.													Regulatory	
P	6.4.10	Encourage subdivision covenants that regulate domestic pets													Discard	we are encouraging covenants that differ from the zoning regulations? On what basis?
P	6.4.11	Support planning and regulatory approaches which limit the adverse impacts of grazing on lots of 5 acres and less.													Modify	Really this should say 35 acres. As this is worded it targets horse owners on lots at 2.5 acres, where it is considered a private stable.
G	3.A	Promote a residential environment which perpetuates the rural-residential character of the BF Planning Area.	BF													Some areas within BF have already developed at densities that are not considered "rural" in nature. Therefore, this goal should be reworded and should account for developments and development trends since the current Plan was drafted and should be considered for applicability in other character areas.
P	3.1	Continue the promotion of residential subdivisions with an overall average minimum lot area of 5 acres in the Timbered Area and other designated portions of the planning area. The minimum lot size for five-acre overall density areas should be at least 2 ½ acres in most instances (refer to Land Use Scenario and Concept Plan).	BF													2.5 acres remains the minimum lot size for service by an individual sewage disposal system. An accounting of developable acreage within timber areas in BF should be performed. Additional evaluation should be performed based upon where such developable areas are located in relation to existing developments. That exercise should inform the recommendations for development of any undeveloped timbered areas.
P	3.2	Give careful consideration to clustering alternatives in areas appropriate for subdivision as a means of preserving more open space, minimizing costs and environmental impacts and promoting aesthetic quality.	BF													Keep, County wide.
P	3.3	Promote modified clustering in large lot rural residential subdivisions (those with individual well and septic systems) if it can be demonstrated that open space will be protected and maintained and that a precedent for higher density future development will not be set (refer to discussion in Land Use Scenario).	BF													Keep, and consider for County-wide applicability in certain character areas.
P	3.4	Utilize traditional (full) clustering alternatives to maximize useable and perceptual open space in higher density residential areas as designated in the Land use Scenario and Concept Plan if adequate guarantees for open space preservation can be provided.	BF													Keep, and consider for County-wide applicability in certain character areas.
P	3.5	Generally support residential development which compliments and enhances the area's terrain, vegetation and natural resources (refer to Visual Design Recommendations in Chapter I II).	BF													Keep, County wide, but eliminate the reference to the VDR.
P	3.6	Encourage the maintenance of safe and attractive dwelling units and the redevelopment of substandard structures.	BF													Keep, but include references to the Code Enforcement limitations regarding the aesthetics of a building and defer to RBD authority over unsafe buildings.
A	3.b	If communally held open space is incorporated into the plans for a project, one or preferably a combination of the following measures should be taken to ensure that the land will remain open and be maintained in relative perpetuity	BF													Keep, County-wide
		-if available use a planned unit development zone to legally bind together all of the uses in the overall density proposal apply the most restrictive large lot zoning to the open parcels	BF													Keep, County-wide

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		where appropriate encourage the use of plat notes to clearly define the intended use of the property	BF																Keep, County-wide
		-support and assist in the organization of homeowners associations	BF																Keep, County-wide but eliminate reference to "assist in the organization of". That is not a part of the statutory role of the County, but may be required for administration of water augmentation plans.
A	3.c	In existing small lot subdivisions in designated low density areas, the consolidation of as many lots as possible should be strongly encouraged in order to attempt to meet current minimum lot size requirements.	BF																Keep, County wide. This is also regulatory under the Land Development Code and typically requires either a merger of lots or a Board of Adjustment lot area variance.
A	3.d	Minimum lot area criteria should be developed for nonconforming subdivisions in cooperation with property owners.	BF																Minimum lot area standards are dictated by the applicable zoning of the property and by the LDC for existing nonconforming lots; delete.
A	3.e	The granting of lot area variances or the creation of additional small lots in designated low density residential areas should be discouraged except in the clear case of hardship.	BF																Variances are evaluated based upon established criteria, including hardship. Consistency with the Master Plan, or a small area plan for that matter, is not a criteria to be considered by the Board of Adjustment.
A	3.f	All proposals for urban density or high impact uses located in proximity to existing rural residential development should specifically address the methods which will be used to buffer existing uses (refer to Land Use Scenario for Southern Transitional Area)	BF																Keep, County wide, but delete reference to Land Use Scenario.
A	3.h	Property owners and developers should be encouraged to develop deed restrictions, covenants and other comparable controls to retain open space and enhance the visual image of the community and preserve the ecological integrity of the landscape by protecting native vegetation.	BF																Keep, but revise to reference plat restrictions rather than deed restrictions and covenants since neither instrument is enforceable by the County, which is pertinent given that the new Master Plan is a County adopted planning document.
A	3.i	Developers who propose projects which involve land to be held in common ownership should address the degree to which their proposed means of maintenance will ensure that the land remains in open space in relative perpetuity. Any concerns which emerge should be addressed in developing the final maintenance plan as required in Section 38 of the Land Development Code.	BF																Keep the first sentence, delete the second sentence.
A	3.j	The use of building materials, designs and facade treatments which allow structures to blend into or accent the natural environment should be encouraged (refer to Visual Analysis in Chapter 11).	BF																General concepts of use compatibility are included throughout various sections of the County's planning documents and Land Development Code; however, the County generally does not regulate the aesthetics of a building. Delete in favor of broader discussions on land use compatibility.
P	1.1.2.	Use low densities or open spaces to provide an identity separate and distinct from the City of Colorado Springs																	Character area-specific policy for certain areas of the unincorporated County.
P	4.5.3	Residential Areas and Densities																	
P	4.5.3.1	Generally encourage a well-planned mix of housing types and densities in identified urban development and infill areas, with efficient access to supporting uses, parks, schools and open spaces.																	Countywide. A discussion should be had regarding the difference between "access" to things like parks and open space versus the provision of parks and open space. Any such discussions should be informed by the challenges of housing affordability, quality of life/healthy communities, and sustainability.
P	4.5.3.2	Generally encourage cluster development in areas identified for rural residential development, with a preference for connected open spaces which preserve high quality natural and/or recreational areas in a manner where they will be adequately maintained as a neighborhood or community asset.																	Countywide
P	4.5.3.4	Encourage the use of design standards that enable new development to fit the surrounding natural, historical, and built context.																	Keep, consider as a County-wide policy.
		6.5 Protect and Support Rural and Agricultural Areas																	ACTION
G	6.5	Encourage the preservation of agricultural uses as an important contributor to the economy and land use character of the County.																	
P	6.5.1	Allow for the location of limited supporting commercial uses at locations convenient to serve the needs of rural County residents provided that the requisite level of services are available or will be available in a timely fashion.																	Request level of services? Commercial uses in a rural area would be non-existent if we required urban services (Ellicott, Peyton, Big R in Falcon)
P	6.5.2	Encourage appropriate opportunities for employment within rural areas.																	Modify
P	6.5.3	Encourage the use of strategies such as land trusts and conservation easements which result in the preservation of agricultural or open land use and character.																	Keep

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P	6.5.4	Support the development of land use regulations and procedures which are tailored to meet the specific needs of rural County residents while still providing for adequate levels of service.																Discard	What does this really say?
P	6.5.5	Support statutory changes which will allow for the development of limited regulations concerning facility and services provision for parcels of 35 acres or greater.																Discard	Modify SB 35?
P	6.5.6	Encourage the reporting of 35 acre tract development for the health, welfare and safety of county residents.																Discard	The only person who report this is the county assessor.
P	6.5.7	Discourage the proliferation of locally unwanted and potentially hazardous land uses in rural and especially unzoned areas.																Discard	there are no unzoned areas
G	2.A	Recognize that agricultural, and other open lands are vital natural resources which should be protected from needless misuse and urban sprawl.	BF																Keep, County wide but modify "needless misuse" since that is in the eyes of the beholder.
P	2.1	Encourage the continuation of existing agricultural operations, especially in the northern and eastern portions of the planning area.	BF																Keep, but for County wide application.
P	2.2	Minimize the adverse effects of new development on existing agricultural operations.	BF																Keep, but for County wide application. Note that Colorado is a "right to farm" state, which is also acknowledged in the Land Development Code.
P	2.3	Support clustered development alternatives which result in the creation of permanently dedicated and maintained open space.	BF																Keep, but for County wide application.
A	2.a	Planned developments should be designed so that they adequately buffer existing agricultural uses.	BF																Keep, but for County wide application. Note that Colorado is a "right to farm" state, which is also acknowledged in the Land Development Code.
A	2.b	Subdivision of the Northern Grasslands and Northeastern planning units should not be encouraged (refer to discussion in Land Use Scenario).	BF																Reevaluate or delete this action. What was open agricultural grasslands 30+ years ago may now be low density rural residential development. This area has been zoned for 5 acre residential lots (since 1955 and 1965) and some lands have developed in this manner. Absent a county effort to rezone private property to A-35 zoning, it would be challenging to deny a subdivision that complies with zoning, but does not comply with master plan policies. The BF area is not immune to growth, as evidenced by the last 30+ years.
A	2.e	The County Parks Department, the development community and the citizens of the planning area should cooperate in the identification of specific corridors to be incorporated into a publicly accessible open space network which can be used for non-motorized recreation, protection of visual amenities and preservation of the natural environment.	BF																Keep, County wide.
A	2.f	If given the opportunity the County should coordinate with the City of Colorado Springs in the provision of buffer zones where developments on City property abut against the planning area.	BF																Keep, but replace with reference to character areas, especially those rural areas that are existing and subject to urban encroachment. This is likely a County-wide issue (Highway 115, Ute Pass, Tri-Lakes, etc.). In addition to buffer zones, intergovernmental coordination should be improved regarding planning for logical annexations (also a County-wide issue).
G	1.	Guide growth in a manner that respects the emerging needs of the community and enhances the existing rural character.																	Applicable to all rural character areas in the new Master Plan.
G	7	Enhance agricultural operations within the Planning Area																	Update and keep regarding encouraging and enhancing agricultural uses County wide.
O	7.1.	Respect the agricultural character of designated portions of the Planning Area, particularly Ensure that new developments do not adversely affect agricultural operations and that																	Keep.
O	7.2.	urban density projects are well removed from agricultural focus areas, including Stewardship Trust lands and other large collections of State lands																	Reword to modify the phrase "adversely affect" since development of historically agricultural land, while potentially appropriate, would still be adverse to the agricultural use of the property. Better define or modify "well removed".
G		Encourage the preservation of agricultural uses as an important contributor to the economy and land use character of the County.																	
P		The rural character (define) of the area should be preserved																	Applies throughout the rural areas of the County that are not anticipated to experience growth and development.
P		Growth should be orderly and compact rather than randomly scattered. Leapfrog development should be discouraged.																	Evaluate as a countywide policy, but must define "leapfrog".
P		Subdivisions of 35 acres or greater lots should be discouraged unless they have an erosion control plan which is approved by the SCS.																	35+ acre lot divisions of land are not regulated as subdivisions and are allowed under state and County regulations. Eliminate.

G		Agriculture, Mineral Extraction and Special Uses									E		
G		Allow for agricultural, extraction and other comparable uses when these can be accommodated without adversely impacting surrounding development and overall environmental quality.									E		Countywide. The preservation of agricultural uses should be a priority throughout the County.
P		Because of changes in the agricultural economy, do not attempt to make agricultural development a major priority, but seek to assure that non-agricultural development is compatible with existing active agricultural operations.									E		Eliminate. Replace with more "existing conditions"-based agriculture policies. Some agricultural in the County has trended towards light commercial uses such as agritainment to subsidize incomes. The nature of what uses could be considered compatible with agricultural uses seems to be changing somewhat. Current code based acknowledgement that this is a right to farm state.
P		The "open rural character", traditionally associated with the Ellicott Valley, should be preserved and enhanced through careful planning.									E		Countywide policy as it applies to multiple areas having an open rural character, but be careful on how it utilized. Mapping of these areas is important and should be updated from this 1989 Plan. How do you enhance open rural character? Keep if ways to preserve are identified.
P		New development should be responsible for mitigating the safety concerns which may result from "attractive nuisances" located on adjacent or nearby agricultural operations									E		Countywide. This policy really addresses a legal property law issue rather than a comprehensive planning goal. Most uses that create an attractive nuisance would not be considered compatible with other uses that may be susceptible such nuisances. The prohibition against creating nuisances is generally regulated the Land Development Code.
		6.6 Promote Intergovernmental Land Use Cooperation											ACTION
G	6.6	Encourage cooperative intergovernmental land use planning and coordination among the County, its municipalities and other governmental entities.											
P	6.6.1	Support the municipal annexation of enclaves and other developed urban density areas, unless these areas are currently being provided with both adequate and cost-effective facilities and services.											Annexation Plan should be discussed. Consider Adequate and Cost Effective. Cherokee.Sterling Ranch
P	6.6.2	Encourage municipalities to undertake complete or at least phased annexations of enclaves and other largely surrounded areas in order to avoid the problems associated with piecemeal annexations. Alternately, the cost-effectiveness of annexing remaining enclaves should be considered within the context of the overall area.											Keep
P	6.6.3	Encourage municipalities to utilize annexation policies which have the effect of either avoiding or remedying the service and public safety problems associated with irregular city boundaries.											Keep
P	6.6.4	Encourage municipalities to use appropriate flexibility in applying development standards and allocating cost in conjunction with annexation of fully or partially developed areas.											Keep
P	6.6.5	Support the adoption of intergovernmental policies which address land use issues of mutual concern (including development timing, phasing, location and standards) in agreed-upon City/County Cooperative Planning Areas.											Keep
P	6.6.6	Consider the development of cooperative building, zoning and infrastructure standards in areas that interface with municipalities and military properties.											Keep

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7.1 Special and Unique Land Uses										ACTION			
G			Reasonably accommodate unique and special uses which provide value to the greater community and which can be made consistent with surrounding uses.										
P	7.1.1		Accommodate unique combinations of land uses (such as employment and residential uses) on the same property if it can be demonstrated that aggregate impacts will be limited, adequate facilities and services will be available and the use will be compatible with the character of the surrounding area.									Keep	
P	7.1.2		Consider the future combined impact of potential additional land use requests when considering individual applications for special or unique land uses.									Discard	What does this mean? Restrict the future land use requests, or predict them.
P	7.1.3		Allow for the accommodation of daycare centers in or adjacent to residential areas and employment centers provided that they are designed and operated in a manner which satisfactorily addresses issues of safety, compatibility and facility and service availability.									Regulatory	
P	7.1.4		Accommodate home-based businesses which do not detract from the character of residential areas, do not create substantial impacts on facilities and services, and do not require the imposition of conditions of approvals which will be difficult to enforce.									Regulatory	
O	2.6		Support the operational and security requirements of Schriever AFB							H94			Keep, but ensure that it is applied County wide to all military installations.
P	2.7.1.		Provide guidance to applicants concerning airport compatibility.							H94			It seems appropriate that the County should have "a position" regarding airports, in terms of the role of the County in
O	2.8		Achieve land use compatibility for hard-to-locate businesses.							H94			The wording of this implies some responsibility of the County to "make" undesirable uses fit somewhere. Eliminate, but instead consider policies for the new Master Plan that address siting and mitigating the impacts of such uses, which may be undesirable but necessary.
P	2.8.1.		Locate mini-storage warehouses, recreation vehicle storage, trailer storage, and boat storage only where they can be screened from public rights-of-way							H94			Keep, and consider for County wide applicability.
P	2.8.2.		Ensure that proposed developments are compatible with existing firing range operations.							H94			This actually makes a lot of sense with regard to legally existing shooting ranges. Consider as a character-area based policy, and is applicable in the Peyton area, and the southcentral area.
P	2.8.3.		Develop a plan to locate junkyards, salvage yards, and auto recycling where they can be screened from public rights-of-way							H94			Update and keep as an area-specific policy. The County will not be relocating salvage yards and cannot amortize them out of business, but additional requirements for new or modified operations such as screening or operational modifications should be clearly discussed in the new Master Plan. May extend to other areas of the County as well.
IS	2.8d.		Perform regular enforcement to ensure compliance with junkyard regulations.							H94			Keep but reword pursuant to current Code Enforcement practices.
P	2.8.4.		Regulate motocross facilities to ensure compatibility with adjacent areas and to ensure conformity with the Highway 94 Update.							H94			Keep. Most existing facilities in this area are grandfathered.
IS	2.9b.		Coordinate tower locations with the Federal Aviation Administration and local airports							H94			Keep, County wide. Reflected in current land use practice as well.
INDUSTRIAL & EXTRACTIVE 5.				BF									
G	5.A		Accommodate a limited amount of industrial development in the planning area in a manner which minimizes adverse environmental, transportation, land use compatibility and visual impacts.	BF									Keep, but consider expanding to other similar character areas throughout the County as these areas are generally not appropriate for heavy industrial uses or large scale light industrial uses also due to the availability of services. It is important to note that the subject of where industrial uses "should go" within the County supports the current concept of comprehensively planning for the County as a whole.
P	5.1.		Allow industrial development only in association with existing industrial areas and/or designated mixed use centers and not in the timbered or low density residential areas.	BF									Keep, sub-area specific
P	5.3		Minimize negative visual and noise impacts of industrial development through a combination of buffering, siting and screening techniques.	BF									Keep, County-wide.
P	5.6		Predicate the approval of any extractive or industrial uses on their fair contribution to the mitigation of off-site transportation impacts, specifically increased truck traffic.	BF									Keep, County-wide. Note that this may be site specific mitigation and also participation in the Road Impact Fee Program.
P	5.7		Discourage approvals of any expanded industrial and extractive activities if conditions placed on existing operations have not been complied with.	BF									Keep, County-wide. It should also be noted that any failure to comply with conditions of approval are actionable code enforcement items.

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A	5.a	A detailed analysis of any potential negative visual, environmental and transportation impacts should be required of the applicant prior to approving zone changes, variances, special uses or development plans involving industrial or extractive uses in the planning area.	BF															Keep, County-wide. Additional detail may be needed to better inform any recommended regulatory changes.
O	6.1.	. Accommodate heavy industrial uses within the Planning Area, such as batch plants and contractor equipment yards, which are compatible with surrounding uses and serve a demonstrated regional need.																Specific policies geared toward siting and mitigating heavy industrial uses should be developed on a County-wide scale.
O	6.2.	Ensure that heavy industrial development is adequately separated from residential uses.																County wide.
O	6.3.	Site heavy industrial uses where they can be screened from public rights-of-way using natural terrain and are served by adequate roadways, such as the Defense Access Road and Blaney Road																Consider retaining for sub-area applicability.
G	18	Ensure sensitivity to the community context during the extraction of mineral deposits.																Consider retaining for County-wide applicability. More robust policies regarding mineral extraction should be considered and applicable County-wide.
P		Any industrial or special use developments such as radio towers, extraction sites, general industry, or waste-handling facilities should be carefully located to minimize such negative impacts as visual degradation, environmental damage, hazards to human health, traffic increases or any other compatibility or use problems which would lower the quality of life in the area.																Countywide, but with modified countywide policies.
G		Provide efficient, timely and economical public facilities and services in a manner which best sustains a safe, healthful and enjoyable environment.																Countywide
G		Locate any above-ground facilities to maximize the preservation of the existing visual and environmental character.																Countywide
P		The South Central Area should NOT be chosen as a hazardous or radioactive waste site. The potential for damage to human life, health and safety is too great. Growth is rapidly expanding towards the area from three directions. A site chosen in this area could easily be surrounded by a much greater population in the future and therefore could cause a safety hazard to a large future population.																Countywide. Zoning District deleted from Code. It is more appropriate to evaluate these use-to-use scenarios at a comprehensive, County wide level as a generally accepted land use understanding/policy.
G	7.1	Industrial and Employment Uses																E
G	7.1	Promote and accommodate those industrial uses which will not result in adverse im-pacts to the natural environ-ment or facilities systems in the planning area.																E
P	7.1	Encourage industrial uses, with potentially adverse im-pacts, to locate in planned industrial parks which are sufficiently separated from other development.																E
P	7.1	Allow lower impact industrial and office uses to be inte-grated as parts of larger planned urban density pro-jects.																E
P	7.1	Support the development of industrial and employment uses which are not overly water intensive in order to allow for more total develop-ment and employment.																E
		7.2 Plan For Institutional Uses																ACTION
G	7.2	Promote comprehensive planning for major institutional land uses.																institutional-education, religious, hospital, libraries, cemeteries, governmental facilities
P	7.2.1	Encourage the designation of appropriate sites for institutional land uses through the Sketch Plan process.																Keep
P	7.2.2	Recognize the need to plan for and evaluate requests for institutional land uses on a project and site-specific basis.																Keep
P	7.2.3	Allow for the reasonable accommodation of neighborhood-scale institutional uses in all areas of the County.																Modify

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P	7.2.4	Allow for religious institutions as a permitted use in all zone districts provided that associated uses and building style are compatible with the neighboring character and that facilities and services are or will be available.																			Regulatory	Allowed by LDC, but no requirement for neighborhood compatibility		
P	7.2.5	Discourage the location of major institutional uses in predominantly residential areas unless these uses are adequately screened and buffered, and potential traffic impacts are fully addressed.																			Modify	Modify. Can't easily say no to school, or other governmental facilities. Can generally require Site Development Plan and associated reports to cover screening, buffering and traffic		
		7.3 Promote Comprehensive Solid Waste Management																			ACTION			
G	7.3	Promote an integrated, effective, and environmentally sensitive market-driven approach to solid waste management within El Paso County.																				This section was written when PCD did all solid waste activities		
P	7.3.1	Develop, adopt, and maintain a comprehensive solid waste management plan for the County																				Discard	Solid Waste Department	
P	7.3.2	Encourage waste reduction through a combination of careful planning, source reduction, recovery and recycling.																				Regulatory	Solid Waste Department	
P	7.3.3	Specifically encourage the recycling of yard and other clean organic wastes in the County.																				Regulatory	Solid Waste Department	
P	7.3.4	Allow for the reasonable accommodation of land uses which respond to technical and economic changes in the solid waste management industry.																				Regulatory	LDC regulations	
P	7.3.5	Encourage land development and construction techniques which limit the production of solid waste and promote recycling.																				Regulatory		
P	7.3.6	Reasonably accommodate uses and facilities which will result in the beneficial use of materials which would otherwise end up in the waste stream.																				Regulatory	LDC regulations	
P	7.3.7	Protect the County's legal authority with respect to the review and siting of waste facilities and licensing of operators.																				Regulatory	LDC regulations	
G		Continue the provision of solid waste disposal facilities outside the Pass, since hydrologic and geologic land characteristics could preclude development of a sanitary landfill in the area.																					Ute	Delete. Regional Facilities have eliminated the need for small El Paso County Public Health and perhaps CDPHE should be asked to weigh in on whether this policy/objective is still rooted in scientific fact.
P	7.3	Outside storage of substantial quantities of materials such as tires, construction materials, trailers, junk equipment and vehicles should only be allowed under Special Use zoning approval and then only after health, safety and compatibility concerns have been given adequate consideration. Any such uses which are approved should address the compatibility criteria listed in Policy 6.18.																					SC	Countywide. Partially regulatory (tires) and partially policy based. Recommend modernizing the list and incorporating generally at the County wide level and address even more specifically at the sub area level.
P	7.3	Discourage the location of sanitary landfills in those portions of the planning area which are underlain by alluvial and bedrock aquifers or are characterized by sandy soils.																					E	This policy is area specific and should be evaluated for retention; however, the bigger discussion about landfills and siting in the County needs to be addressed on a County wide scale.
		7.4 Allow For Environmentally Sensitive Mining Activities																				ACTION		
G	7.4	Permit mineral extraction and processing activities in the County in a manner which allows for preservation of significant commercial deposits, minimization of adverse visual and other environmental impacts, economical resource use and consideration of other planning issues.																						
P	7.4.1	Allow for the economical extraction of the commercial mineral resources necessary for the development and maintenance of El Paso County.																					Keep	
P	7.4.2	The County should continue to cooperate in extra-regulatory efforts such as the Enhanced Mining Reclamation Program, directed toward minimizing the adverse impacts of existing mining operations.																					Discard	
P	7.4.3	Revise and maintain the data associated with the County's Master Plan for the Extraction of Commercial Mineral Deposits so that it will remain an effective tool for both the preservation of significant deposits and the review of new mining applications.																					Keep	Has not been updated since 1996
P	18.1.1.	Ensure consistency of mineral extraction operations with the County Master Plan for the Extraction of Commercial Mineral Deposits to provide both resource and environmental preservation																					H94	Keep, since the Plan is still an element of the Master Plan.

O		19.2.	Maintain healthy waterways					H94							Keep the intent, but modify to add more detail for how to maintain healthy waterways.
G		a.	Recognize that no designation in the Master Plan for the Extraction of Commercial Mineral deposits implies or mandates mining in the Planning Area									115			Countywide. Special use controls. Revise to address mining at a County-wide scale. This wording effectively pits two master plan elements against each other. Cohesive, comprehensive evaluation of the potential for additional mineral extraction should be performed in the context of land use compatibility and the measurable impact to adjoining land uses.
G		b.	Maintain the existing rural and hillside residential character of the area by ensuring that any resource extraction operation has no effective impact on the properties of existing residents and their lifestyles.									115			How do you ensure "no effective impact"? See the language immediately above.
P		a.	The entire burden of proof for demonstrating the existence of extractable mineral resources should lie with the applicant. Designation of potentially extractable mineral resources in the Master Plan for the Extraction of Commercial Mineral Deposits should in no way be seen as a justification or an implied right for mining.									115			See the language included above.
P		c.	Resource extraction operations in general are not supported in the Planning Area. However, the presence of existing operations is recognized, and if future conditions dictate the necessity for additional supplies of aggregate, the expansion of existing operations is preferred over new quarries.									115			Retain, but rewording the first sentence. The second sentence is an excellent example of a reasonable approach to managing mineral extraction operations in the County. County wide policy. Menzer quarry expansion was approved in 1997.
P		d.	At no time during their operations should resource extraction affect the quantity, quality, or dependability of residents' existing water supplies or result in the diversion of existing water supplies. The full burden of proof for assuring this will lie with the applicant.									115			Retain, Countywide
P		e.	Access from Highway 115 to any resource extraction operation should not affect the quality of the existing access for area residents.									115			Countywide applicable to all roadways.
P		f.	Unless it can be demonstrated that topography will shield existing residents from visual, noise, and dust impacts, all resource extraction operations should be located a minimum of two miles distant from any dissenting residents.									115			
G			Discourage mineral extraction operations that detract from the visual character of Ute Pass.										Ute		Countywide. Note that this plan was prior to withdrawal of the Brubaker mining claim, and was prior to the Mineral Resources Master Plan
G			Minimize the visual impact of existing mineral extraction operations. Require that restoration, reclamation, and/or reuse plans for open-pit mineral extraction operations conform, at a minimum, with state requirements.										Ute		Countywide. Existing operations conforms to state regulations but can be considered an eyesore. Most of this objective is regulatory. The aesthetic concerns are appropriate within the Master Plan, but the reclamation requirements are not due to State preemption.
P		7.4	Mineral extraction operations should be consistent with the County Master Plan for the Extraction of Commercial Mineral Deposits.						SC						All mineral extraction is a special use, which requires compliance with the master plan and the code. Either Countywide or eliminate.
P		7.4	Mineral aggregate extraction operations in the planning area should not be located where they may adversely impact groundwater supplies. Potential operations should be reviewed for their visual and environmental compatibility with adjacent uses.										E		Countywide. Permitting mineral extraction operations is heavily regulated by the State of Colorado and by El Paso County via the special use process.
			7.5 Minimize Impacts of Towers, Transmission Facilities and Related Facilities												ACTION
G		7.5	Allow for those towers, transmission lines and related facilities which provide a benefit to County residents in a manner which balances considerations of economics, equity, and environmental sensitivity and provide for the equitable compensation to private land owners for impacts caused by these facilities.												Compensation should not have been a county issue. CMRS regulations were substantially modifies in 2007.
P		7.5.1	Encourage the multiple use of utility sites and corridors where feasible and appropriate												Keep
P		7.5.2	Support the development and adoption of limited HB 1041 regulations for the purpose of providing the County with the authority necessary to directly address the location and land use impacts of public utility structures such as pipelines and electric transmission facilities.												Regulatory
P		15.1.5.	Ensure that antennas, power lines, and structures do not intrude into the Corral Bluffs ridgeline.						H94						Keep, the Bluffs are a unique area and should be preserved as such.
P		7.5	Transmission lines and communication towers (before cell phone towers), which are necessary to serve the needs of local residents, should be collocated where possible and should not be sited within developed (needs context of what developed means here) rural residential areas.										E		County wide policy

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P		7.5	Utilities lines should not be placed in or adjacent to road-ways in a manner which will compromise the ability to fully expand those roadways in the future.								E							Countywide. Regulatory pursuant to the County's 1041 Regulations

										ACTION		
		8.1 Protect and Enhance Our Legacy										
G	8.1	Protect and enhance El Paso County's legacy of unique natural features, open space, trails and park lands.										
P	8.1.2	Fully consider potential impacts to the proposed open space system identified in the Parks, Trails and Open Space Master Plan in the planning, coordination and prioritization of public capital expenditures.									Keep	Parks decision
P	8.1.3	Prioritize acquisition and development of new parks, trails and open space in a manner which enhances the value of the overall system.									Regulatory	Parks decision
P	8.1.4	Promote balanced multiple use of park, trails and open space resources in a manner which does not detract from their natural quality.									Keep	Parks decision
P	8.1.5	Comprehensively identify the most significant natural features in the County and develop options for their protection.									Discard	Parks Master Plan
P	8.1.6	Encourage preservation of all ecosystems represented in El Paso County.									Modify	implies that no development would occur-preservation
P	8.1.1	Evaluate new development, both public and private, in terms of its impact on the proposed park, trails and open space system.									Keep	referral to Parks
		8.2 Promote Parks, Trails and Open Space Planning										
		Promote comprehensive coordinated planning for parks, trails and open space in the County.										
G	8.2	Promote comprehensive coordinated planning for parks, trails and open space in the County.										TOPS now has a significant role in open space planning.
P	8.2.1	Encourage implementation of the County's Parks, Trails and Open Space Master Plan.									Keep	referral to Parks
P	8.2.2	Develop, adopt and maintain a separate open space element of the County Master Plan.									Discard	Parks Master Plan not a separate plan
P	8.2.3	Develop and maintain an informed community consensus as to how open space should be defined, why it is important, and how it should be used.									Discard	Parks Master Plan
P	8.2.4	Encourage the use of a coordinated County-wide approach in all applicable parks, trails and open space planning efforts.									Discard	Parks Master Plan
P	8.2.5	Support the continued updating and implementation of adopted plans for regional trails.									Discard	Parks Master Plan
P	8.2.6	Rely upon planning efforts to more clearly establish regional parks and trails, community parks, and open space needs and priorities.									Discard	Parks Master Plan
P	8.2.7	Maximize the usefulness of planning information for parks, trails and open space by integrating it into a County-wide geographic information system.									Discard	Parks Master Plan
P	8.2.8	Actively consider the topic of open space in the development of Small Area and topical elements of the Master Plan.									Discard	character and placemaking
G		Encourage Planned Unit Development (PUD's) to retain adequate open space.								Ute		This is good in concept, but it lacks a lot of "teeth" in terms of what makes open space "adequate" in order to determine whether PUD is actually a better solution to zoning and development. Eliminate in favor of County wide policies addressing the positive advantages of PUD zoning.
G		Develop a park and trail system of a community nature to include pedestrian and equestrian trails.								Ute		Eliminate as an area specific policy/objective. All park and trail policies should be replaced by reference to the County Parks Master Plan. Some people do not like the proposed Ute Pass Trail.
P		The unique residential character of Ute Pass, in many cases, is incompatible with recreational opportunities that attract participants from outside the area. The road capacity for vehicles alone is quite limited. Natural resource exploitation can be highly visible and, as such, detrimental to property values and quality of life.								Ute		The recreational opportunities in the area are vast and are generally encouraged particularly with reference to Pikes Peak and Rampart Range. A total revision of the approach to recreation in the Ute Pass sub-area should be performed.
G		Provide sufficient open space in order to retain and even enhance the residential character of the Pass.								Ute		Provide from where? Both sides of Highway 24 are national forest or public. Retain but revise to add more depth to the conversation about how open space is to be provided (methods). This is very similar to the open space/PUD policies above. Consider merging into a series of County-wide policies that guide the relationship between residential development and the provision of open space.
P		3.7 Parks, Trails, and Open Space								FP		Parks Master Plan

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P	3.7.1	Provide recreational amenities for area residents.															County wide policy, but include recommendations for who/how the amenities are to be provided. The County generally only develops regional parks and regional trails (with some exceptions), so how will recreational amenities be provided at the neighborhood-scale, if that is, in fact, a component of the goal.
P	8.2	Ensure that urban density developments provide accessible neighborhood parks, along with the mechanisms for keeping them maintained.															There is no regulatory requirement with straight zoning (e.g., RS-5000, RS-6000, etc.) but there is with PUD in the context of usable open space. There is no strict requirement for the provision of parks in the Land Development Code. Fees can be paid in lieu of parkland dedication. Consider imposing such requirements specifically in PUDs of a certain size and conditioning the rezoning approvals for larger developments that are planned under straight zoning.
Parks & Open Space			BF														
P	9.6	Support the provision and enhancement of both usable and perceptual open space (refer to Land Use Scenario, Concept Plan and Visual Analysis).	BF														Keep, County-wide, but replace with policies (perhaps from other more recently adopted plans) that have more depth or otherwise include more actionable language.
P	9.7	Preserve and improve existing park and recreation areas and reserve additional areas in advance to be developed as needed.	BF														Keep as a generally desired goal, but defer to the expertise of the County Parks department for prioritization of County facilities.
P	9.8	Integrate drainage ways into a linear park and open space system where appropriate	BF														Keep, County-wide.
P	9.9	Encourage larger subdivisions to provide and maintain usable and preferably inter-connected open spaces.	BF														Keep, County-wide.
P	9.10	Provide sufficient and accessible active recreation facilities (ball fields, tennis courts, etc.) in the planning area.	BF														Keep, County-wide.
A	9.e	Explore a program to fully utilize the recreation potential of large State parcels in the planning area.	BF														Delete in favor of policies supporting collaboration with applicable State agencies.
A	9.h	Specific stream corridors should be designated as open space corridors in cooperation with the County and City Parks Departments as well as the County Department of Transportation. Provide trail easements to allow convenient, non-motorized travel throughout the entire subdivision. For example, trail easements could be located along interior roadways as well as around the entire development with at least one interior trail connecting to the perimeter trail. Ultimately, each new development should design a trail system that best fits its natural topography and the needs of its future users, while remaining sensitive to the concerns of adjoining property owners.	BF														Keep as a generally desired goal, but defer to the expertise of the County Parks department for prioritization of County facilities.
A	A.4.3.c.																Countywide, if this for a larger subdivision. However, most of the discussions about trails presume that there is someone to construct and maintain them. This will usually be through a HOA, or a Special District unless they are approved for dedication to the County. HOA's typically would not want to own and maintain a public trail, but would desire it to be utilized by its community members.
O	2.1.1	Consider the current and future community demand for parks and recreational facilities.															A general appreciation for demand and supply of P&R facilities in the County should be informed by the County Parks Division and the Parks Master Plan on a County-wide and regional basis and referenced in the new Master Plan.
O	2.1.4	Consider establishing and adopting a standard for community parks in the planning area.															This should be considered, with greater specificity, as a more intentional effort in the new Master Plan, and, ultimately, via regulatory change through the Land Development Code a Parks Policies as an implementation measure of the Plan.
O	2.1.7	Consider land along major streams and drainage channels that fall within the 100-year flood plain as high priority land for parks, trails, and open space.															County-wide
O	2.1.8	Consider the need for recreational athletic playing fields.															Need should be based on demographic changes over time, which should be captured in updated versions of the Parks Master Plan.
O	2.1.9	Consider opportunities to locate, develop and maintain community parks and recreation facilities in association with schools and municipalities.															Keep, County-wide.
O	2.1.11	Identify future sites for parks that meet the recreational demands of residents in the Planning Area.															This is basically a restatement of some of the objectives above, eliminate.
O	2.1.12	Establish park fees proportionate to land values.															Keep, County-wide. Suggest rewording to say "Continue to update parks fees..." Utilize the same proportionality for school fees.
O	2.1.13	Accept land dedication for parks if it meets the El Paso County Parks Department's established criteria.															Keep, County-wide.
O	2.1.14	Preserve land along major drainage channels located within the 100 year floodplain for parks.															Keep, County-wide.

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O		2.2	To provide safe, efficient, effective, and interconnected bicycle, pedestrian and equestrian trail options.			TL											Keep, County-wide.
O		2.2.1	Support efforts to develop a County-wide multi-modal, non-motorized plan for bicycle, pedestrian and equestrian trails. Where possible, provide separate corridors for different uses.			TL											All plans for alternative transportation methods should be addressed via the MTCP and the Parks Master Plan, which can include the Black Forest Trails Addendum.
O		2.2.2	Encourage pedestrian and bicycle trail connections as part of the subdivision process.			TL											Keep, County-wide.
O		2.2.3	Consider incentives that encourage private land dedications and/or easements for non-motorized use when associated with overall system plan for trails and meets the criteria of the Parks Department.			TL											The intent of this objective is valid, however, it is suggested that it be tied to properties that are the subject of planned development. To attempt to apply this objective to non-developing properties would be difficult, if not impossible, given the lack of potential opportunities.
O		2.2.4	Support the inclusion of provisions for trail and pedestrian crossings and connections at all I-25 interchanges, and where possible, under I-25.			TL											Keep, should be included for County-wide applicability for all major arterial roadways.
O						TL											
O		2.2.6	Consider opportunities for non-motorized access to neighborhoods, schools, activity centers and regional trails.			TL											Keep, County-wide.
A		2.2.1	Identify and preserve corridor rights-of-way and easements for trails.			TL											This is very vague and generally captured via regulation and other County planning documents. Preservations should result in an offset of park fees. Eliminate.
A		2.2.2	Preserve land within the 100 year floodplain for trails.			TL											Keep, but recommend modifying to say "Consider preserving land..." Not all lands along or within 100 year floodplains are suitable or ideal for trail alignments.
A		2.2.3	Provide for pedestrian, bicycle, and equestrian easements when upgrading or building new roads.			TL											Keep, County-wide.
A		2.2.4	Reserve non-motorized easements and ensure their construction and future maintenance as conditions of the subdivision process.			TL											Easements are not "constructed." Trails and other pedestrian connections are "constructed." Therefore, the wording of this action is flawed. The level of commitment (dedication of right-of-way vs. construction of improvements) is typically negotiated by the Parks department for regional trails. Otherwise, keep as a County-wide policy.
A		2.2.5	Accept land dedication for trails if it meets the established criteria as outlined in the El Paso County Parks, Trails, and Open Space Master Plan.			TL											Update, add a qualifier regarding review and recommendation by the Parks Advisory Committee and the BOCC. Keep, County-wide.
A		2.2.7	Provide multiple access points and trail linkages to the Santa Fe Trail and other planned El Paso County regional trails.			TL											Keep, County-wide.
			8.3 Emphasize Parks and Open Space in Development Planning														ACTION
G	8.3		Fully consider parks, trails, and open space issues in the review of individual development plans.														
P	8.3.1		Encourage development plans which appropriately incorporate parks, trails, and open space into their design.														Keep
P	8.3.2		Accommodate innovative approaches for the provision and maintenance of viable parks, trails, and open space resources through the development review process.														Keep
P	8.3.3		Address protection of significant natural features beginning with the initial stages of the development review process.														Keep
P	8.3.4		Clearly designate the boundaries of proposed parks and open space in land development plans.														Keep
P	8.3.5		Ensure that publicly dedicated open space is of sufficient overall quality that it adds value to the larger community.														Discard
P	8.3.6		Provide for the guaranteed preservation of designated, but not yet developed park and open space properties.														Keep
A		A.4.2.c.	Adopt best management practices as county guidelines for the pruning and removal of trees in the road right-of-way, in order to make room for trails on right-of-way of existing roads.			BFT											ECM. Typically trails are not in the same right of way as the road. Previous efforts to prune or remove trees which were a road hazard resulted in strong neighborhood objection.

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A		A.4.3.f	Encourage developers of business parks and commercial property to include a network of trails in their development plans. This network should also connect to surrounding neighborhoods and follow the policies stated above.															Countywide. Interesting that this is in the BF Plan, where little commercial is entertained.
O		2.5.	Encourage Open Space Subdivisions as a means to conserve open land, including those areas containing unique and sensitive features, to maintain property values, and to protect the area's most significant natural, historic, and cultural resources															Keep, reword, and expand to County wide applicability.
G		14	Provide or facilitate a well connected system of parks, trails, and open spaces.															County-wide, but rooted in the Parks Master Plan.
O		14.2.	Coordinate efforts to conserve open space with efforts to preserve cultural landscapes, historic sites, and agricultural uses															Keep, County-wide.
P		14.1.1.	Plan open space and recreational areas in conjunction with school sites, when appropriate.															Keep, County-wide.
P		14.1.2.	Maintain private open spaces through associations or special districts															Update and keep for County-wide applicability.
P		14.1.3.	Identify trails early in the development process															Keep, County-wide. Parks Master Plan.
p		14.1.4.	Identify key drainages in the Planning Area suitable for open space and trails															Keep, but recognize that this is accomplished at the Sketch Plan and PUD/Preliminary Plan stages of development.
P		14.1.6.	Respect the integrity of Corral Bluffs as a significant open space and scenic viewshed.															Keep and emphasize to a greater degree as appropriate.
P		14.1.7.	Consider the purchase of Corral Bluffs as open space.															Some additional open space has recently been purchased with TOPS money. Additional conservation easement acquisition should be considered.
P		14.1.8.	Consider trail corridors along Jimmy Camp Creek and Corral Bluffs.															This should be coordinated with the Parks Master Plan.
O		15.1.	Ensure that developments respect the rural character of the area and prime visual features, including the Front Range, Corral Bluffs, and unique rock outcroppings, through thoughtful siting and design techniques															Keep, consider for County wide applicability.
S		15.1a.	Consider the purchase of open space easements or other conservation measures for the Corral Bluffs formation															Keep
G			Provide recreational opportunities that are community-oriented.														Ute	Retain or Countywide, but expand to consider recreational opportunities in the context of tourism. Parks Master Plan. Field of Dreams.
P		8.3	Parks, Trails and Open Space															
P		8.3	Identify the major stream corridors within the planning area with opportunities for integration as centerpieces for linear open space, park, recreation, trail and wildlife corridor uses in conjunction with surrounding development.															Keep, County-wide policy.Parks Master Plan.
P		8.3	Encourage the incorporation of major floodplains into usable high quality open space by use of prudent line setbacks, only limited use of filling and channelization, and integration of these features within development plans.															Keep, County-wide policy. Parks Master Plan. Note prudent line setback is no longer allowed.
P		8.3	Further articulate and develop the major trail and bikeway network for the area in conjunction with development plans and through an update of County and regional planning efforts.															Keep, County-wide policy. Parks Master Plan. MTCP.
P		8.3	Encourage the designation of conservation easements in the area with a preference for those parcels that have high natural systems and/or cultural heritage values.															Countywide
P		8.3	Encourage opportunities for pedestrian linkages especially to connect residential areas to schools, shopping and significant trail corridors															Countywide
O		10.2.2	Consider area lakes a priority for open space acquisition, and take steps to ensure that lakes are preserved, maintained and available for public access.															Subject to ownership. Reword to emphasize the importance of these amenities in the subarea but remove suggestions regarding ownership.
O		10.2.7	Consider land dedication to the County for open space, if it meets established criteria as defined in this Plan.															Keep, but reword to emphasize consistency with the Parks Master Plan. County-wide.
O		10.2.10	Incorporate bio-diverse landscapes in the open space inventory.															Keep, but reword to allow for the inclusion of bio-diverse landscapes as open space rather than mandating it.
		8.4	8.4 Allow for Provision of Community and Neighborhood Parks and Trails															ACTION
G	8.4		Provide for community and neighborhood parks, local trails, and recreational facilities in developed unincorporated areas.															note additional policies should be considered since the county does not provide tot-lot type of parks, but may give credits against fees.
P	8.4.1		Support planning for the incorporation of parks, trails and recreational facilities in higher density residential subdivisions.															Keep
P	8.4.2		Encourage existing viable special districts to assume responsibility for parks, trails and recreation functions where applicable.															Keep

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P	8.4.3	Support the formation of new special districts to address the planning, development and maintenance of community parks, neighborhood parks, recreational facilities, local trails and community centers.																	Discard	separate taxing entity for parks? Rather than support perhaps be neutral?
P	8.4.4	In the acquisition, development and design of community and neighborhood parks, recreation, trails and open space facilities, provide a balance among varying factors including demands for active and passive open space, accessibility, safety, maintenance, optimal use, special needs, conservation and economics.																	Discard	Parks decision
P	8.4.5	Accommodate innovative approaches for the provision and maintenance of viable parks and open space resources through the development review process.																	Keep	Parks decision to give credits, but there is little provision for maintenance. Special districts.
A	A.4.3.h	Revise County Planning Regulations to require new, rural, residential subdivisions not suited for sidewalks, to include a system of public, shared-use trails. Regional park fees should not be waived when fulfilling this County requirement.																	BFT	Rural (2 ½ acre lot size or larger) are not required to include a sidewalk. It is Parks Advisory Board that recommends waiver of fees, and BoCC that authorizes it.
A	A.4.3.i	Recommend that the County actively support all platted trail easements by protecting them from closure, thus ensuring the continuity of a subdivision's planned trail system for perpetuity.																	BFT	Except in a PUD, the county cannot make a trail easement on private property stay open. Closure, in the form of a vacation, requires a public process.
P	A.4.4.1	Encourage residents to enforce and follow trail covenants and existing plat plans that include trails to ensure continuity of the trail system.																	BFT	Countywide
P	A.4.4.2	Encourage neighborhoods with trails to connect to the identified trail corridors (see map, Section A.5) as well as trails in adjoining neighborhoods.																	BFT	Countywide
P	A.4.4.3	Encourage residents in neighborhoods that do not have trails in their covenants or plat plans to create a local trail system.																	BFT	Countywide
A	A.4.4.a	Coordinate, between the County, residents, and homeowners associations, to work together to review plat plans of older subdivisions to identify and reopen abandoned trails and closed easements to ensure a complete trail system.																	BFT	Countywide. Parks Department.
A	A.4.4.b	Establish a "Neighborhood Trail System", supported by covenant and legal documentation. These trails, established by residents and homeowners associations, may be located on unpaved roads, along interior paved roadways, on utility easements, and section lines, as well as in drainage ways, floodplains and preservation areas for minimum impact on property owners and wildlife.																	BFT	Could encourage neighborhoods to establish, but establishing trails on unpaved roads is perhaps contrary to county policy, trails have no rights to utilize a utility easement on private property, and trails are not authorized on undeveloped section lines .
A	A.4.4.d	Establish a "Neighborhood Trail System", supported by covenant and legal documentation. These trails, established by residents and homeowners associations, may be located on unpaved roads, along interior paved roadways, on utility easements, and section lines, as well as in drainage ways, floodplains and preservation areas for minimum impact on property owners and wildlife.																	BFT	Countywide. Can be through parks or a healthy community's initiative.
G	A.4.5.A	Improve ongoing communication between government agencies and trails organizations to increase the likelihood of project coordination and the ultimate success of those projects.																	BFT	Countywide
G	A.4.7.A	Preserve well maintained, clean trails important to the area's ecology and which add to the enjoyment of living in the BF.																	BFT	Countywide, Parks Department
P	A.4.7.1	Encourage ongoing cooperation between government organizations, homeowners associations, trails organizations, community organizations and landowners to keep trails clean and in good repair and free of noxious weeds.																	BFT	Countywide, Parks Department
A	A.4.7.a	Organize, with the help of the BF Trails Association, an annual Community Trail Day each spring to: 1) control and repair erosion; 2) repair and replace trail signs; 3) pick up trash; and 4) trim tree limbs to provide overhead and side clearance. Volunteers would also investigate and report on any recently closed trails.																	BFT	Countywide, Parks Department
A	A.4.7.c	Organize an adopt-a-trail program for ongoing cleanup of local trails. The BF Trails Association should organize these groups. County trails will remain under the county adopt-a-trail program.																	BFT	Countywide, Parks Department
A	A.4.8	Trail Education																	BFT	
G	A.4.8.A	Foster trails education as the foundation for developing, maintaining and protecting a trail system in the planning area.																	BFT	Countywide, Parks Department

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P	A.4.8.1	Support a comprehensive educational program for landowners and trail users of all ages that promotes the development of trails and their proper care and use.	BFT													Countywide, Parks Department
G	A.4.9.A	Accommodate both the needs of wildlife and non-motorized trail users (including but not limited to walkers, joggers, hikers, off-road bicyclists, equestrians, and cross-country skiers) in the design of trails in the BF.	BFT													Countywide, Parks Department
A	A.4.9.a	Design the optimum trail system in a subdivision, whether new or existing, to allow users: 1) to travel from their homes to a desired location by choosing among a variety of connecting loop trails that may be located between property lines, on other existing easements, along roads, in designated open space and any other areas deemed appropriate. 2) to connect to trails in neighboring subdivisions, which could exist now or may be built sometime in the future. 3) to connect to the County Regional Trail from their homes.	BFT													Appropriate for urban density subdivisions, but not rural density.
8.5 Address Funding for the Provision of Parks, Trails, and Open Space													ACTION			
G	8.5	Encourage the use of a combination of all private and public options available for the effective provision and maintenance of parks, trails and open space.														
P	8.5.1	Encourage the effective use of private sector approaches to parks, trails and open space acquisition and management.														Modify Reword. HOA or special district rather than private sector.
P	8.5.2	Promote the use of strategies such as land trusts and conservation easements which allow for the continuing use of lands for agricultural and other land preservation purposes.														Keep However, conservation easements have come under fire at present
P	8.5.3	Support parks, trails, and open space partnerships with municipalities, the educational community and other public and private entities.														Discard Parks decision
P	8.5.4	Integrate parks, trails, and open space into major infrastructure projects such as roadways, drainage improvements, reservoirs and utility corridors.														Keep
P	8.5.5	Encourage private property owners to enhance the open space value of their property through the voluntary use of conservation easements and management techniques which are environmentally sensible														Keep
P	8.5.6	Upon completion of a County Open Space Master Plan, encourage the county to take an active role in fulfilling the goals of that plan through open space advocacy and management.														Discard Parks Master Plan and TOPS
A	A.4.5.a	Increase the opportunities for communication and cooperation among County Parks, Planning, Transportation, the Colorado Division of Wildlife, and all other appropriate county departments and state agencies to work together for trail development within the county.														Countywide

9.1 Plan for the Mobility Needs of the County										ACTION	
G	9.1	Plan, develop and maintain a safe and efficient transportation system to meet the present and future mobility needs of people, goods, materials and services.									
P	9.1.1	Identify and preserve the functional integrity of the corridors necessary to meet the County's potential future surface transportation needs.									Keep MTCP
P	9.1.2	Maintain transportation planning flexibility which will allow the accommodation of different potential future systems and technologies.									Keep MTCP
P	9.1.3	Achieve compatibility between transportation facilities and adjacent land areas through comprehensive planning.									Keep what is meant by "Comprehensive planning"
P	9.1.4	Coordinate and integrate the planning and development of transportation modes including highways, public transit, bikeways, pedestrian facilities, equestrian trails, railroads, airports, ride-sharing, car-pooling and telecommunications networks with P.P.A.C.G. and the County's municipalities and military installations.									Keep MTCP
P	9.1.5	Coordinate the County's transportation system with the transportation systems of neighboring counties.									Keep MTCP
P	9.1.6	Balance the need for regional mobility with demands for local access onto major transportation corridors.									Keep MTCP
P	9.1.7	Maximize the efficiency of the existing transportation system through efficient traffic management and operations techniques including signalization and additional turning lanes which help to regulate traffic flow and thereby increase capacity.									Keep MTCP
P	9.1.8	Encourage employers to develop and implement methods such as flexible scheduling and car or van pooling to reduce peak hour congestion on major transportation corridors.									Discard Not a master plan issue?
P	9.1.9	Encourage the planning, development and use of a telecommunication network to reduce the number of work and shopping related automobile trips.									Keep Broadband
P	A.4.2.1	Support the DOT in creating the most conducive and safe means for transportation throughout the BF.		BFT							Countywide
P	A.4.2.2	Strongly encourage the DOT to consider the impact on the area's present and future trails when choosing dust abatement alternatives in BF.		BFT							Countywide
G	8	Develop a well-integrated multi-modal transportation system.				H94					All transportation policies should be based upon the updated MTCP.
O	8.1.	Plan an efficient regional transportation network with consideration for community and natural features				H94					All transportation policies should be based upon the updated MTCP.
P	8.1.1.	Protect the functional integrity of identified major corridors by carefully selecting access points and carefully designing those that are allowed				H94					All transportation policies should be based upon the updated MTCP. Additionally, this is regulatory pursuant to the County's 1041 Regulations.
P	8.1.2.	Coordinate road widenings with utility providers, including Mountain View Electric, El Paso County Telephone, and Cherokee Metropolitan District.				H94					All transportation policies should be based upon the updated MTCP. El Paso County Telephone has been acquired by century link.
P	8.1.5.	Accommodate safe and efficient pedestrian and bicycle movement throughout the Planning Area, as appropriate				H94					All non-vehicular policies should be based upon the updated MTCP and the County Parks (and Trails) Master Plan.
		TRANSPORTATION 6.		BF							
		The County's adopted Major Transportation Corridors Plan (1985 or as amended) should be consulted when reviewing proposed developments in the planning area.		BF							Regulatory as a part of the County Master Plan, the consistency with which is a criteria that is considered in reviewing development applications.
G	6.A	Provide an integrated transportation system which protects and compliments the environment and serves area and regional travel demands with safety, economy, efficiency and comfort.		BF							Consider keeping for County-wide applicability if not as a County-wide objective.
P	6.1	Design the transportation system so that disruption of sensitive environmental features, agricultural operations, and existing or platted residential areas is minimized.		BF							Keep, County-wide.

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P	6.2	Discourage unnecessary traffic through the forested and low density residential areas by providing alternative alignments and, where appropriate, incorporating designs which limit through traffic movements.	BF													Delete or otherwise reword. Regional transportation planning efforts should not be inhibited by the unilateral objectives of a given sub-area. With that being said, appropriate consideration should be given to sensitive character areas of the County when planning for and constructing an efficient and sustainable transportation network.
P	6.3	Upgrade primary transportation corridors (e.g. Shoup, BF, Vollmer) in low density residential areas to promote safety. Where possible these improvements should be made within existing rights-of-way.	BF													Keep, but consider expanding the list to include similar roadways throughout the County.
P	6.4	Minimize direct access to the Timbered Area from any future expressway which may be constructed through the southern part of the planning area.	BF													Keep, but consider expanding to other similar character areas in the County. Direct access to an expressway classification of road does not meet road criteria.
P	6.5	Reduce the need for single passenger vehicle trips by encouraging alternative modes of transportation, specifically ridesharing.	BF													Keep, but expand to incorporate other multi-modal options that are supported by existing, adopted plans.
P	6.6	Reserve adequate rights-of-way for roads indicated as potential major transportation corridors.	BF													Keep, County-wide, but also addressed in the dedication/reservation requirements of the Land Development Code.
P	6.7	Protect the right-of-way along Meridian Road for future upgrading, but encourage any north-south expressway to locate east of the tree line.	BF													Keep.
P	6.8	Upgrade road layouts in existing subdivisions to accommodate school busses and emergency vehicles if access is needed.	BF													Keep, but additional coordination with DPW is appropriate. Because many of the roads in the BF and other parts of the county are substandard, but also platted prior to modern design standards, it is presumptive to believe that they can be unilaterally be upgraded.
A	6.a	In conjunction with the regional Ridesharing Program, a process should be initiated to designate sites for Park and Ride facilities.	BF													Keep, but expand to County-wide applicability.
A	6.e	Direct access to Woodmen Road and State Highway 83 should be strictly limited to preserve their potential function as limited access expressways.	BF													Keep, but recognize that access is strictly regulated and Highway 83 access is controlled by the State.
A	6.g	Road rights-of-way and easements which upon review by the County Department of Transportation are determined not to be essential, and which may result in substandard roads or access points should be vacated.	BF													Keep, but recognize that such efforts should be coordinated with adjacent landowners where possible and initiated on a case-by-case basis when appropriate.
A	6.h	Problem intersections and alignments such as Vollmer/ BF Road should be redesigned.	BF													Keep, but reword to allow for County-wide applicability and reference inclusion of responsible jurisdictions.
A	6.i	Roads should be designed to avoid blind intersections.	BF													Delete, regulatory
A	6.j	Strict enforcement of speed limits, load limits and control of unauthorized off-road vehicles should be employed.	BF													Delete as this is not a comprehensive planning actionable item.
A	6.k	Reflective markers should be placed along roadways in open areas to enhance visibility	BF													Delete, regulatory.
P	8.2.1.	Ensure multiple access points for subdivisions, schools, and other activity nodes in a manner that promotes connectivity and protects the functional integrity of major corridors								H94						County wide.
P	8.2.2.	Design subdivisions to allow future roadway connections and access to adjacent properties as a means to ensure adequate circulation throughout the Planning Area and to preclude the creation of future access problems for adjacent properties. Use waivers for roadway connections to adjacent properties sparingly and only in those cases where topography or other site characteristics preclude connections								H94						County wide.
P	8.2.3.	Use dead-end roads only when necessary due to topographic features or unusually shaped properties.								H94						County wide.
P	8.2.6.	Create a safe walking environment within urban density subdivisions with well defined crosswalks and sidewalks buffered from roadways.								H94						County wide, but may be contrary to ECM design.
P	15.1.3.	Promote the use of native plants for roadway beautification								H94						This should be included along with other beautification measures; all of which can help inform implementation measures such as modifying the landscaping standards of the LDC.
G	a.	Recognize that maximizing safety is the greatest priority in evaluating the impact of present and future uses of Highway 115.												115		County wide goal applicable to all State and County roadways. State decision for use of highway. County decision for uses that access the highway.

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G	b.	Provide for the safe and efficient movement of all vehicles along Highway 115 by recognizing the needs of local residents, tourists, and the majority of through traffic users.										115		Countywide for highways.
P	a.	As the primary concern with Highway 115 is safety, improvements should be staged to focus on safety concerns and the road ultimately developed to four lanes. Specifically, the improvement of the five 1946 vintage bridges, shoulder widening, and the inclusion and extension of passing lanes should receive priority.										115		Have these now been completed? This is a State controlled right of way. Buildout or other plans for expansion are subject to State action. Remove, retain the potential for the Highway to reach full buildout.
P	b.	The number of access points to Highway 115 should be limited and, where possible, reduced. The development of parallel access roads feeding a few major access points to Highway 115 is supported.										115		State decision. There are A-Lines for the Highway, which are controlled by CDOT. Acknowledgement of the increase access control should be recognized as it pertains to growth in the area. Otherwise, eliminate.
p	c.	Appropriate existing access points should be improved in conjunction with the above policy. The County should work with the State Highway Department and affected landowners to develop access plans and ensure that access will be improved as needed.										115		Retain; collaboration with CDOT is a high priority for the County.
P	d.	Plans for improvements and the development of Highway 115 to four lanes should recognize the high natural and scenic values of the area.										115		Any constructions plans, and the aesthetic value of the area, may only be weighed under the authority of CDOT. Eliminate in favor of deference to CDOT authority.
P	j.	Existing local roads should be upgraded to meet County standards for access of school buses and emergency vehicles, and innovative designs for new roads allowed that provide for both access and reduced environmental impact										115		More applicable to this area, but also applicable in other areas. Any policies geared toward the rehabilitation of County roads should be informed by the County Department of Public Works. The limited resources available to the County demands that a holistic approach to County roadway maintenance be employed.
P	k.	The need for single passenger automobile trips should be reduced by supporting alternative modes of transportation, specifically ride sharing and park-and-ride facilities.										115		Countywide. Retain, and update to account for any recent improvements.
PA	b.	Support for Highway 115 improvements by the County should be actively coordinated with Fremont County.										115		Retain and allow for expansion of information (e.g., current intergovernmental cooperation) as appropriate.
PA	c.	The County should consider the traffic safety impacts of any land use proposal in the Planning Area, and not approve land uses which will exacerbate the already substantial safety problems on Highway 115.										115		This action probably needs to be reworked. Land uses that result in increased traffic should not necessarily be broadly excluded. The provision of roadway improvements necessary facilitate increased traffic counts is a common occurrence throughout the County; this area of the County should be no exception if mitigation requirements are strictly required. Ancillary benefits associated with the construction of the mitigation measures can be realized which would support overall safety along the Highway 115 corridor.
PA	g.	Alternative design standards for roads in steep topography should be applied by the County Department of Public Works with the purpose of minimizing environmental impact while still allowing for fire safety and emergency vehicle access. In all cases roads should be designed to provide reasonable guarantees for driver safety and reasonably efficient maintenance.										115		Retain as a character component (likely applicable in other areas of the County such as Ute Pass), but update to be applicable to the Planning and Community Development Department in the review of plans for development and to the Department of Public Works in the construction of capital improvements.
PA	h.	The County should encourage designation of Highway 115 as a bike route and support development of a combined hiking/riding trail parallel to, but separate from, the road. Such a trail should be planned to tie into the Santa Fe Trail being developed from the northern part of the County.										115		Policies for multi-modal transportation should be housed in the state-wide transportation plans and the County's MTCP and informed by the County Parks Master Plan. MTCP does not support this for bikes
G		Discourage the possibility of U.S. Highway 24 becoming a "strip" corridor.											Ute	Isn't it already this? Could this not be said for most areas bordering State Highways? This directly contradicts the policy/objective above. Eliminate, but develop area-specific policies for the Highway 24 corridor.
P		Ute Pass, with its steep topography and inclement weather, presents distinct transportation problems. Upgrading road surfaces to an all weather status is not always desirable due to the steep slopes of various local roads.											Ute	Confirmation of the validity of these statements under the current conditions should be sought from Public Works.
G		The improvement of general road conditions and the insurance of road safety for pedestrians, bicyclists, and motorists.											Ute	Countywide. The fundamental concept of this goal is likely to be adopted as a County-wide policy or goal in the new Master Plan.
G		Recommend that property owners provide emergency vehicle access to structures that do not front a County Road.											Ute	Fire Department. Emergency access in this area of the County should be retained as an important concern. Limiting it to only those structures that do not front a County Road is too narrow given that access is an issue in multiple locations within the sub-area.

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G			Encourage car pooling and investigate the feasibility of a park-and-ride lot.									Ute	Countywide, but especially applicable here. Consider retaining and updating if information is available that would provide better detail on the feasibility of locating a park-and-ride lot in the sub-area.
P			Existing paved County roads, in the South Central Area, should be upgraded to support the present truck traffic.									SC	(Completed? but chip and seal?) Consider localized traffic improvement policies in certain areas of the County, which may include identification of specific roads.
P			Road easements should be preserved for all major proposed roads in the South Central Area. These easements should include Powers Boulevard, Marksheffel, Meridian, Curtis, Peaceful Valley and a potential road one mile south of Drennan Road. Adjacent property owners should be contacted prior to finalizing major road alignments to ensure the most appropriate regional alignment is designed. These alignments are depicted on the Transportation Map (Map 6).									SC	Verify plan map 6 is consistent with the MTCP. Update.
P			Safe, efficient and comfortable bicycle and pedestrian movement systems should be provided as development occurs.									SC	(Bicycle and pedestrian on rural roads?) Countywide
P			A regional trail system should be developed to provide alternative transportation linkages.									SC	A regional trail system should be developed to provide alternative transportation linkages.
P			SPECIAL FACILITIES/UTILITIES (Water, Wastewater, Electric, Solid Waste)									SC	
P			Transportation									FP	County wide policy
P			Recommend land use patterns that make efficient use of existing transportation infrastructure and limit the cost of future extensions and upgrades.									FP	County wide policy
P			Mitigate congestion by providing flexibility for areas of higher population densities while protecting lower density areas from the negative effects of traffic.									FP	County wide policy
P			Prevent pedestrian hazards by identifying and prioritizing key pedestrian linkages and carefully integrating future urbanized areas with the existing network of traffic corridors.									FP	County wide policy
P			Promote alternative modes of transportation in order to reduce peak traffic, increase safety, and promote health.									FP	County wide policy
P			Enhance the future role of Meadow Lake Airport through the recommendation of compatible land uses.									FP	Keep, but acknowledge recent land use approvals that have not been opposed by MLLA, which suggests compatibility with the Airport.
P			Balance long term transportation infrastructure needs with current requirements.									FP	County wide policy
P			Ensure the coordination of land use and transportation planning.									FP	County wide policy
P			Transportation									FP	
P			Recognize the importance of the Woodmen Road, Meridian Road and Stapleton / Curtis corridors as critically important non-State transportation corridors serving the area. Maintain options for a high level of access control, adequate right-of-way preservation and adjacent uses which will complement these higher speed, higher traffic major arterial corridors.									FP	Keep, subarea specific.
P			Also recognize the importance of other key corridors in the planning area as identified on the Major Transportation Corridors Plan as it may be amended in response to development activities and plans. These corridors include but are not limited to Judge Orr Road, Elbert Highway and Peyton Highway									FP	Update based upon latest MTCP, keep.
P			Require reasonable and planned road interconnections between existing, planned and potential future developments to enhance emergency response, reduce vehicle miles traveled, allow for efficient direct access to schools, parks and shopping and reduce congestion on other roadways									FP	Countywide
P			Recognize the case-by-case utility of reducing local roadway interconnections if necessary either to avoid the need for multiple crossings of stream corridors and/or sensitive areas or to reduce the number of access points on major transportation corridors									FP	Countywide
P			Maintain options for additional Park and Ride lots and transit routes and stops in the higher density areas and along the major corridors within the planning area.									FP	Countywide
P			Intensity of use should also be compatible with the alignment of major thoroughfares.									FP	Countywide
P			More intense uses that would result in more traffic should be confined to high-volume transportation routes designated in the MTCP.									FP	Countywide. The same could potentially be said for existing high-capacity water and wastewater infrastructure.

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P			Uses that would result in high-volume traffic should not be allowed in areas that can only be accessed through minor arterials designated in the 2030 MTCP, as this plan may be amended.															Countywide
P			Woodmen Road and Briargate/Stapleton should be considered the major east-west routes for high-volume traffic, and high intensity uses should be confined to areas that can easily access those routes.															Keep, area specific policy.
P			Promote the location of a north/south Interstate bypass or toll road corridor through or adjacent to the planning area.															Interesting that S-Central plan said the opposite. Revise to defer to the regulatory process under the 1041 Regulations. MTCP does not include such bypass, so "promoting" a potential alignment at this point seems premature.
P			Protect adequate rights-of-way to allow for the eventual construction of a complete arterial system throughout the planning area (refer to the County's Major Transportation Corridors Plan).															Addressed via the MTCP through the review of development applications.
P			Refine the generally adopted road pattern to be sensitive to environmental features, existing residential areas and to minimize expensive stream crossings.															Generally adopted pattern is section line grids. Unfortunately, it costs more in right of way and construction costs than to minimize stream crossings. Perhaps it should a goal to achieve.
P			Discourage the division of existing land uses and agri-cultural operations by major traffic corridors and mitigate impacts which do occur by planning for suitable crossings.															Delete first part, but mitigation is OK. How do you mitigate? Underpasses for animals? Field accesses? May contradict with MTCP. This policy may also contradict with 8.6 above.
P			Use care in the planning of airport facilities to minimize their impact on adjacent land uses and transportation systems.															Countywide. Springs East airport in this planning area. Bullseye Airport came after words. Addressed for new facilities via the County's 1041 Regulations.
P			Provide for Park and Ride facilities in all major developments and especially in association with primary intersections.															MTCP. Consider as a County wide policy; however, providing in every development is probably unrealistic. Such facilities should be conveniently located and accessible from major arterial roadways.
P			Encourage the establishment of pedestrian and bicycle routes within urban growth clusters and provide for connections between centers as appropriate.															There have been no clusters or centers in this area, but it can be a good idea.
P			Investigate rural transportation options (including special bus service) for those without access to automotive transportation.															Countywide, but perhaps not as a policy; more of an implementation item.
G		5.1	To provide an efficient, safe, continuous, and connective transportation system.															Keep, generally, but defer to MTCP policies and goals, as appropriate.
O		5.1.1	Identify and prioritize transportation deficiencies and future transportation improvements.															Keep, for County wide applicability.
O		5.1.2	Plan for additional north-south arterial and collector roads.															MTCP
O		5.1.3	Improve the connectivity of east-west arterial and collector roads.															MTCP
O		5.1.7	Encourage logical and economical road extensions and linkages.															Keep, for County wide applicability.
O		5.1.8	Encourage cooperative transportation planning efforts among the State, Douglas and El Paso Counties, the Towns of Monument and Palmer Lake, and the USAF Academy.															Keep, for County wide applicability.
O		5.1.10	Support the County's Paving Policy.															Keep, but update with more specificity from the current roadway maintenance plan.
A		5.1.15	Identify and reserve roadway corridors and linkages necessary to facilitate the efficient flow of traffic in the Tri-Lakes Area.															Keep, County-wide.
A		5.1.22	Improve railroad crossings.															County-wide. This demands increased detail and should acknowledge the challenges associated with coordinating with the railroad companies.
																		ACTION
G	9.2		Promote land use planning which maximizes transportation efficiency.															Keep
P	9.2.1		Encourage the development of major activity centers with regional multi-modal access.															Regulatory
P	9.2.2		Require advance right-of-way preservation and/or dedication for transportation facilities as part of the land development process.															LDC
P	9.2.3		Strictly limit direct access onto major transportation corridors in order to preserve their functional capacity.															Regulatory
P	9.2.4		Plan, build and manage the capacity of the road-way system to accommodate maximum expected land use densities.															ECM, LDC
P	9.2.5		Evaluate land use patterns which place exceptionally large demands on the transportation systems and mitigate their impact.															Keep
P	9.2.5		Evaluate land use patterns which place exceptionally large demands on the transportation systems and mitigate their impact.															Regulatory

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P	9.2.6	Encourage carefully-planned mixed-use developments which integrate vehicular and pedestrian transportation modes and which maximize the effective use of transportation infrastructure and parking areas.										Regulatory	ECM, LDC
O	I-25.1.2	Promote cooperation between private land owners, developers, the County, the Town of Monument, the City of Colorado Springs, the Colorado Department of Transportation, and the Air Force Academy to coordinate planning and development of the I-25 Corridor.							TL				Keep, subarea specific.
O	I-25.1.3	Plan for and protect the functional integrity of the transportation corridors which parallel I-25.							TL				Keep, County-wide. Also include reference to the function integrity of corridors that bisect and/or are perpendicular as well since the increase volumes on I-25 affect those roads as well.
O	I-25.1.4	Encourage clustering concepts in an effort to preserve substantial permanent open space and viewsheds to the Front Range and the eastern plains.							TL				Keep, reword to focus more on character attributes of specific areas. Consider for County-wide applicability once reworded.
O		Preserve the rural character and continuous traffic flow along SH-83.							TL				Character areas issue. Keep, but reword to fit into the context of the applicable character area(s).
O		Cooperatively plan for the future of the SH-83 corridor.							TL				Keep, subarea or character area(s) specific.
O		Promote cooperation between private land owners, residents, developers, the County, and the Colorado Department of Transportation to coordinate planning and development of the SH-83 Corridor.							TL				Keep, subarea or character area(s) specific.
O		Plan for and protect the functional integrity of SH-83.							TL				CDOT regulated. Keep, as a subarea or character area(s) specific goal in coordination with CDOT.
		9.3 Reduce Adverse Impacts										ACTION	
G	9.3	Reduce the adverse environmental impacts of existing and future transportation systems through a combination of careful planning and mitigation techniques.											
P	9.3.1	Place a high priority on maintaining the environmental condition when planning or building roads.										Keep	
P	9.3.2	Place a high priority on those system improvements which will substantially reduce risks to public safety including but not limited to signalization and traffic controls.										Regulatory	
P	9.3.3	Encourage the identification, designation and preservation and enhancement of scenic transportation routes and vistas.										Keep	
P	9.3.4	Provide for noise attenuation and visual screening along major transportation corridors by incorporating techniques including setbacks, buffers, berms and vegetation treatments.										Regulatory	LDC
P	9.3.5	Plan and provide for mitigation of secondary impacts of traffic congestion including the protection of air and water quality and drainage system enhancements.										Regulatory	ECM
P	2.1.5.	Screen parking from public rights-of-way.					H94						County wide; generally regulatory under the LDC
O	5.1.11	Recognize the designated AICUZ accident potential zone for Aardvark Auxiliary Airfield and support compatible land uses.							TL				Keep, but update with language from the JLUS study and the recent AICUZ study.
O	5.2.3	Encourage the identification, designation, preservation, and enhancement of scenic transportation routes and vistas.							TL				Regulating scenic views is challenging in application. Any desire to retain the concept should include reworded language.
		9.4 Address Funding Issues										ACTION	
G	9.4	Implement the planned transportation system in a coordinated and cost-effective manner utilizing a fair, equitable and sufficient method of funding.											Road Impact Fee system
P	9.4.1	Base funding for transportation improvements and maintenance as much as possible on a user-pay system while recognizing the unique needs of the transit-dependent along with the indirect costs and benefits of transportation projects.										Keep	
P	9.4.2	Utilize transportation strategies designed to improve the efficiency of existing roadways prior to investing in system expansions or additions.										Keep	MTCP
P	9.4.3	Adequately fund maintenance of existing and future transportation infrastructure to preserve the value of investments made.										Keep	
P	9.4.4	Encourage user-pay approaches to funding transportation system improvements and maintenance.										Modfy	Road impact fee for improvements but not maintenance

P	9.4.5	Encourage processes by which development can contribute a reasonable and fair share toward necessary off-site transportation improvements.															Regulatory	niether cost recover or road impact fee when this was written	
G		Investigate the establishment of special assessment districts to implement a road improvement program.															Ute	Countywide. This objective/policy may still have merit, even on a County-wide scale. This has been discontinued as a resident participant program, which the county no longer utilizes. This is a common theme in Rancho Colorado, north of Peyton, and BF where older roads are not public since they were not built to county standards	
9.5 Support Alternative Modes																	ACTION		
G	9.5	Promote the planning and development of transportation modes offering alternatives to single-occupant automobiles.																	
P	9.5.1	Encourage the development of convenient, reasonably economic public transit options to serve the mobility needs of all segments of the population to and from major regional destinations.															Keep	not just from destinations, but should be from population centers as well	
P	9.5.2	Encourage the development and maintenance of pedestrian and bicycle networks by identifying and setting aside corridors early in the planning process and by fully integrating these functions into land development plans.															Regulatory	MTCP	
P	9.5.3	Encourage the use of high occupancy vehicles (HOV's), buses, vans, carpools and rapid rail.															Discard	how can the county encourage	
P	9.5.4	Promote the conservation of energy resources through enhancement of all modes of transportation and telecommunications networks.															Discard	how can the county encourage	
P	9.5.5	Promote the development of Park and Ride areas to facilitate the use of alternative modes of transportation and coordinate the development of an intermodal system.															Keep	and MTCP	
P	9.5.6	Emphasize the needs of the transit-dependent population in the planning and prioritization of alternative transportation systems.															Keep		
P	9.5.7	Encourage inter-regional cooperation for the planning and development of alternative modes of transportation.															Keep		
IS	8.1b.	Designate a location for a public park and ride facility north of Schriever AFB as part of the County Major Transportation Corridors Plan Update.																Evaluate feasibility through conversations with the County Engineer and the County's transportation planner.	
G	5.3	To promote the planning and development of transportation modes offering alternatives to single-occupant automobiles.																TL	MTCP and regulatory.
O	5.3.1	Encourage the development and maintenance of pedestrian and bicycle networks by identifying and setting aside corridors early in the planning process and by fully integrating these functions into land development plans. Where possible, provide separate corridors for different modes of travel.																TL	Keep, County-wide.
O	5.3.2	Support transit options that meet the demands of residents in the planning area.																TL	Keep, reword as appropriate in specific character areas.
O	5.3.3	Encourage multiple Park-n-Ride facilities at logical locations on both sides of I-25.																TL	Keep, but reword for County-wide applicability.
O	5.3.4	Encourage development patterns which reduce the need for and use of the automobile.																TL	This objective sounds great, but the foreseeable future of travel in the unincorporated areas of the County are likely based on the automobile. For that reason, this objective should be reworded to instead focus on encouraging things like mixed use developments, where geographically and functionally appropriate, in order to help minimize regional commuting traffic.
O	5.3.5	Promote bicycle and pedestrian access in development proposals.																TL	Keep, County-wide.
O	5.3.7	Promote the conservation of energy resources through enhancement of all modes of transportation and telecommunications networks.																TL	Keep, County-wide.

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10.1 Recognize the Unique Importance of Water and Wastewater Service										ACTION	
G	10.1	Recognize the unique importance of water and wastewater service provision in the location, type and density of land use.									
P	10.1.1	Address the implications of water and wastewater service availability as one of the key initial considerations in the development and revision of Small Area Plans.									Keep MTCP and 208
P	10.1.2	Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.									Keep
P	10.1.3	Consider, where feasible, the use of larger State-permitted septic systems (those over 2,000 gallons per day) as an alternative to the use of individual or smaller central systems for developments in outlying areas.									Regulatory already in place. 1041 permit
P	10.1.4	Encourage the appropriate use of sewage lift stations connected to an interim wastewater treatment facility as a means of serving areas which temporarily are unable to access central sewage treatment.									Regulatory 1041 Permit
P	10.1.5	Encourage, when feasible, interconnection to regional wastewater systems									Keep Viable current discussions
P	10.1.6	Encourage sewage treatment service providers to manage wastewater flows within the same drainage basin where the flows are generated if possible.									Keep Keep because it encourages consolidation, but affected by water rights
O		Encourage the consolidation of regional water and sanitation systems over the proliferation of small, individual systems.					H94				County wide, based on policies and goals of the County Water Master Plan and the 208 Water Quality Management Plan by PPACG.
P		Presently in Ute Pass (with the exception of Cascade and areas northeast of U.S. Highway 24), water is provided by the City of Colorado Springs. Due to private septic system utilization, there is a potential for pollution of downstream water sources.							Ute		This same potential may still exist, but confirmation from EPC Public Health is needed.
G		The provision of adequate, efficient, economical, and safe water and sanitation facilities.							Ute		County-wide goal/policy.
P		The district/company is designed so expansion and extension of services to adjacent areas is feasible in the future.						SC			Update and incorporate as a County wide policy, which should reflect the goals and policies of the County Water Master Plan.
P		The extension of services should be logical and minimize leapfrog development.						SC			County wide policy, also regulated by 1041 Regulations
P		Connections to existing and proposed regional water and wastewater systems are encouraged rather than the proliferation of smaller facilities.						SC			Lower Fountain WWTP in this area. Water replaced by Water Master Plan. Sewer is regulated by CDPHE and reviewed by PPACG per their policies. Eliminate except as appropriate to develop policies that include references to the WMP and State/PPACG reviews.
	9.11	Discourage the construction of large centralized water and sewer systems in rural residential areas to avoid direct or indirect growth inducement	BF								Keep, County-wide unless otherwise compelled by regulatory standards.
	9.12	Encourage the joint utilization of regional water and sanitation systems in urban density areas, and discourage the proliferation of small individual systems	BF								Keep, County-wide.
	9.13	Discourage the drilling of wells in urban density areas for the purpose of landscape irrigation	BF								Keep, County-wide.
	9.14	Support development proposals which incorporate water conservation, aquifer recharge and water reuse within the limits of the adopted Land Use Scenario.	BF								Keep, but reword to incorporate recently adopted policy language from the Water Master Plan, as appropriate.
G	6.5	To recognize the unique importance of water and wastewater service provision in the location, type and density of land use.							TL		Keep, and also include reference to WMP policies and goals.
O	6.5.1	Carefully consider the impacts that proposed new developments will have on existing wastewater systems.							TL		Keep, County-wide.
O	6.5.2	Encourage regional wastewater systems.							TL		Keep, County-wide.
O	6.5.3	Encourage augmentation on other plans that wisely use and reuse treated effluent for local irrigation of parks, golf courses, or other comparable areas, that would otherwise be irrigated by groundwater.							TL		Keep, and also include reference to WMP policies and goals.
10.2 Coordinate Planning and Management										ACTION	
G	10.2	Promote planning and management approaches which protect the integrity of the County's water and wastewater systems and ensure that the levels of water and wastewater service are adequate to meet the needs of existing and future County residents.									
P	10.2.1	Encourage regional approaches to planning for water supply and wastewater treatment.									Keep

P	10.2.2	Carefully consider the availability of water and wastewater services prior to approving new development.																Regulatory	LDC
P	10.2.3	Promote cooperative ventures such as water authorities which maximize water supply options and economies through the pooling of resources.																Keep	Water Master Plan
P	10.2.4	Encourage the linking of systems among water providers in order to provide the highest assurance of available service.																Keep	Water Master Plan
P	10.2.5	Allow for the use of shared wells only if arrangements for ownership and maintenance are formalized and clearly communicated to all affected parties (prior to development or sale of property).																Regulatory	LDC
P	10.2.6	Encourage the design and use of central water delivery systems which meet or exceed industry standards for parameters such as treatment, back-up systems, fire flow, pressure, looping and maintenance.																Regulatory	Not in County's purview
P	10.2.7	Develop and implement County-wide standards that apply both to individual and community water and wastewater systems.																Regulatory	
P	10.2.8	Consider the impact that land use patterns and densities will have on the ability to provide effective centralized water and sewer services.																Keep	
G		Encourage development of a common package sanitation facility for cluster developments.															Ute		Package plants are not encouraged by state regulations. Update, as appropriate, for County-wide application under the guidance of EPC Public Health.
P		Support the development of regional wastewater plants in order to gain economies of scale and to prevent contamination of groundwater (see also Natural Environment Policies).															Ellicott		Reevaluate County wide based upon the 208 Water Quality Management plans. The growth projections and conclusions of the Water Master Plan should be considered during reevaluation.
10.3 Address Environmental and Health Concerns																			
G	10.3	Design and operate water and wastewater treatment, distribution and collection facilities in an environmentally sensitive manner.																ACTION	
P	10.3.1	Coordinate the siting of major wastewater treatment facilities through the 208 management process early in the planning and development process.																Keep	
P	10.3.2	Adequately buffer new wastewater treatment facilities from surrounding development, and allow sufficient areas for their expansion.																Discard	is allowing for expansion the county's role? Residential development occurs after the WWTP is in place.
P	10.3.3	Reduce the adverse visual impacts of water storage tanks and other facilities through a combination of careful site selection, design, screening and use of natural colors.																Regulatory	LDC and 1041 Permit
P	10.3.4	Minimize and mitigate the disruption of riparian areas caused by sewer lines which are located within stream corridors.																Regulatory	
P	10.3.5	Promote monitoring and assessment techniques to identify critical sources of non-point source pollution within the region.																Regulatory	MS4 permit
P	10.3.6	Encourage land use approaches, mitigation techniques and Best Management Practices that reduce non-point source pollution such as runoff from roads, parking lots and lawn chemicals.																Regulatory	
P	10.3.7	Provide educational and informational programs which promote the wise use of water and the safe and effective disposal of wastewater.																Discard	supplier responsibility
P	10.3.8	Encourage reuse of non-potable water for irrigation where allowed by augmentation plans.																Regulatory	
P	10.3.9	Encourage the development and implementation arrangements for regularly scheduled septic system inspection and maintenance.																Discard	Health Department
P		h. Avoid those commercial or industrial activities that could potentially pollute the limited ground water supplies of the Planning Area.															115		Countywide. Potentially a character area policy for areas having alluvial aquifers
P		i. Protect the quality and quantity of existing ground water supplies, with the burden of proof for protection lying with any proposed development.															115		Countywide. Water Master Plan. Quantity is an ever changing value. This policy really gets into the regulatory water sufficiency findings for quality, quantity and dependability.
G		a. Preserve and enhance the existing stable character of the Planning Area, which is defined as rural and foothills residential.															115		Reevaluate. Is this still the character of the sub area? Perhaps most of the area has remained unchanged, while others have changed due to growth pressures, improvements to Highway 115, and the continued expansion on Fort Carson.

11.1 Encourage Basin-Wide Drainage										ACTION		
G	11.1		Promote regional planning and management approaches which protect the integrity of drainage systems and minimize long-term system-wide environmental impacts, costs and recognized flood dangers within the County.									
P	11.1.2		Encourage an approach based on the entire watershed, to flood protection which incorporates a combination of on-site, sub-regional and regional retention and detention facilities to effectively reduce negative downstream impacts including erosion, flooding, channel and water quality degradation.								Keep	
P	11.1.3		Set aside the areas needed to accommodate the drainage facilities necessary for full basin build-out.								Regulatory	
P	11.1.4		Require development plans to effectively address both quantitative and qualitative impacts of drainage within the project site.								Regulatory	
P	11.1.5		Effectively utilize automated land use mapping and data management (GIS) to keep drainage basin planning studies current.								Regulatory	
P	11.1.6		Continue to support cooperative multi-jurisdictional approaches to drainage system planning and operations.								Keep	
P	11.1.7		Approve site-specific development plans only if there are financial and other assurances that on-site drainage facilities will be appropriately constructed, that downstream infrastructure will accommodate the additional impact, and maintenance issues are fully addressed.								Regulatory	
P	11.1.8		Promote planning approaches which allow for interim solutions for drainage problems in less developed basins.								Regulatory	interim solution costs may not be recoverable
P	11.1.9		Support the development of drainage basin management plans which meet the unique needs of rural and rural-residential areas.								Regulatory	
G			Promote regional planning and management approaches which protect the integrity of drainage systems and minimize long-term system-wide environmental impacts, costs and recognized flood dangers within the County.							E		
P			Encourage individual de-velopers to coordinate with adjacent property owners in the development and imple-mentation of master drainage basin studies.							E		Countywide for unstudied basins. The trigger for preparing a plan often falls on the first developer in the door in a given drainage basin. For that reason, this policy would be hard to apply as written.
P		11.1.1	Determine basic design and land requirements in each watershed for drainage facilities at the earliest possible juncture in the planning process to maximize planning options and minimize acquisition and construction costs.									
G		4.1	To promote comprehensive planning and management approaches to preserve or improve the integrity of the drainage basins within the planning area and minimize long-term system-wide environmental impacts.									Keep, but reword for County-wide applicability.
O		4.1.1	Study the drainage basins to determine the improvements necessary to meet projected growth in the planning area.									Drainage basin planning studies are time consuming and costly for the County to undertake. For that reason, the impetus for studying a basin should be based upon anticipated growth pressures in the given basin. Keep for County-wide applicability but update to include the appropriate timing of such studies.
O		4.1.2	Encourage opportunities to include the Towns of Monument and Palmer Lake in future regional stormwater and drainage comprehensive planning efforts.									Keep, but expand to include all municipalities on a County-wide basis.
11.2 Consider Funding										ACTION		
G	11.2		Develop a more equitable and inclusive system for funding the planning, construction and maintenance of regional drainage facilities.								Regulatory	
P	11.2.1		Support the development of drainage funding methods which most equitably allocate costs according to the relative impacts caused by each property.								Regulatory	
P	11.2.2		Promote the development of a dedicated funding source for the operation and maintenance of existing and new regional drainage systems.								Regulatory	
P	11.2.3		Discourage the inclusion of high-cost drainage improvements in drainage basin planning studies (e.g. those which benefit a particular property) unless a system-wide benefit can be demonstrated.								Regulatory	

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			11.3 Maximize Environmental Protection and Multiple Use Opportunities																
G	11.3		Promote the planning and design of drainage facilities which maximize on-site amenities while minimizing detrimental downstream erosion.																ACTION
P	11.3.1		Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions.																Regulatory
P	11.3.2		When possible, safely design and incorporate drainage facilities as an aesthetic element within developments.																Keep
P	11.3.3		Fully evaluate the relative impact of proposed drainage improvements on the maintenance of water quality.																Regulatory
																			before MS4 permit requirements
P	11.3.4		Promote the effective use of innovative short and long term strategies including sediment ponds, buffer strips, and constructed wetlands as a means of reducing peak flows and improving storm water quality.																Regulatory
P	11.3.5		Protect the integrity of wetlands, riparian areas and associated wildlife habitat through a combination of careful land development and drainage system design.																Keep
P	11.3.6		Encourage the effective use of control measures to mitigate the short and long term erosion impacts of development.																Regulatory
G		4.3	To promote the planning and design of drainage facilities which maximize on-site amenities while minimizing downstream erosion and other problematic activity.							TL									Keep, County-wide.
O		4.3.1	Support the use of natural or naturalistic drainage approaches that allow for secondary recreation purposes, rather than paved, hard-surfaced drainage channel solutions that only serve one purpose and tend to become public nuisances.							TL									Keep, County-wide.
O		4.3.2	Support incorporating safely designed drainage facilities that can serve as both functional and aesthetic elements within developments.							TL									Keep, but recognize that “safely designed” is a regulatory standard.
O		4.3.3	Fully evaluate the relative impact of proposed drainage improvements including the resulting water quality and the on-going requirement to maintain the improvements.							TL									Keep, but reword for County-wide applicability. Ongoing maintenance of drainage improvements is a challenging issue. The master plan should strongly encourage ownership and maintenance responsibility primarily by Special Districts and secondarily by HOAs. Ownership and/or maintenance responsibility placed on individual lot owners or by joint responsibility of the property owners in the development should be strongly discouraged.
A		4.3.4	Protect the integrity of wetlands, riparian areas and associated wildlife habitat through a combination of careful land development and drainage system design.							TL									Keep, for County-wide applicability.
A		4.3.6	Mitigate the loss of significant wildlife habitat caused by the impacts of development within wetlands and/or natural drainageways. Areas with wildlife habitat and wetlands should remain undisturbed or mitigated with an area greater than the area disturbed.							TL									Keep, for County-wide applicability.
			11.4 Reduce Flood Danger																ACTION
G	11.4		Promote public safety and reduce loss of private property.																
P	11.4.1		Strongly discourage land use development from locating in designated floodplains.																Regulatory
P	11.4.2		Strongly discourage land use development from locating in areas below dams, spillways, and levees that would require the State Engineer to upgrade the classification of these structures.																Regulatory
P	11.4.3		Encourage the removal of existing structures within the flood-plain when this can be accomplished in a cost-effective and equitable manner.																Regulatory
P	11.4.4		Support the construction of facilities which will protect existing structures in flood-prone areas if this can be accomplished in a manner which is environmentally sensitive and will not significantly reduce the ability of the floodway to carry peak flows.																Regulatory
P	11.4.5		Support the continued refinement and use of regional flood warning systems.																Discard
																			manitou springs only?
P	11.4.6		Continue to encourage the disclosure of flood hazards to current and future property owners.																Regulatory

P	11.4.7	Limit new development in and modification of flood plains in accordance with regionally adopted flood-plain regulations.													Regulatory	
P	11.4.8	Encourage “prudent line” approaches which adequately set structures back from flood-plain boundaries, especially in areas which may be prone to bank erosion.													Discard	prudent line has been eliminated from the DCM
G	4.4	To promote public safety and reduce loss of property.			TL											

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12.1 Promote Public Safety										ACTION		
G	12.1	Ensure that public safety services are available at a level which is commensurate with local needs and circumstances										
P	12.1.1	Comprehensively consider all applicable public safety aspects in the preparation and review of land development proposals.									Keep	
P	12.1.2	Encourage the implementation of area-specific enhancements of police protection in coordination with the County Sheriffs office.									Keep	
P	12.1.3	Approve new urban and rural residential development only if structural fire protection is available.									Regulatory	
P	12.1.4	Encourage effective provision of on-site water supplies (ponds, cisterns or hydrants as applicable) for fire suppression in rural residential areas.									Regulatory	
P	12.1.5	Encourage effective alternative on-site water supplies, such as ponds and cisterns, for fire protection in developments without fire hydrants.									Regulatory	
P	12.1.6	Support efforts to provide structural fire protection for those areas where such protection currently does not exist.									Keep	
P	12.1.7	Promote mutual aid agreements and other cooperative efforts among fire protection districts, municipalities and other affected entities directed toward providing improved and more cost-effective fire protection service.									Keep	
P	12.1.8	Develop a system for GIS data based mapping, such as Wildfire Hazard Identification and Mitigation System (WHIMS), to identify geological hazards which can be used to determine the potential for site development.									Regulatory	
P	12.1.9	Develop and implement area-wide and parcel-specific Wildfire Mitigation Plans in zones identified as having high wildfire potential.									Keep	
P	12.1.10	Request that all known geological hazards, including mine shafts and tunnels, be noted on all titles and plats.									Regulatory	
P	12.1.11	Promote safety and fire prevention through on-going public education and awareness efforts.									Discard	countys role?
P	12.1.12	Ensure safe land development practices through enforcement of applicable regulation and refinement of regulations as appropriate.									Regulatory	
P	12.1.13	Encourage improvements to substandard roads, road signage, private lane access and address locators to aid the Sheriff's Department, local fire districts and emergency response teams to locate and respond to emergencies.									Keep	
P	12.1.14	Request that all existing buildings, access roads, and addresses be noted on a plot plan and provided to the appropriate fire district for all buildings and development occurring on lots of 35 acres or larger.									Modify	countys role?
O	2.4.	Consider the availability and cost of community services, such as schools, fire protection, emergency response, and law enforcement, for proposed developments.							H94			Keep, but update and expand to County wide applicability.
P	2.4.1.	Ensure that public facilities and services are effectively installed, operated, and maintained and that the proposed development will not require costly future public outlays, create undue hardship for existing residents, or exacerbate service shortfalls.							H94			Countywide
G	9	Promote the efficient, timely, and economical provision of public facilities and services in a manner which best sustains a safe, healthful, and enjoyable environment respectful of the community context.							H94			Countywide
O	9.1	Ensure that new developments adequately address the provision of public services, including schools, roads, drainage ways, emergency services, and fire coverage							H94			County wide (somewhat regulatory in nature).
G	11	Provide or promote the efficient provision of law enforcement concurrent with population Growth.							H94			County wide.
P	11.1.1	Evaluate the need for a Sheriff's Office substation or staging area in eastern El Paso County as future growth and development warrant.							H94			Keep, but should be based upon countywide needs.
P	12.1.1.	Coordinate with fire departments, fire districts, Schriever AFB, and developers to ensure that regional fire protection services are upgraded to accommodate new growth and that on site design features, such as fire hydrants, cisterns, and emergency access routes, are adequate							H94			Keep, consider for County-wide applicability.

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P	a.	Increase patrols through the Highway 115 corridor by both the State Highway Patrol and the County Sheriff.									115		Countywide discussion for the Sheriff. This is resource dependent. Defer to state authority.
P	c.	Incorporate wildfire protection measures in all aspects of the design, siting, and construction of development in the area.									115		Countywide.
P	d.	Encourage-private land owners to work with the Colorado State Forest Service in developing management plans for their forested areas to minimize fire danger and improve the health of the forest. Area-wide thinning of forest cover is recognized as the most effective technique to achieve these ends and is supported.									115		Potentially a character area policy in areas where there are forests.
P	e.	Incorporate fire breaks into land management plans and new developments, where appropriate, while attempting to minimize their visual impact.									115		Countywide.
P	f.	Incorporate fire breaks into land management plans and new developments, where appropriate, while attempting to minimize their visual impact.									115		Countywide.
COMMUNITY SERVICES & PUBLIC FACILITIES 9.			BF										
G	9.A	Provide adequate, efficient and economically feasible community services and public facilities to the planning area.	BF										Keep, but update, expand, or otherwise revise to allow for County-wide applicability.
P	9.1	Provide for emergency health care services which are readily available to the residents of the planning area.	BF										Delete in favor of a broader County-wide discussion and policies pertaining to health care services.
P	9.2	Increase the library services to the planning area as the population increases.	BF										Re-evaluate given advancements in technology and expansion of educational and library systems and facilities.
P	9.3	Encourage the continued use of the BF Community Center and joint use of quasi-public and public buildings such as schools and churches:	BF										Keep, sub-area specific.
A	9.a	The existing bookmobile service to the planning area should be promoted, and a permanent facility should be considered in the future.	BF										Reevaluate and/or expand the conversation at a sub-area level based upon community input.
A	9.b	Support the location of non-emergency out-patient medical facilities in appropriate commercial locations in the planning area.	BF										Keep, but expand the scope to consider applicability in other similarly situated areas throughout the County.
P	24.1.1.	Work with other governmental units, special districts, public service companies, and other agencies involved in the Planning Area to ensure the coordination of efforts and the implementation of adopted local and regional plans.						H94					Revise to allow this to be used County-wide.
P	25.1.1.	Dedicate the enforcement resources necessary to rectify nuisances and violations, with particular attention to rubbish, weeds, noise, dust, and illegal land uses.						H94					Update and keep for County-wide applicability.
PA	a.	The County Sheriff should increase patrols in the Planning Area with an emphasis on preventing vandalism, trespassing, and poaching.									115		Countywide. This is resource dependent.
G	12.1	Ensure that public safety services are available at a level which is commensurate with local needs and circumstances											
P		With community and social services located at both ends of the Pass, in Colorado Springs, and Woodland Park, Ute Pass falls within the service area of both. Protection services should be upgraded as the need for them increases. Service levels should be kept within the framework of the unique residential character of the Pass.										Ute	Retain.
G		The provision of economical, efficient public services and facilities to the Pass.										Ute	Countywide.
G		Encourage increased use of existing public facilities through in-filling										Ute	Perhaps should say connection of existing facilities. This seems to imply encouragement of infill development where services already exist, which is not everywhere in the County. Consider retaining if analysis of the area identifies infill opportunities. It may also make sense to expand application of this principle on a County-wide scale.
P		Residents are often reluctant to become involved in the local decision-making process, although decisions made by the County Planning Commission and the Board of County Commissioners may have an impact on their day-to-day life.										Ute	The introduction of the new Master Plan should emphasize the public process, not only the process used to create the new Plan, but also the importance of ongoing public participation in development and growth-related matters.
G		The input of community groups and individuals into the governmental decision-making process.										Ute	Countywide. Reworded/updated to reflect the public process.
P		New developments should aid in ensuring adequate fire protection for the area. This may include on-site cisterns, establishment of a fire district, and/or cash-in-lieu for operational, equipment, and facility expenses.										SC	A little vague, make more definite
P		New developments should aid in providing better medical services to the South Central Area. .										SC	A little vague, make more definite

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P		New developments should be asked for assistance in providing increased police protection. Cash-in-lieu payments for additional substations or additional staff may be necessary																		SC								A little vague, make more definite. There is a regulatory issue since there is no fee for police protection like schools, traffic, or parks.
G		Provide safe, efficient and economical community services to area residents.																		SC								Countywide.
P		Fire, Schools, Medical, Sheriff																		SC								All are County wide policies, update as appropriate and add to overall
P		Each development should be required to maintain an adequate level of community services. New developments should contribute to the costs of improvements to help meet the demand for, services generated by that development. Policies related to particular services are:																		SC								
P		Facilities and Services (Fire Protection, School Districts, Wastewater Facilities, etc.)																		FP								(Countywide)
P		Encourage development in urban areas where adequate public facilities or services exist or can be provided in an efficient manner.																		FP								County wide policy, keep.
P		Provide for the efficient provision of public safety in the area.																		FP								Resources for police protection throughout the urbanizing areas of the County are very limited. These types of issues help to better inform the policies that suggest that annexation of urban/suburban areas may be more appropriate.
P		Encourage the availability of facilities and services within the planning area, close to the residents.																		FP								Vague, eliminate in favor of other more informative policies that should apply at a County-wide scale.
P		Recognize the negative water quality impact of individual septic systems in the planning area																		FP								County wide policy, but should include a recognition that the use of septic systems is a suitable reality throughout the vast major of the County, particularly where the extension of wastewater infrastructure is not feasible.
P		Fire Protection																		FP								
P		Discourage more intensive rezonings in areas that are greater than 5 road miles from an existing or programmed qualifying fire station.																		FP								Keep, County-wide policy. Evaluate if 5 miles is still the appropriate distance given current response times, ISO ratings, etc.
P		Discourage urban density development in areas where urban-level fire protection services are not available and there is no clear, timely and achievable plan in place to attain this standard.																		FP								Countywide
P		Require reasonable public all-weather interconnections between developments to reduce emergency response times.																		FP								Countywide. There is a need to define responsibility for constructing and maintaining such all-weather interconnections.
P		Encourage second points of access to developments with a preference for full versus emergency-only access points in all cases.																		FP								Countywide. What does "all cases" modify-second points or "emergency only".
P		Require the provision of on-site water supplies for fire suppression. Encourage all central water systems to be designed or retrofitted to a standard which allows for the installation of hydrants and sufficient fire flow.																		FP								Keep, County-wide policy. Confirm with Fire Districts that on-site cisterns are still a viable/functional option. Discussions after the fire indicate that there was a systematic lack of use or underutilization of cisterns during the BF Fire.
P		Public Facilities and Community Services (Transportation Considered Separately)																		E								
G		Provide adequate, efficient and economically feasible community services and public facilities to the planning area.																		E								Countywide. This is a good goal, the updating of which via the new Master Plan will largely depend on the analysis of the fiscal limitations of the service providers and facility owners/operators.
P		Encourage the eventual location of a Sheriff's substation in eastern El Paso County.																		E								Keep. Reevaluate based upon feedback from the Sheriff's office considering factors such as fiscal constraints, growth projections, and broadband connectivity.
G		1.3 To encourage the use of proven management techniques that ensure the ongoing health of the area's natural vegetation while reducing the potential for property damage and risk to public safety due to wild land fires.																		TL								
O		1.3.1 Encourage private and public landowners to manage their property by maintaining the undergrowth, a diversity of species, ages, and stand densities to serve as a natural deterrent to pest, noxious weeds, and fire outbreaks.																		TL								County-wide. Additional objectives should be incorporated using Fire Wise principles and lessons learned from local and nation fire events.
O		1.3.2 Where possible, encourage mitigation of the potential wildfire danger or at least provide property owners with available information to protect themselves. This should include the following information: (nfpa standards)																		TL								Each of these should be confirmed and or updated by subject matter experts. Generally, County-wide but insure they meet guidelines established by the Feds/State (Firewise) and by the local fire district.
O		1.3.4 Support area-wide plan for forest management and wildfire prevention.																		TL								Update, localize in orientation/applicability, and keep. For example: Certain areas will be less focused on forest management, but more focused on wildfire prevention (reference Mile Marker 115 Fire in the Ft. Carson/Midway area), while other areas like Black Forest and Ute Pass should include both planning topics.

O	3.1.4	Establish a centrally-located Sheriff's Department substation in the planning area to reduce response times.								TL				Sheriff response times and locations should be discussed and planned County-wide in the context of continued growth. This is a common theme among several small area plans and must can be addressed county-wide.	
O	3.2.1	Encourage a level of services for fire and rescue commensurate with the rate of growth in the planning area.								TL				Vague, consider eliminating.	
A	3.2.5	Fully consider all applicable fire protection and emergency service aspects in the preparation and review of land development proposals.								TL				County-wide.	
		12.2 Weed and Pest Management												ACTION	
G	12.2	Ensure that weed and pest management are available at a level which is commensurate with local needs and circumstances.												Regulatory	
P	12.2.1	Support state and federal legislation which encourages management of noxious weeds.												Regulatory	
P	12.2.2	Actively participate in state, federal and local programs directed toward Integrated Pest Management programs for noxious weeds, and vertebrate and insect pests.												Regulatory	
P	12.2.3	Encourage all land owners to use, Best Management Practices, which may include chemical, fire, mechanical, biological, cultural control for weeds; chemical, physical, and cultural control for vertebrate pests; and chemical, biological and cultural control for insects.												Regulatory	
P	12.2.4	Encourage the use of certified weed free products such as top soil, fill soil, hay, mulch, gravel, bedding material and general construction material												Regulatory	
P	12.2.5	Support the availability of informational materials and assistance in developing and implementing management plans to control noxious weeds and pests to all landowners .												Regulatory	
G		Encourage selective tree management for stand health and pest control.										Ute		Consider retaining, but only if material methods for real world application can be identified. Applicable in forested areas of the county, not just here.	
G		Encourage the State Forest Service and County Tree Disease Inspector to work with property owners in order to control pine beetle and dwarf mistletoe infestation.										Ute		Discuss these issues with the State Forest Service to determine validity for including in the new Master Plan. Countywide in forested areas.	
														Update, keep, and apply County wide.	
														Discuss with SAFB as to the ensure the appropriate radius is being preserved.	
		12.3 Plan For Education												ACTION	
G	12.3	Recognize the importance of educational infrastructure in the land use planning process.													
P	12.3.1	Support innovative planning approaches which allow school sites and educational facilities to be provided in an efficient and cost-effective manner.													
P	12.3.2	Designate school sites early in the planning process and promote adjoining uses and access patterns which are complementary.												Regulatory	
P	12.3.3	Periodically review the school land dedication and fee requirements to ensure that they remain adequate.												Regulatory	
P	12.3.4	Encourage planning and locating park and recreational facilities in association with schools.												Keep	
O	13.1.	Promote a prominent role for schools in the community.											H94	Keep, County-wide	
P	13.1.1.	Encourage area school districts to develop educational facilities that promote joint utilization, such as recreation, open space, adult education, senior citizen programs, and community events.												H94	Keep, County-wide
IS	13.1c.	Facilitate coordination between school districts, the State Land Board, and managers of Stewardship Trust lands to develop educational facilities and programs within appropriate Stewardship Trust areas.												H94	Consider keeping in the more rural character areas as the SLB is a major landowner in these areas.
P	9.4	Encourage cooperation between the County, other governmental entities, the development community and area school districts to reserve adequate and appropriate school sites in a timely manner.												BF	Countywide, keep, but recognize school district master planning efforts and the regulatory aspect of school land dedication and fees in lieu of land dedication. Creative solutions to identifying and reserving school lands for immediate or future use should be encouraged.
P	9.5	Promote multiple utilization of school facilities for such uses as recreation, adult education, vocational training, senior citizens programs and community events.												BF	Keep, County-wide.

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A	9.c	Analyze proposed school sites to ensure that they are not located in flood plains or immediately adjacent to proposed major transportation corridors	BF																Modify as countywide. The county should coordinate with the school districts regarding dedication of school sites through the subdivision process.
A	9.d	The interconnection of school sites with recreation areas and trail corridors should be encouraged.	BF																Keep, County-wide.
G	12.3	Recognize the importance of educational infrastructure in the land use planning process.																	
P	12.3	School Sites and Facilities																	
P	12.3	Recognize and promote the importance of public and to some degree private school sites and facilities as central integrated features within existing and planned neighborhoods and community centers.																	Countywide
P	12.3	Consider the availability of both school sites and concurrency of available facilities in the identification of recommended growth areas and in the review of proposed development plans.																	Countywide
P	12.3	Carefully evaluate the availability of safe and efficient routes to schools in the design and review of development applications.																	Countywide
P	12.3	Support the continued joint utilization of school facilities for other community purposes.																	Countywide. With regard parks and playgrounds, we should coordinate with El Paso County Parks on opportunities for programming efficiencies and the potential for Parks fee offsets.
		12.4 Promote Energy Planning																	ACTION
	12.4	Reduce the adverse impacts and maximize the efficiency of energy generation, transmission and distribution systems.																	
P	12.4.1	Ensure that electric, natural gas, petroleum and other facilities (generation, distribution, pipelines and storage) are located in a manner which is safe, environmentally sensitive and which does not unreasonably burden particular property owners with adverse impacts.																	Regulatory
P	12.4.2	Encourage burial of electric transmission and distribution lines where the cost of this activity will provide the maximum visual benefit to the most people.																	Discard
P	12.4.3	Promote energy efficiency through careful siting, design and landscaping, especially the use of passive solar.																	Keep 1041 permits
P	12.4.4	Coordinate the location of gas and electric lines with El Paso County and State Departments of Transportation to ensure their proper location with respect to existing and future rights-of-way.																	Regulatory
P	12.4.5	Encourage the use of existing easements for utility installation in order to reduce negative impacts in other areas.																	Keep
P	12.4.6	Support the reasonable expansion of natural gas service areas to accommodate developing rural residential areas.																	Keep 1041 permits
P	12.4.7	Allow for the effective use of renewable energy resources especially where it minimizes the local impacts on neighboring properties and non-renewable energy use.																	Keep
P	12.4.8	Encourage fair and legal compensation to private property owners when there is conclusive proof that a taking has occurred or that their property is devalued due to locations of facilities and services.																	Discard court decision
O	9.2.	Encourage the consolidation of utility corridors																	H94 County wide.
O	9.3.	Encourage the underground installation of utility lines when economically and technically Feasible.																	H94 County wide, rooted in the County's 1041 regulations.
O	9.4.	Encourage the compatibility of major public utilities with affected land uses																	H94 County wide.
O	9.5.	Locate, screen, or buffer major public facilities to mitigate adverse impacts.																	H94 County wide.
G		Reduce the adverse impacts and maximize the efficiency of energy generation, transmission and distribution systems.																	
G		Encourage the use of alternative energy sources.																	Ute Update and evaluate for application on more of a County-wide scale. Any new policies addressing energy production, including alternative energy, should make reference the County's 1041 Regulations.

P		The residents of the planning area oppose the choice of their planning area for the alignment of overhead high voltage power lines which do not directly benefit them. Any new lines which are approved should be buried.									SC			Transmission corridors already exist. Future siting will be pursuant to the 1041 Regulations which were developed long after all the small area plans were developed. Recognizing that such corridors are necessary, use specific policies should be developed that apply County wide.
P		Utility substations, facilities and transmission lines which are constructed should be carefully designed and sited. The proposed facility should ensure that the adverse visual, environmental, social, land use, health and economic impacts are minimized or mitigated.									SC			Countywide. Most of these considerations are addressed in the 1041 Regulations
P		Any major proposed utility projects, which could have significant visual impacts, should include public involvement during all critical stages of plan development.									SC			Countywide, process is included in the 1041 Regulations.
P		Lower voltage utility lines (those generally under 35,000 volts) should be located underground in higher density, high use areas and any other areas where it is economically feasible.									SC			Why is that in this plan, and no where else. Countywide?.
G	3.2	To provide and coordinate public services which promote or enhance the quality of life in Tri-Lakes and are commensurate with local vision and needs.									TL			Keep, County-wide
A	3.4.2	Establish a land use plan for the planning area that identifies possible site locations for future services and utilities necessary to serve the Planning Area.									TL			The siting and entitlement process for utilities is an issue throughout the County and is regulated via the County's 1041 Regulations. Keep, County-wide, but recognize the applicable regulatory structure.
	3.4.4	Plan for future utilities and services that will be necessary to serve the needs of the Planning Area.									TL			Planning for service capacity and the extension of such facilities is the responsibility of the respective service provider and is the subject of current litigation between one of the electrical providers in the area and El Paso County.
		12.5 Addressing Changing Communications Technology												ACTION
	12.5	Accommodate new communications technologies which best serve the needs of County residents.												
P	12.5.1	Accommodate communications infrastructure, developed in a manner to reasonably minimize any adverse impacts to individual property owners.												
P	12.5.2	Regularly evaluate land development regulations to ensure that they address changing communications technology												Keep
P	12.5.3	Allow for the location of library facilities which effectively serve all areas of the County.												Regulatory
P	12.5.4	Encourage wireless transmission and receiving facilities when economically feasible.												Regulatory
P	12.5.5	Require removal of communication towers when no longer needed.												Regulatory Approval of Location
P	2.6.1.	Ensure that radio frequency emissions from cellular towers, microwave towers, ham operators, welding operations, radio stations, and other uses do not interfere with Schriever AFB operations									H94			Update, keep, and apply County wide.
P	2.6.2	Coordinate uses that emit radio frequency signals within a three-mile radius of Schriever AFB antennas with the Schriever AFB Frequency Manager and Base Planner as depicted on the Concept Map									H94			Discuss with SAFB as to the ensure the appropriate radius is being preserved.
O	2.9	Achieve land use compatibility for cellular and transmission towers within the Planning									H94			Consider establishing County wide policies for all tele-communication uses.
G	12.5	Accommodate new communications technologies which best serve the needs of County residents.												

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13.1 Accommodate Housing Submarkets										ACTION		
G	13.1	Encourage an adequate supply of housing types to meet the needs of county residents.										
P	13.1.1	Encourage a sufficient supply and choice of housing at varied price and rent levels through land development regulations.									Keep	
P	13.1.2	Support the provision of land use availability to meet the housing needs of county residents.									Modify	what does this say?
P	13.1.3	Recognize the need for housing alternatives that provide for the county's special populations. (Special populations may include low income, elderly, physically and mentally impaired).									Keep	
P	13.1.4	Recognize the changes occurring in the factory built housing industry and where appropriate, consider modifications to the County's definitions and zoning code to accommodate these changes.									Regulatory	tiny homes
13.2 Meet Affordability Needs										ACTION		
G	13.2	Encourage a diversity of affordable housing types throughout the unincorporated county to meet the housing need for the people who work in our communities.										
P	13.2.1	Encourage incentives, such as flexible development standards through logical modifications to zoning, subdivision regulations, building codes, water/sewer fees, etc., as market incentives to provide housing that fall within the housing affordability index of 100.0 to balance the discrepancy between the cost for affordable housing and average annual wage.									Modify	
P	13.2.2	Encourage a Simple Needs Assessment as indicated in Table 13.3 of the Technical Appendix, for housing in sub-regions of the County as part of developing or updating the County's Small Area Plans.									Discard	
P	13.2.3	Encourage the consideration for affordable housing when reviewing proposals for major employment centers.									Keep	
P	13.2.4	Consider ways to encourage affordable housing such as community land trusts or other methods referenced in Table 13.2.									Keep	
P	13.2.5	Educate the general population as to the importance of maintaining a housing balance within the sub-regions of the county.									Discard	
P	13.2.6	Consider higher densities for affordable housing when located in association with available services.									Keep	
P	13.2.7	Periodically review the Land Development Code and other pertinent regulations to ensure that they adequately address changing technical and market conditions.									Keep	
13.3 Consider Low Cost Housing										ACTION		
G	13.3	Encourage the provision of low cost housing without direct County involvement whenever possible.										
P	13.3.1	Consider market driven approaches and land use plans that provide for low income housing.									Keep	
P	13.3.2	Support the low cost housing efforts of private and non-profit organizations.									Keep	
P	13.3.3	Support government low cost housing assistance programs as appropriate.									Keep	
13.4 Consider Transportation										ACTION		
G	13.4	Encourage a positive relationship between housing development, land use planning and transportation systems										
P	13.4.1	Consider the impact of housing density on the transportation system.									Keep	
P	13.4.2	Consider the cost of upgrading and maintaining roadways for dispersed large lot subdivisions.									Keep	

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										ACTION		
14.1 Effectively use Special Districts												
G	14.1	Recognize and promote the essential role of special financing districts in the provision and maintenance of public facilities and services in unincorporated areas.										
P	14.1.1	Include input from existing special districts as an integral part of the development review process.									Regulatory	
P	14.1.2	Encourage coordination among existing and potential future special districts, municipalities, utilities and other entities in order to provide needed facilities and services in the most cost-effective, equitable and environmentally sensitive way possible.									Keep	
P	14.1.3	Discourage the use of special districts as a vehicle to fund substantial amounts of required infrastructure in predominantly undeveloped areas, and require the conservative phasing of infrastructure construction during the initial phases of development.									Discard	
P	14.1.4	Encourage special districts to comprehensively plan for the resources and facilities they will need to accommodate potential future growth.									Regulatory	
P	14.1.5	Encourage the careful preparation and review of special district service plans in order to ensure that development and financial assumptions are reasonable, all plausible alternatives have been considered, services and boundaries are well- defined, and contingencies have been anticipated.									Regulatory	
P	14.1.6	Encourage the expansion of existing special districts to serve additional areas or provide additional functions as feasible									Keep	
P	14.1.7	Discourage the creation of new or expanded special districts which may have the effect of stimulating more growth or higher densities than those which are acceptable in adopted Small Area and other plans.									Discard	Districts respond to growth pressures and development approvals. Zoning first then district approvals.
14.2 Consider Local Improvement Districts												
G	14.2	Judiciously support the use of Local Improvement Districts.										
P	14.2.1	Support the use of Local Improvement Districts (LID's) in situations where there is an existing deficiency, if it can be demonstrated that the benefits of the improvements will accrue primarily to those properties which are being assessed, and a mechanism will be in place for future maintenance and operations.									Keep	
P	14.2.2	Carefully design LID boundaries and assessment methodologies to ensure there is a direct linkage between assessment costs and benefits to properties.									Keep	
P	14.2.3	In the case of improvements which may partially benefit a larger regional area, encourage the use of improvement districts in combination with other revenue sources.									Keep	
P	14.2.4	Effectively include all potentially impacted property owners in decisions regarding the creation or modification of LID's.									Keep	
14.3 Facilitate Alternative Public Financing Methods												
G	14.3	Support the use of equitable and reasonable alternative public financing approaches in situations where special or local improvement district mechanisms are not feasible.										
P	14.3.1	Support alternative public financing approaches which promote a user pay philosophy where feasible and appropriate.									Discard	Unsure what this really means

										ACTION		
		15.1 Maintain Efficiency and Balance										
G	15.1	Maintain efficiency and balance in the adoption, application and enforcement of land development regulations.										
P	15.1.1	Minimize the number of use variances processed by discouraging most requests which deviate from the zoning requirements or revising the Land Development Code to fully incorporate those uses which may not be completely addressed.									Regulatory	somewhat regulatory. LDC accomodates more uses but cant cover them all. People can apply, but it only the action to deny would reduce the number.
P	15.1.2	Limit the use of conditions of approval which can reasonably be expected to result in the need for extraordinary amounts of enforcement or administration.									Regulatory	
P	15.1.3	Evaluate and fully consider the county-wide fiscal impacts of proposed development which can be demonstrated to be reasonably related to the proposed development, recognizing in some cases the County's regulatory authority in this area may be limited.									Discard	There are no requirements to evaluate fiscal impacts.
P	15.1.4	Encourage the use of pre-application conferences among applicants, Planning Department staff, key agencies and potentially concerned or affected property owners to identify and address significant issues early in the planning process.									Regulatory	required
P	15.1.5	Enforce zoning and subdivision regulations in a manner which is as equitable and non-intrusive as possible given the limitations imposed by State statute and available staff resources.									Regulatory	
P	15.1.6	Encourage voluntary compliance with land use regulations, but also recognize the need to act decisively in the public interest in situations where there is an immediate threat to health and safety or where the property owner has demonstrated continuing recalcitrance.									Regulatory	
P	15.1.7	Endeavor to refine the Land Development Code to better address the non-residential uses which are reasonably needed to serve rural and rural residential areas.									Regulatory	
P	15.1.8	Encourage the State legislature to grant counties authority to address concerns such as access and water supply associated with the division of land into parcels of 35 acres or larger.									Regulatory	
P	15.1.9	Maintain efficiency and balance between opposing constituents through the use of objective outside mediators.									Discard	
P	15.1.10	Carefully consider the impacts that decisions to revise or implement local development regulations may have on the options property owners currently have for the use of their land.									Regulatory	
P	15.1.11	Recognize vested property rights consistent with State Statute.									Regulatory	
P	15.1.12	Comprehensively address, and if appropriate, delete, prior land use approvals which are no longer viable.									Keep	
P	15.1.13	Address obsolete zone districts through a comprehensive County-initiated rezoning process									Discard	BoCC Budgeting issue
		15.2 Manage Development Review Costs										
		Ensure that applicants are responsible for a reasonable share of costs associated with processing applications and for the fiscal impacts from development while balancing the desire to limit the direct and indirect impacts of regulations on development.										
G	15.2											
P	15.2.1	Consider the development and adoption of a fee structure that reasonably compensates the County for the costs associated with administration of complicated development approvals such as Planned Unit Developments.									Regulatory	Fee modifications took place after this plan was adopted
P	15.2.2	Periodically review and adjust subdivision exactions and related fees within the statutory limitations to ensure they are commensurate with the actual costs.									Regulatory	
P	15.2.3	Reasonably limit the time required to process land use applications to that amount necessary to accommodate needed staff, agency and public review as well as any State-mandated notice requirements.									Regulatory	
P	15.2.4	Attempt to reasonably limit the number and complexity of conditions attached to approval of land use applications, especially where these may result in future enforcement difficulties or high administrative costs.									Regulatory	

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P	15.2.5	Recognize the trade-off between the desire for higher levels of planning services and desire to limit public expenditures.																Regulatory	
P	15.2.6	Fully evaluate the fiscal and property rights impacts of all proposed changes to land use regulations and fees.																Regulatory	
		15.3 Address Fiscal Impacts of Development																ACTION	
G	15.3	Maintain a regulatory structure which fairly and equitably distributes the costs associated with development and which ensures that adequate public facilities and services will be available when and where they are needed.																	
P	15.3.1	Identify and consider the major off-site fiscal impacts of development proposals as a part of their evaluation and review process.																Regulatory	
P	15.3.2	Consider the adoption of a more formalized fiscal impact analysis requirement provided that it is clearly defined, equitable, does not unreasonably burden the development review and approval process and is used as only one of the considerations in the land use decision process.																Discard	
P	15.3.3	Encourage innovative approaches to the problem of financing solutions to the off-site fiscal impacts of development.																Regulatory	
P	15.3.4	Support equitable approaches to the provision of public services and facilities where feasible.																Regulatory	
P	15.3.5	Address existing deficiencies and community-wide facility and service needs in a manner which does not place an unreasonable financial burden on new development.																Regulatory	
P	15.3.6	Recognize the community-wide responsibility for addressing the facility and service needs of existing and previously approved development in the implementation of any concurrency management system.																Discard	no concurrency management system is in place
P	15.3.7	Promote the adoption and use of comprehensive, equitable and reasonably flexible concurrency management as a means of managing rather than fully controlling or stopping growth and development.																Discard	no concurrency management system is in place
		15.4 Continue to Refine Regulations																ACTION	
G	15.4	Continue to refine the County's system of land development regulations to keep them current, clear, effective, equitable and enforceable.																	
P	15.4.1	Develop and approve limited H.B. 1041 regulations that address those public utility and related projects for which the County's current authority is limited.																Regulatory	approved
P	15.4.2	Develop and adopt general standards for consideration of C.R.S. 30-28-110 approvals of location for public utilities.																Regulatory	approved
P	15.4.3	Develop and adopt standards which address County-initiated rezoning.																Regulatory	
P	15.4.4	Consider the impact proposed regulations will have on the ability of property owners to implement innovative and aesthetically pleasing site planning and building design techniques.																Regulatory	
		15.5 Maintain A User-Friendly and Publicly Open Process																ACTION	
G	15.5	Ensure a public review process that provides adequate and equitable opportunity for informed consideration of development proposals by all interested parties.																	
P	15.5.1	Make the Land Development Code more user friendly through a combination of reformatting, reorganization, use of tables and diagrams and computer accessibility.																Regulatory	completed
P	15.5.2	Continue to support and facilitate public involvement in the planning and land development processes through effective and timely notice to potentially impacted property owners and representative community groups.																Regulatory	EDARP

P	15.5.3	Encourage preapplication information meetings between the applicant, affected property owners and homeowners groups prior to submission to the County for large properties and/or properties in sensitive locations.																	Regulatory	Neighborhood meetings
P	15.5.4	Use innovative communication methods, such as the Internet, to increase the public's access to information covered in the Land Development Code, other related documents, regulations and developments.																	Regulatory	
G	4.A	Allow for limited commercial development which supports and enhances the BF Planning Area.	BF																	Keep, but revise to allow for County-wide applicability in certain character areas where large scale, or more intense, commercial is not appropriate but smaller scale, limited commercial may be appropriate. Commercial development must follow the allowed uses of the zoning district, which are not necessarily there to support a specific planning area.
P	4.1	Restrict new commercial uses within the forested and low density residential areas to existing or proposed commercial nodes as defined in the approved Land Use Scenario and Concept Plan. Within these areas infill should be encouraged rather than expansion. Strip commercial development is not desired.	BF																	Consider keeping for sub-area specific application. Infill opportunities are limited, minimal expansion to include a compatible mix of service retail uses may be appropriate to serve a moderately increasing BF population. Consider retaining the identified locations of existing and identified commercial nodes in the area.
P	4.2	Encourage more intensive and extensive commercial development to locate within designated mixed use centers and not adjacent to the buffer and transitional areas depicted in the Concept Plan.	BF																	Keep, but consider rewording for County-wide applicability.
P	4.3	Limit commercial activities within the forested and low density residential planning units to those which accommodate the needs of local residents. In these areas minimization of the number and scope of commercial areas should take precedence over convenience and accessibility.	BF																	Commercial development must follow the allowed uses of the zoning district, which are not necessarily there to support a specific planning area or only to serve local residents. Keep the second sentence, but consider extending to other areas of the County having similar character traits.
P	4.4	- Maintain the scale of new commercial uses so that it is in balance with existing uses.	BF																	These needs to be re-evaluated as there may be imbalance of land uses in the planning area. The objective of this policy may no longer be reasonable.
P	4.5	- Discourage commercial uses if they are incompatible with existing or planned residential development.	BF																	Keep, County-wide, but add better descriptors that reference residential character areas and proximity considerations. As written, this policy is vague and could be generally applied over an extended geographical area to broadly discourage all commercial uses.
P	4.6	Encourage all new commercial development within the planning area to be compatible with the visual character of existing uses (refer to Visual Analysis in Chapter I I).	BF																	This policy reads pleasant enough, but is difficult to apply in reality because it effectively limits commercial to having similar visual character what essentially amounts to existing rural residential or agricultural uses. Certainly elements of commercial development can, and probably should, represent or otherwise incorporate elements of the character area, but notions of strict visual compatibility are probably not realistic. Delete or otherwise reword.
A	4.a	Potential new commercial users in designated low density areas, should be encouraged to seek NBD (Neighborhood Business District) zoning for their property (refer to the Land Use Section in Chapter II for a more detailed discussion).	BF																	Delete. This zoning descriptor and it subsequent replacement have been deleted from the Code. This should be driven by character area assessment and planning.
A	4.b	New commercial uses should be encouraged to compliment the predominant rustic design theme (refer to Visual Analysis in Chapter II) .	BF																	This is similar to 4.6 above. Delete or otherwise reword.
A	4.c	Within the existing and proposed commercial nodes appropriate landscaping should be introduced for the purposes of unifying design and defining vehicle and pedestrian movements.	BF																	Keep, County wide with acknowledgement of water conservation principles that support alternative landscaping designs.