

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**El Paso County Master Plan Advisory Committee**

**Meeting Minutes for Wednesday, May 15, 2019**  
**1:00 – 2:30 p.m.**

**Members In Attendance:**

Tom Bailey, Planning Commission  
Andrea Barlow, Professional Planner  
Sarah Brittain Jack, Government Relations  
Matt Carroll, Military and Business Representative  
Sharon Friedman, Planning Commission  
Becky Fuller, Small Business Advocate  
Doug Stimple, Developer  
Phil Thomas, Mayor Pro-tem Fountain  
Mark Volcheff, Citizen  
Ryan Wanner, Small Business Representative

**Others in Attendance:**

Craig Dossey, Planning and Community Development (PCD) Director  
Tracey Garcia, PCD Executive Assistant  
Mark Gebhart, PCD Deputy Director  
Carly Petersen, Houseal-Lavinge Associates  
Lori Seago, EPC Attorney  
Sean Tapia, Houseal-Lavinge Associates

**Agenda Items:**

Lori Seago went over the bylaws, particularly the conflict of interest information, where the agenda is posted to cover the Colorado Sunshine Law, and that the minutes would be taken each meeting and held at the Planning and Community Development Department.

**Election of Officers:**

Doug Stimple nominated Andrea Barlow as the Chair, seconded by Phil Thomas. Andrea accepted the nomination. The vote was unanimous in favor.

Sarah Brittain Jack nominated Doug Stimple as Vice Chair, seconded by Becky Fuller. After some discussion, Doug withdrew his nomination. Phil Thomas then nominated



Ryan Wanner as Vice Chair, seconded by Becky Fuller. Ryan accepted the nomination. The vote was unanimous in favor.

**Colorado Sunshine Law:**

Doug Stimple made a motion to accept the agenda posting location and recognized Planning and Community Development as the custodian of the meeting minutes. Sharon Friedman seconded the motion. The vote was 9-0 unanimous in favor.

**Update on Master Plan Process:**

Mark Gebhart updated the group on the website with the survey and community meeting information. The survey has generated approximately 1,000 hits to date. It was recommended that the survey link be placed on area agency websites to get more exposure. Some topics discussed were geographic components vs. topic related distinctions, transportation and parks plans and how they are incorporated or used in the Master Plan, wanting narrative as well as map explanations throughout the Plan, and uniformity across fire and utility districts.

**Timeline:**

Carly Petersen and Sean Tapia from Houseal-Lavigne Associates gave an overview of where we are in the Master Plan process and upcoming events. Their next milestone is to provide the Advisory Committee with an Existing Conditions Report in August/September. Between now and then, they will be datamining and assessing the survey results. In addition, approximately six small area meetings will be held by staff to reach some of the outlying areas that they were not able to get to during this visit.

**Next Meeting:**

- Wednesday, June 12, 2019 from 1:00 – 2:30 p.m. in the Pikes Peak Conference Room.







PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**YOUR EL PASO**  
**MASTER PLAN**

## El Paso County Master Plan Advisory Committee

June 12, 2019 1:00 – 2:30 p.m.

Regional Building, Pikes Peak Conference Room  
2880 International Circle, Colorado Springs, CO 80910

### AGENDA

1. Call to Order
2. Approval of Minutes
3. Web Page and Survey Distribution
4. Update on the Master Plan Process-Community Outreach and Engagement Summaries
5. Review of adopted plans (see attached links and separate goals and policies)  
Please review these plans especially the goals and policies with the idea of:  
Keep-Modify-Discard-Duplicative-Add
  - a. Policy Plan-1988 (<http://adm2.elpasoco.com/Planning/Policy-plan/page1.htm>)
  - b. South Central Plan-1988 (<https://planningdevelopment.elpasoco.com/wp-content/uploads/ResourcesReference/MasterPlan/South-Central-Plan.pdf>)  
see pages 42-67 of the plan/
  - c. Ute Pass Plan-1982 (<https://planningdevelopment.elpasoco.com/wp-content/uploads/ResourcesReference/MasterPlan/Ute-Pass-Comprehensive-Plan.pdf>) see pages 75-83 of the plan
  - d. Ellicott Valley Plan-1989 (<https://planningdevelopment.elpasoco.com/wp-content/uploads/ResourcesReference/MasterPlan/Ellicott-Valley->



[Comprehensive-Plan.pdf](#)) see pages 5-8 of the plan and Executive Summary page 2

6. Project Timelines

7. Next Meeting July 17, 2019

The County Master Plan informational website is located at:

<https://elpaso-hlplanning.hub.arcgis.com/>

Please send this link to your contacts to complete the survey and get information on community meetings.



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**El Paso County Master Plan Advisory Committee**

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Craig Dossey, Planning and Community Development (PCD) Director  
Tracey Garcia, PCD Executive Assistant  
Mark Gebhart, PCD Deputy Director  
Brian Potts, JLUS, PPACG  
Ann Werner, JLUC, PPACG  
Judy Von Ahlefeldt, Black Forest Liaison  
Tom Fellows, Highway 115 Liaison

**Approval of Minutes:**

With no changes, the minutes were approved as presented by consensus vote.

**Small Area Plan Discussion:**

A summary of the topics, questions, discussions involved the following:

- What level of detail does the Advisory Committee want to get into?
- Does the Master Plan need to include elements of the Water Master Plan, Major Transportation Corridor Plan, Parks and Trails Plan, etc.?
- How do we encourage prioritization of certain methods of connectivity with regards to the County Road Impact Fee?
- Growth is outpacing infrastructure.
- When growth is studied, it identifies that new development pays for it.

- Bond measures generate revenue as well, not just new development.
- The public needs to be educated on how the plans are used.
- Missing parts of the small area plans need to be addressed but overall should be incorporated into the Master Plan.
- To what extent should there be a role for small area plans at all? Neighborhood plans are different. We need to have a specific economic development goal in mind.
- A drainage plan is required statutorily if you have drainage fees.
- Regulatory structure has changed. 1041 requirements, working with CDOT and central service providers are now required and applications and 1041 Permits must be consistent with the Master Plan.
- How valid is a plan from 1977? Do we honor the intent? Does it go away completely?
- Is the character still the same or different? Do we preserve or change? Do we go by area or general character? Plains vs. mountains? Urban vs. rural development?
- Clear definitions of rural, urban, suburban, clustering, etc. needed.
- Community development is encouraged at neighborhood level.
- Housing affordability and appropriate locations for those developments was discussed.
- Current small area plans overlap, are disjointed, and not practical. There are nine plans and it's not financially feasible to update them all. One Master Plan is the intent.
- How will the Master Plan be formatted? Topic/Subject? Geographic Area? Character? Rural vs. Urban? Mountains vs. Plains?
- Public transportation needs to be addressed. It does not serve the southern citizens as well as it should.

#### **Public Input: (summarized)**

Judy Von Ahelfeldt – We need more engagement with Planning Commission, leadership outreach team. There wasn't enough time at the public meetings that were heard. We need to be careful with PCD staff that are new. We need a specific road map of the upcoming meetings and plans. Small area plans come first then MTCP. I disagree that we don't need to look at all the small area plans. We need to look at which policies are still good and then change or discard others. We need to involve citizens.

Tom Fellows – I was involved in the Highway 115 plan/meetings. The plan has not changed. The issues are still the same. Policies and goals need to be re-adopted. We added a fire district, that's all. The general feeling is cynicism. Will this Master Plan do any good? What does that mean as far as enforcement?

#### **Next Meeting:**

- Wednesday, July 17, 2019 from 1:00 – 2:30 p.m. in the Pikes Peak Conference Room.

Planning Commission Update 7/1/2019

Survey

1904 Resident Surveys  
77 Business Survey  
13 maps-map.social

2019  
EU  
17 w/54 comments

Attendance at the County Fair

Saturday 13th 10-8  
Monday 15th 10-4  
Wednesday 17th 10-4  
Saturday 20th 10-8

Community Workshops attendance

30 Monument (Bear Creek Elementary-Monument)  
4 Fountain Senior Center  
25 Grace Church Falcon

Local Area Workshops attendance

45 Black Forest  
20 Tri-Lakes  
14 Highway 115  
11 Falcon/Peyton  
19 Colorado Centre/Widefield/Lorson  
20 Hanover/Midway/Fountain South  
4 Cimarron Hills  
Ute Pass  
Ellicott

11  
31

Business Workshops attendance

13 Tri-lakes  
4 Falcon/Peyton  
8 Colorado Springs Chamber

Presentations to:

Highway Advisory  
Parks Board  
HBA

Upcoming Meetings

July 17 Review of small area plans  
July 31 John Houseal to go over conceptual framework/outline of the plan  
August 14 Review of small area plans  
August 28 Review of small area plans  
September 11 Final review of small area plans/review topical elements  
September 25 Review topical elements and other elements  
October 2, 1-4pm Visioning-(Consultant review of existing conditions and visioning) Staff charrette that morning, or previous afternoon)

CONO  
NEPCO



Judy 7/13 - Judy V. run Black Forest meeting - Community Club

- Prairie Necklace - inserted idea into the conversation

Judy  
- Asked what land use issues are you concerned about?

Judy  
- Prejudging against Monument Academy / Commercial development → negatives associated w/ traffic despite commercial road on BFPP.

Judy  
- Complaining about access into and out of Flying Horse North

Judy  
- Condemned the County not removing trees out of ROW before the BF Fire.

Judy - poster of milestones in Planning

- Craig observation: Judy is doing too much of the talking!

- Admitted that her questions are not those of Kausal Lavigne. She said she was going to write up the report based on the group's recommendations.

- Recognized that remapping of sub-areas may need to occur.

- Said had meeting Wed, Fri, Monday → not all of the list of meetings she sent staff / BOCC.

**Black Forest Preservation Plan**  
**Input Meeting Questions      July 2019**  
**Name is optional.      Use other side if needed >>>>**

**1. What are the characteristics of Black Forest that you like and want to keep?**

**2. What are the characteristics of Black Forest that you do not like and wish to change?**

**3. What are ten land use issues that concern you? (List as many as you think are important)**

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<b>Commissioners</b>	
Holly Williams	Dist. 1
Mark Waller	Dist. 2
Stan VanderWerf	Dist. 3
Longinos Gonzalez	Dist. 4
Cami Bremer	Dist. 5

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## News Release

Ryan Parsell, Chief Public Information Officer, Phone: (719) 520-6540 Cell: (719) 244-1809, [RyanParsell@elpasoco.com](mailto:RyanParsell@elpasoco.com)  
200 S. Cascade Avenue, Colorado Springs, CO 80903  
[www.ElPasoCo.com](http://www.ElPasoCo.com)

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

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

#### **Schedule of Meetings:**

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

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

6-8 p.m., Thursday, June 27 (Mark and Nina)  
Specific Area Meeting for Cimarron Hills Area  
6250 Palmer Park Blvd, Colorado Springs, Colorado 80915

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

6-8 p.m., Tuesday July 2<sup>nd</sup> (Mark and Lindsay)  
Specific Area Meeting for the Ellicott Valley  
Ellicott Middle School 350 S. Ellicott Highway, Ellicott Colorado 80808

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

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

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



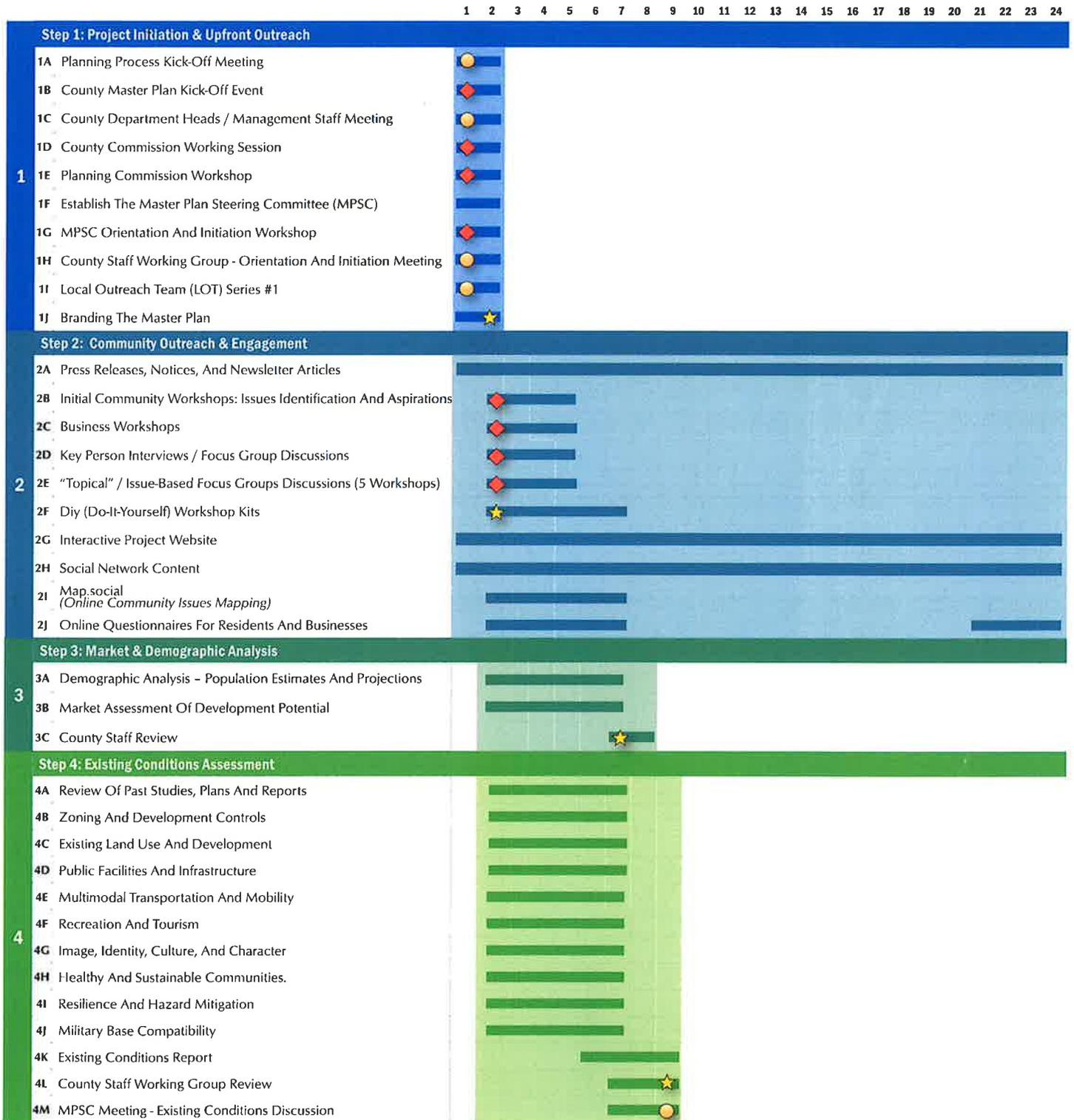
The County Master Plan is broad and will examine County land use, infrastructure, water capacity, transportation networks, government services, and other important topics. The aim of the Master Plan is to better serve and accommodate the needs of residents, businesses, and visitors to the County. The Master Plan will integrate and expand on concepts from the current Countywide Policy Plan and several recent plans and studies. Examples include the Major Transportation Corridors Plan (2016) and the Parks Master Plan (2013), as well as other ongoing County initiatives, like the Water Master Plan (2018) and broadband strategic plan efforts.





# PROJECT SCHEDULE

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



**Legend for Diagram:**

- Denotes Meetings to be conducted by our Team
- Denotes Events to be conducted by our Team
- Denotes Deliverables to be produced by our Team







PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**YOUR EL PASO**  
**MASTER PLAN**

## **El Paso County Master Plan Advisory Committee**

July 17, 2019 1:00 – 2:30 p.m.

Regional Building, Pikes Peak Conference Room  
2880 International Circle, Colorado Springs, CO 80910

### **AGENDA**

1. Call to Order
2. Approval of Minutes
3. Web Page and Survey Distribution
4. Update on the Master Plan Process-Community Outreach and Engagement Summaries
5. Review of adopted plans (see attached links and separate goals and policies)  
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  - b. South Central Plan-1988 (<https://planningdevelopment.elpasoco.com/wp-content/uploads/ResourcesReference/MasterPlan/South-Central-Plan.pdf>)  
see pages 42-67 of the plan/
  - c. Ute Pass Plan-1982 (<https://planningdevelopment.elpasoco.com/wp-content/uploads/ResourcesReference/MasterPlan/Ute-Pass-Comprehensive-Plan.pdf>) see pages 75-83 of the plan
  - d. Ellicott Valley Plan-1989 (<https://planningdevelopment.elpasoco.com/wp-content/uploads/ResourcesReference/MasterPlan/Ellicott-Valley->



Comprehensive-Plan.pdf) see pages 5-8 of the plan and Executive Summary page 2

6. Project Timelines
7. Public Comments on Items Not Listed on the Agenda
8. Next Meeting July 31, 2019 (John Houseal to go over conceptual framework/outline of the plan)

The County Master Plan informational website is located at:  
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Please send this link to your contacts to complete the survey and get information on community meetings.



# EL PASO COUNTY

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

COLORADO

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

## El Paso County Master Plan Advisory Committee

Meeting Minutes for Wednesday, July 17, 2019  
1:00 – 2:30 p.m.

### Members In Attendance:

Andrea Barlow, Professional Planner  
Matt Carroll, Military and Business Representative  
Becky Fuller, Small Business Advocate  
Mark Volcheff, Citizen (via phone conference)  
Ryan Wanner, Small Business Representative

### Members Not in Attendance:

Tom Bailey, Planning Commission  
Sarah Brittain Jack, Government Relations  
Doug Stimple, Developer  
Phil Thomas, Mayor Pro-Tem Fountain

### Others in Attendance:

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Mark Gebhart, PCD Deputy Director  
Tracey Garcia, PCD Executive Assistant  
Brian Potts, JLUS, PPACG  
Ann Werner, JLUS, PPACG  
Judy Von Ahlefeldt, Black Forest  
Victoria Chavez, MTCP Liaison  
Corine Weiss, Air Force  
Julia Sands de Melendez, Parks Board Liaison

### Approval of Minutes for June 12, 2019:

With minor changes, the minutes were approved by consensus vote.

### Web Page and Survey Distribution and Update on Community Outreach:

- To date, 2019 surveys have been completed; 80 business surveys; 13 maps; and 75 student surveys
- Attendance and participation were good at the County fair.
- Community workshop attendance totaled about 60 people.

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



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

[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)

- Local area workshop attendance totaled about 175 people over 9 meetings.
- Business workshop meetings totaled 25 people for 3 meetings.
- Presentations were made to the Highway Advisory Board, Parks Board, and the HBA.
- Advertisements will be placed in the Gazette, Community News, New Falcon Herald, The Tribune, and Fountain Valley News.
- Becky Fuller suggested a group of community bankers be brought together. The group agreed that she should orchestrate that effort.

### **Small Area Plan Discussion:**

A summary of the topics, questions, discussions involved the following:

- The plans range in age from 1977 – 2009 and are in different formats and have specific and non-specific land use policies.
- The intent is to incorporate all the small area plans into one Master Plan effort. There can be specific goals and objectives that identify geographic/location or characteristics.
- For an example, Highway 94 Plan wants commercial and welcomes heavy industrial where other areas may not. Respect plans, but verify parts that are area specific.
- Specific or common areas could include wildlife, federal and state requirements. We need to be visionary in our thinking.
- There need to be shared (universal) values as it pertains to land use and growth.
- A common structure is needed to identify conflicts between detailed plans and goals.
- What commonalities are amongst all plans?
- Filter out repetition of federally mandated requirements.
- List of key glossary terms and other resources needed in appendices.
- The thought is to look at all the plans goals and objectives. Use the theory of keep, revise, delete or is it a County goal?
- Craig Dossey offered that the PCD staff could get a first glimpse of the small area plans and notate the Keep-Revise-Delete-County Goal on one or two area plans every week or so and get those out to the members to review. It may expedite the process and minimize the time for the whole Committee to review all the plans. The Committee seemed to agree with this approach.

### **Public Input: (summarized)**

**Brian Potts, PPACG/JLUS** – There is a government transportation military forum happening. It looks at how development impacts transportation networks. JLUS meeting on July 25 for Implementation Committee, 109 actions and 12 strategies are reviewed. Military base compliance plan, supporting military mission work is the focus with a June 30, 2020 anticipated completion date. PPACG will facilitate area agencies in completing those actions. JLUS is not a County plan but provides context for areas in the County with regard to military installations.

**Corine Weiss, Air Force Academy** – We just want the opportunity to provide input on areas of concern that lie around military installations. An Air Installation Compatibility Use Zone (AICUZ) has been completed, which looks at noise zones, clear zones, and accident potential zones. A copy of their report may be obtained by contacting the US Air Force Academy Public Affairs Office.

**Judy Von Ahelfeldt** – She has organized meetings in the Black Forest area. They are looking at land use goals, policies and actions. They took sub-area maps and matrix maps and grouped goals and policies. The meetings involve a vision of what to keep, what are County goals and also gives a validity check on what was valid then and may or may not be now. They broke down sub areas into keep-modify-discard. It is suggested that the other plans should be broken down same way to be consistent. She stated that she is doing this outside of the County's process to assist in getting the Black Forest Plan preserved.

**Craig Dossey** – There is a prescribed format that keeps the process consistent and standardized. All plans should have the same process to preserve the consultants' work.

**Next Meetings:**

- Wednesday, July 31, 2019 from 1:00 – 2:30 p.m. in the Pikes Peak Conference Room.
- Wednesday, August 14, 2019 from 1:00 – 2:30 p.m. in the Pikes Peak Conference Room







PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR



## El Paso County Master Plan Advisory Committee

July 31, 2019 1:00 – 2:30 p.m.  
Regional Building, Pikes Peak Conference Room  
2880 International Circle, Colorado Springs, CO 80910

### AGENDA

1. Call to Order
2. Approval of Minutes from July 17, 2019
3. John Houseal – Presentation of Conceptual Framework/Outline of Plan
4. Public Comments on Items Not Listed on the Agenda
5. Next Meeting August 14, 2019

The County Master Plan informational website is located at:  
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#### Upcoming Meetings

August 14	Review of small area plans
August 28	Review of small area plans
September 11	Final review of small area plans/review topical elements
September 25	Review Topical elements and other elements of
October 2, 1-4pm	Visioning-(Consultant review of existing conditions and visioning) Staff charrette that morning, or previous afternoon)









## Craig Dossey

**From:** Nina Ruiz  
**Sent:** Thursday, August 8, 2019 9:57 AM  
**To:** Craig Dossey  
**Subject:** Items Submitted after Water Master Plan

SKP- None

PUD- None

PUDSP-5 total, none scheduled for hearing

Carriage Meadows S Flg 2  
Copper Chase at Sterling Ranch  
Midtown at Hannah Ridge  
Sanctuary of Peace Co-Housing  
Trails at Aspen Ridge

SP- 5 total, none scheduled for hearing

Grandview Reserve  
Grandwood  
Saddlehorn Ranch  
Sterling Ranch Phase II  
Windermere

SF- 10 total, none scheduled for hearing

Abert Ranch  
Creekside at Lorson  
Ellicott Town Commercial  
Lorson Ranch No. 3  
Lorson Ranch No. 4  
Midtown at Hannah Ridge No. 1  
Midtown at Hannah Ridge No. 2  
Retreat at Timber Ridge  
Saddlehorn Ranch  
Trails at Aspen Ridge

Rezone- 4 total, none scheduled for hearing

Grandwood  
Ellicott Town Center  
Falcon Fields  
HCD Rezone

AL- 18 total, none scheduled for hearing (did not include names because you likely do not care)

### Nina Ruiz

Planner III

El Paso Planning & Community Development

2880 International Circle

Colorado Springs, CO 80910

(719) 520-6300 (Main)

(719) 520-6313 (Direct)

**EXCITING NEWS:** WE ARE UPDATING THE COUNTY MASTER PLAN AND NEED YOUR INPUT! Please complete the County Master Plan Survey at <https://elpaso-hlplanning.hub.arcgis.com/>

- APA Award
- Colorado Water Congress presentation Aug 20th
- Sonoran Institute Metrics Committee - Growing Water Smart COS group.
- Code change on Aug. 20th to remove County Hydrogeologist
- Code change for Admin. Final Plans - pushes water to Prelim stage.

Land use actions using  
- More than 50 SFES  
Code Amendment to require water adequacy.

- No applications subject to water m/p have reached hearing yet.

State Statute

~~\_\_\_\_\_~~  
Parsqnen & Ass. - Cost: \$312,300  
~~\_\_\_\_\_~~



Original

278,300

Contract Amount \$ 312,300



## Master Plan Advisory Committee

1. Sarah Jack
2. Becky Fuller
3. Doug Stimple
4. Andrea Barlow
5. Matt Carrol
6. PC Liaison/Alternative Sharon Friedman Tom Bailey
7. Phil Thomas
8. Ryan Wanner
9. Mark Volcheff

## Liaison members (non voting, non officers)

- MTCP- Victoria Chavez  
Economic Development, Tourism- Crystal LaTier  
JLUS, PPACG-Brian Potts  
Water Master Plan, Black Squirrel Study- Randy Case  
Broadband Master Plan-Steve Mack  
Parks Board Member-Julia Sands de Melendez, Ross Williams  
Emergency Management- Lonnie Inzer

## January Meeting Schedule

1. Information Services, Geographic Information Systems
2. Office of Emergency Management, Fire Marshal
3. Public Health, Water Quality, Healthy Environment Planner
4. Public Information Officer
5. Parks Department, Environmental Services
6. County Engineer, Pubic Works

## March Meeting Schedule

1. Planning Directors
  - a. Peter Wysocki, Colorado Springs
  - b. Kristy Martinez, Fountain
  - c. Karen Berchtold, Manitou Springs
  - d. Larry Manning, Monument
2. Builders/Developers/Planners
  - a. Steve Rossoll, LaPlata
  - b. Bryon Long
  - c. Randy Case, Case International
  - d. Ryan Watson, Widefield Investments
  - e. Jeff Mark, Landhuis Companies
3. Neighborhood Groups and HOA's
  - a. Diane Loschen, CONO
  - b. Tom Versba, NEPCO
  - c. Tom Fellows, Concerned Citizens for SW Highway 115
  - d. Kevin Curry, The Meadows Filing 3
  - e. Jim Pesicka, Stratmoor Hills
  - f. John Willcox, Stratmoor Hills
4. County Attorney's Office
  - a. Amy Folsom, County Attorney
  - b. Lori Seago
  - c. Steve Klaffky
  - d. Cole Emmons

Keeping Passageways  
New login info to come  
soon.

Next Hearing  
May 21, 2019  
(2 items)

Mr. Egberts last mtg.  
on 5/21/19

Annual Meeting 5/21/19  
Election of Officers

5. Economic Development, Chambers, Visitors Bureau
  - a. Doug Price, Colorado Springs Visitors Bureau
  - b. Terry Hayes, Tri-Lakes Chamber of Commerce
  - c. Tammy Fields, Colorado Springs EDC
  - d. Crystal Latier, El Paso County Economic Development
6. Military Bases and Airports
  - a. Mike Shafer, Air Force
  - b. Darren Horstmeier, Air Force
  - c. Glenn Messke, Air Force
  - d. John Saunders
  - e. Paul Poppert, Air Force
  - f. Kevin Keith, Colorado Springs Airport
  - g. Dave Elliott, Meadowlake Airport
  - h. Brian Potts, PPACG
7. Transportation groups, City, County, State
  - a. Valarie Sword, CDOT
  - b. Victoria Chavez, El Paso County
  - c. Tim Roberts, City of Colorado Springs
8. School Districts
  - a. Melissa Andrews, D49 Falcon
9. Service Providers (gas, electric, cable)
  - a. Dave Waldner, MVEA
  - b. Sarah Shaefer, MVEA
  - c. Ty Tutt, Nor-wood
  - d. Kimn Gortz, CSU
  - e. Ricky Nelson, Comcast
10. Housing, ADA, Homeless outreach
  - a. Kristy Martinez, City of Fountain Housing Authority
  - b. Larry Yonker, Springs Rescue Mission
  - c. Crystal Latier, El Paso County Housing Authority
  - d. David Mejia, El Paso County ADA
  - e. Brian Olsen, El Paso County Facilities
  - f. Lee Patke, Greccio
11. State Land Board, Forest Service, State Forest, NRCS
  - a. Andy Schlosberg, State Forest Service
  - b. Deric Clemons, NRCS
  - c. Ken Barker
  - d. Justin Osborne, State Land Board
  - e. Jeff Hovermale, US Forest Service
  - f. Oscar Martinez, US Forest Service
12. Conservation Entities, Nature Conservancy, Tops, Palmer Land Trust, Division of Wildlife
  - a. Karen Voltura, Division of Wildlife
  - b. Susan Davies, Trails and Open Space
  - c. Amber Shanklin, Palmer Land Trust

#### May Update and Meeting Schedule

- Web site live (640 plus responses to date)
  - branding
  - Modifications to the survey before release
  - Spread the word
  - Added to staff signature lines
  - Document pages will be added
  - Staff will be trained on map.social

- Finalize interviews, Focus group summaries
- Consultant will be present at the small area groups, but also staff present to assist now and in future.
- Small Area Meetings
- Community Workshops
- Consistent approaches

### **MONDAY MAY 13**

- Arrive by 12:30
- HLA Recon-Black Forest
- Pre-Outreach team meeting
- Daytime meeting Black Forest Small Area Plan Black Forest Community club (5-10 people) 3-430 pm (Nina)  
12530 Black Forest Rd Black Forest, CO, 80908
- Community Workshop North area (Bear Creek Elementary School , 1330 Creekside Dr 530-8, MEETING START AT 6.

### **TUESDAY MAY 14**

- Tri lakes meeting Chamber of Commerce at 8-9 (5-10 people)  
166 2nd St, Monument, CO 80132
- Tri-Lakes Special Area Plan meeting at the Tri-lakes Chamber 9-10 (Kari)  
166 2nd St, Monument, CO 80132
- BoCC meeting (land use items but no consultant attendance)
- HLA Recon and lunch Northern County 10-1pm
- Fire district meeting at PCD 1-2 pm
- HLA Recon Highway 115 2:30-3:30
- Highway 115 Small Area Plan meeting fire district 3:30-430 (Mark) 15580 Cala Rojo Dr  
(5-10 people) Fire station contact 538-4787 [chief115vfd@gmail.com](mailto:chief115vfd@gmail.com), Bill Baker630-240-2465  
[wmb533@aol.com](mailto:wmb533@aol.com)
- Community Workshop Fountain Valley Senior Center 5:30-8, MEETING START AT 6  
5745 Southmoor Dr, Fountain, CO 80817

### **WEDNESDAY MAY 15**

- Meeting with PCD staff on planning for growth 8:30-11 (already booked for planner meetings)
- Master Plan Advisory Committee 1-2:00
- Falcon/Peyton Small Area Plan meeting at Meridian Service Recreation Center, 10301 Angeles Road, Peyton, CO 80831 2:30-3:15 (Nina)
- E. El Paso County Chamber at Liberty Tax in Falcon at 3:30-4:30 (5-10 people)  
7685 McLaughlin Rd Ste 170, Falcon, CO 80831
- Community Workshop- Grace Community Church 5:30-8, MEETING START AT 6  
9475 Grace Church View  
Falcon, CO 80831

### **THURSDAY MAY 16**

- School districts follow-up (8 am at PCD offices)
- Water and Sewer meetings (9am at PCD offices)
- Colorado Springs Chamber of Commerce (tentative 11:30?) South Tejon Street, Suite 430 Colorado Springs, CO 80903
- HLA Recon Ute Pass
- Thursday leave by 4 pm



What our current Master Plan includes:

**1) Policy Plan-A Land Use Guide (1998)**

**2) Small Area Plans**

- a. Woodmen Valley Land Use Plan (1977)
- b. Ute Pass Comprehensive Plan (1982)
- c. Highway 94 Comprehensive Plan (2003)
- d. Black Forest Preservation Plan Update (1987)
- e. South Central Comprehensive Plan (1988)
- f. Ellicott Comprehensive Plan (1989)
- g. Southwestern (Highway 115) Comprehensive Plan (1990)
- h. Falcon Peyton Comprehensive Plan (2008)
- i. Midland-Fountain Creek Parkway Corridor Plan (1989)
- j. Tri Lakes Comprehensive Plan (1999)
- k. Not initiated-Eastern County Plan, Fountain Valley Plan, Cimarron Hills

**3) Topical Elements**

- a. Extraction of Commercial Mineral Deposits (1996)
- b. Major Transportation Corridors Plan(2016)
- c. Wildlife Habitat Maps and Descriptors (1996)
- d. Municipal Airport Plan Part 150 Study (2006)
- e. Meadow Lake Airport Study (1982/1990)
- f. Parks Master Plan (2013)
- g. Water Master Plan (2018)

**4) Drainage Basin Plans and Studies (Around 20)**

**5) Sketch Plans (Around 21)**









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

COLORADO

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

## **El Paso County Master Plan Advisory Committee**

**Meeting Minutes for Wednesday, September 11, 2019**  
**1:00 – 3:00 p.m.**

### **Members In Attendance:**

Tom Bailey, Planning Commission  
Andrea Barlow, Professional Planner  
Sarah Brittain Jack, Government Relations  
Matt Carroll, Military and Business Representative  
Becky Fuller, Small Business Advocate  
Doug Stimple, Developer  
Tim Trowbridge, Planning Commission  
Mark Volcheff, Citizen  
Ryan Wanner, Small Business Representative

### **Members Not in Attendance:**

Phil Thomas, Mayor Pro-Tem Fountain

### **Others in Attendance:**

Craig Dossey  
Tracey Garcia  
Nina Ruiz  
Kari Parsons  
Randy Case  
Brian Potts  
Judy Von Ahlefeldt  
Victoria Chavez  
Kevin Curry  
Tom Vierzba

### **Approval of Minutes for August 28, 2019:**

With no changes, the minutes were approved as presented by consensus vote.

### **Webpage and Summary**

- 3018 surveys have been completed
- 100 business surveys
- 31 mappings

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



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

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- 80 Comments
- Craig Dossey mentioned that he received the Market and Demographics report from Houseal-Lavigne. They are comparing El Paso County to Pueblo and Douglas Counties.
- Next steps
  - Existing Conditions Report
  - Visioning
  - Remaining small area plans to be reviewed:
    - Tri-Lakes
    - Black Forest
    - Highway 94 – Craig received a general consensus from the Committee that they did not have any issues with the comments/remarks made by Craig and Mark. However, if they have any points to note, they should email those to Craig, Mark, and/or Tracey.

### **Small Area Plan Review**

The Falcon/Peyton Plan was discussed. There was a general consensus with the notes from Mark and Craig. Some points of discussion were:

- The Plan encompasses two very distinct characters and should be kept separate when explained in the overall County Master Plan.
- Southern boundary of forested area of Black Forest, out to Meridian or Highway 24 and south to Woodman need transition areas.
- The need to define housing types, affordability, urbanizing infrastructure, roads, schools.
- Annexation potential and how does that affect the Master Plan. The Master Plan should have a statement of support or opposition to annexation. Or identify likely/anticipated/possible annexation areas.
- Define transitional with regard to buffering forested areas, etc.
- When does the Master Plan dictate change to the ECM and other regulatory manuals?
- Define rural and urban.
- Annexation can happen two ways, either by enclave or sequential. Enclave areas can be compelled to annex while sequential annexation is voted on by property owners.
- Character areas should be the exception and not the rule.
- County Plan says to promote alternative modes of transportation. Colorado Springs just does not offer that.
- CDOT is pushing bicycle inclusive plans such as multi-use shoulders, more car pool areas, park and ride.
- Qualitative nature of land and how to draw boundaries; it's based on science and facts.

### **Kevin Curry gave his analysis of the Falcon/Peyton Plan:**

- Falcon changing nature to urban vs rest of area being rural

- Related question of breaking out Falcon and/or Peyton and/or other areas from each other
- Comment for committee and consultant - existence of myriad area-specific references in plan reinforces nature of county and the area, and the need for area-specific plans and policies
- Annexation; Incorporation
- Water
- Rural-Urban interface
- Maintain character of the area (multiple references to "character", "aesthetics", "visual"; IMO being destroyed in Falcon)
- Multiple references to centric urban development (dense in middle reducing outwards)
- Metro Districts

### **POINTS TO NOTE**

- Overall, I personally think PCD (Gebhart, Dossey, and Parsons) did a good job and I agree with most (though not all) of their recommendations
  - However, they addressed only what is IN the plan, not what should be added
  - Raises question of whether other plans might require the same consideration (adds)
- Core issue is addressing the rural-urban interface (more like a clash)
  - Keep related requirements, especially:
    - Requiring both buffers and transitions
    - Keeping urban development "centric" (gradation of density from interior to exterior)
- Need to add a section on communications services (similar to transportation)
  - CMRS
  - Access to High Speed internet (challenges in rural areas)
- Need to better address Metropolitan Districts
  - Proliferation (note: despite language to limit)
  - Myriad district coordination challenges, both intra-district and district-central services
- Should add a section or policy allowing for the possibility of Incorporation (Falcon)

### **Highway 94 Plan Discussion:**

- Define compatible development with regards to military installations.
- Safety aspects of Highway 94 are already discussions happening with CDOT.
- Mission growth is coming.
- Housing will be needed in the area, but keeping in mind site elevations, 150-1,000 foot buffer.
- The area needs more services for military personnel.

- General consensus was made with the Highway 94 Plan notes. Anyone may still email any points of discussion to Mark, Craig, and/or Tracey.

The next plans will be sent out for review for the September 25 meeting.

**Public Input: (summarized)**

Judy Von Ahlefeldt – Gave a handout of her synopsis of how to break down all the plans to give continuity and aid in providing data to the consultants. Her handout is on permanent file.

**Next Meetings:**

- Wednesday September 25, 2019 from 1-3-Tri-Lakes Plan
- Tuesday, October 1, 2019 from 1:00 – 3:00 p.m. in the RDC Hearing Room with Houseal-Lavigne consultants regarding visioning.
- Wednesday, October 9, 2019 from 1:00 – 3:00 p.m. – Black Forest Plan

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR



## El Paso County Master Plan Advisory Committee

September 11, 2019 1:00 – 2:30 p.m.  
Regional Building, Pikes Peak Conference Room  
2880 International Circle, Colorado Springs, CO 80910

### AGENDA

1. Call to Order
2. Approval of Minutes from August 28, 2019
3. Web Page and Survey Update
4. Review of Small Area Plan(s)
5. Public Comments on Items Not Listed on the Agenda
6. Next Meeting September 25, 2019

The County Master Plan informational website is located at:  
<https://elpaso-hlplanning.hub.arcgis.com/>

#### Upcoming Meetings

September 11	Review of small area plans/review topical elements
September 25	Review Topical elements and other elements of
October 1, 1-3pm	Visioning





## Falcon/Peyton Plan (2008)

### After LDC and ECM adopted

#### 1.3 Planning Assumptions

##### 1.3.1 General

1.3.1.1 This Plan attempts to address a 20- to 30 year development horizon with the understanding that it is desirable to update the Plan approximately every 5 years. **This supports the current planning effort.**

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. **County wide policy**

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). **County wide policy**

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. **Correct, this assumption has held true to date. Reassessment of the viability of incorporation of Falcon should be considered.**

##### 1.3.2 Land Use and Growth

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.**

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.**

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.**

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.**

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.**

### 1.3.3 Transportation

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.**

1.3.3.2 Access to arterial roads is assumed to be limited in accordance with the adopted Major Transportation Corridors Plan. **Countywide.** 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.**

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.**

### 1.3.4 Water Supply **All water supply policies should be based upon the recently adopted County Water Master Plan.**

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. **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.**

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. 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).**

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. County-wide policy. Again, policies on water quantity should be derived from the Water Master Plan.**

### 1.3.5 Wastewater

1.3.5.1 It is assumed that the current Paint Brush Hills Waste Water Treatment Plant will not be expanded beyond its present capacity and could be either shut down at some point in the forecast period or converted to a higher standard mechanical plant. **Completed.** It is also assumed that the new Cherokee Metropolitan District plant southeast of Schriever Air Force Base will accommodate the majority of the flows from new development in the Planning area over the next several years. **Completed.** It is further assumed that at least one additional new plant will be located within the Planning Area within the next decade. **No longer planned. The extension of CSU wastewater into Sterling Ranch should probably be discussed, albeit a conditional extension.**

This section outlines the goals and principles that were established by the Public and the Advisory Committee as the foundation for the plan. These goals were presented to the public and served as the foundation for the recommendations and policies in Chapter 4. **These goals are the foundation around which the recommendations in Chapter 4 were built.** They are divided into the following categories:

#### 3.1 Land Use **(Countywide)**

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.**

- 3.1.2 Promote the concepts of urban cores and community identity. **Keep, consider as a County wide policy but restrict to appropriate locations.**
- 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.**
- 3.1.4 Provide a variety of different densities of development options. **County wide policy, keep.**
- 3.1.5 Promote the idea of mixed-use, historical town centers that attract and provide for residents. **County wide policy, keep.**

### 3.2 Commercial and Employment Centers and Uses **(Countywide)**

- 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.**
- 3.2.2 Advocate for quality of life amenities that will bring jobs and tax base to the area. **County wide policy, keep.**
- 3.2.3 Recognize interrelatedness to other issues (i.e. schools, transportation, public safety) **County wide policy, keep.**

### 3.3 Residential Areas and Densities

- 3.3.1 Encourage diversity and variety in housing types, sizes, locations, and prices to meet the needs of existing and new residents. **County wide policy, keep.**
- 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.**
- 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.**
- 3.3.4 Meet the housing needs of as many existing and new residents of differing ages, incomes, and desired living accommodations. **Vague, eliminate in favor of other more informative policies that should apply at a County-wide scale.**

### 3.4 Facilities and Services (Fire Protection, School Districts, Wastewater Facilities, etc.) **(Countywide)**

- 3.4.1 Encourage development in urban areas where adequate public facilities or services exist or can be provided in an efficient manner. **County wide policy, keep.**
- 3.4.2 Provide for the efficient provision of public safety in the area. **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.**
- 3.4.3 Encourage the availability of facilities and services within the planning area, close to the residents. **Vague, eliminate in favor of other more informative policies that should apply at a County-wide scale.**
- 3.4.4 Recognize the negative water quality impact of individual septic systems in the planning area **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.**

### 3.5 Transportation **(Countywide)**

- 3.5.1 Recommend land use patterns that make efficient use of existing transportation infrastructure and limit the cost of future extensions and upgrades. **County wide policy**
- 3.5.2 Mitigate congestion by providing flexibility for areas of higher population densities while protecting lower density areas from the negative effects of traffic. **County wide policy**
- 3.5.3 Prevent pedestrian hazards by identifying and prioritizing key pedestrian linkages and carefully integrating future urbanized areas with the existing network of traffic corridors. **County wide policy**
- 3.5.4 Promote alternative modes of transportation in order to reduce peak traffic, increase safety, and promote health. **County wide policy**
- 3.5.5 Enhance the future role of Meadow Lake Airport through the recommendation of compatible land uses. **Keep, but acknowledge recent land use approvals that have not been opposed by MLAA, which suggests compatibility with the Airport.**
- 3.5.6 Balance long term transportation infrastructure needs with current requirements. **County wide policy**
- 3.5.7 Ensure the coordination of land use and transportation planning. **County wide policy**
- 3.5.8 Implement transportation infrastructure financing options which fairly allocate the cost of improvements to the source of existing or new demand for services. **Regulatory. Traffic Impact Fee Program**

### 3.6 Water Supply **Countywide, Water Master Plan**

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.

### 3.7 Parks, Trails, and Open Space **Parks Master Plan**

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.**

### 3.8 Natural Systems

3.8.1 Preserve important natural features that are critical to the function of natural systems such as watersheds and wildlife corridors. **County wide policy**

### 3.9 Miscellaneous

**3.9.1** Preserve the visual resources that are unique or are considered part of the identity of the planning area. **County wide policy**

3.9.2 Protect the rural character that remains in parts of the planning area. **County wide policy**

3.9.3 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**

3.9.4 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?**

## 4.4 Area Specific Policies (where goals and policies start)

### 4.4.1 Falcon Town Site Area

4.4.1.1 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. **Keep as an area-specific policy. Update to account for recent expansion, if any.**

### 4.4.2 Peyton Town Site Area

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. **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.**

4.4.2.2 Encourage any future commercial development in the Peyton town site area to respect and build on the historic town center. **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.**

#### 4.4.3 Meadow Lake Airport Area

4.4.3.1 Recognize the economic and safety importance of Meadow Lake Airport and encourage compatible land uses within and around the facility **Keep**

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. **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.**

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 **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.**

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. **Keep, but should update with information resulting from recent land use decisions (particularly to the north of the runway).**

#### 4.4. 4 Way Ranch Area

4.4.4.1 Encourage the acquisition of one or more additional regional park sites in area, in coordination with the County Parks Department and participating landowners. Specifically encourage current efforts to locate a new regional park in the 4-Way Ranch/ Meridian Ranch area. **Completed. All County Parks and Trails facilities should be informed and defined by the updated County Parks Master Plan. There may be a need to include policies from the Parks Master Plan that are specific to the existing and planned facilities in the subarea.**

## Highway 24 Corridor

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. **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.**

## 4.4.5 Highway 24 Corridor

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 **Keep, In process (2019)**

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. **MTCP, access control plan underway. Keep, but expand to be County-wide and to include all State Highway corridors throughout the County.**

4.4.5.3 Maintain the integrity of the Rock Island Trail Corridor through 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 **Keep, but update with recommendations from the County Parks Master Plan and the Parks Division of the County's Community Services Department.**

## 4.4.6 Woodmen Road Corridor

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 **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.**

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 **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.**

4.4.7 Stapleton-Curtis Corridor **(See discussion in 4.4.6.2 immediately above regarding screening and buffering)**

4.4.7.1 Allow for the Stapleton/Curtis corridor to develop as a focus for commercial and mixed use development **Retain.**

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. **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.**

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. **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).**

#### 4.4.8 Far Northern Area

4.4.8.1 Respect the existing rural density pattern of development in this area. **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.**

4.4.8.2 Encourage the use of design standards on any new development that protect the aesthetic character of the area. **Regulatory. The county has not adopted aesthetic standards.**

#### 4.4.9 Far Southern Area

4.4.9.1 Generally discourage conventional 2 ½ and 5 acre rural residential subdivision development in favor of rural residential cluster development. **Larger lot rural cluster development as envisioned by statute (17 ½ acre) has been delete from the code. If this means utilizing clustering for 2 ½ or 5 acres it should be kept if clustering is better defined and available services are provided.**

4.4.9.2 Generally encourage the use of central water systems to avoid groundwater contamination associated with individual septic systems. **Policy does not make sense. Use central water to reduce septic system contamination? Health Department policies.**

#### 4.4.10 Black Forest Boundary Area

4.4.10.1 The type and intensity of land uses in the vicinity of the shared boundary with the Black Forest Planning Area need to be compatible with the long-standing policies of the Black Forest 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 Black Forest 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.**

4.4.10.2 All land uses that are within 1/4 mile of the boundary of the Black Forest Planning Area or could reasonable be deemed to have a major impact on the Black Forest Planning Area should be reviewed by the Black Forest Land Use Committee. **Eliminate. All applications are made public via EDARP. The BFLUC does not have land use authority over development applications throughout the County, including the Black Forest, therefore any courtesy referrals for comment (not seeking approval or denial) that are sent to the BFLUC should be exclusively limited to the new Black Forest sub area. Any argument regarding the potential impact of a project outside the BF area as having an impact on Black Forest should be considered as a public comment on the application since all projects in the County could, in theory, be viewed as having an impact on all areas of the County.**

4.4.10.3 Development proposals that are located within the Black Forest Cooperative Planning Area (see map) should be evaluated according to both the Current Black Forest Preservation Plan and the Falcon/Peyton Small Area Master Plan. Proposals in this area should comply with both plans. **The Cooperative Planning Area should be eliminated. Any comprehensive planning effort for the County, which the new Master Plan will be, should not include overlapping subareas unless shared character values dictate otherwise, which is likely to be a very rare occurrence, if at all. It is a challenge to comply with both plans. Large portions of the cooperative planning area have been annexed.**

4.4.10.4 Uses that generate the need for east-west high-volume traffic through the designated rural residential areas in Black Forest Planning Area should not be allowed. **This is contrary to the MTCP. Eliminate in recognition of the future extension of Stapleton Road and the acknowledgement that all roads, whether in BF or otherwise, are public roadways. Any impacts to those roadways, regardless of location, should be evaluated and if necessary mitigated via roadway and safety improvements.**

4.4.11 City of Colorado Springs Boundary Area

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.**

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.**

#### 4.5 General Policies

The general policies are meant to apply to all development in the planning area.

##### 4.5.1 Land Use

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.**

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.**

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.**

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.**

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. **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.**

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. **This should absolutely be a County-wide policy.**

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. **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.**

#### 4.5.2 Commercial and Employment Centers and Uses

4.5.2.1 Incorporate areas for mixed non-residential uses within planned urban developments, and specifically set aside areas for future non-retail employment uses as part of the Sketch Plan process for larger urban developments. **Eliminate, not all sketch plan should include non-retail employment uses. Any plans to do so should be supported by the growth projections, character analysis for the area, and/or comprehensive future land use planning.**

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. **Countywide relative to intersections, however how do you ensure these serve the local residents. Same concept in Ute Pass and Black Forest. Better define what commercial uses are anticipated to meet the needs of the rural-residential neighborhoods**

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. **Countywide**

4.5.2.4 Neo-traditional or "new urbanist" mixed use centers with their potential waivers of normal access and parking standards may be accommodated if these are part of viable and integrated neo-traditional community plans and overall mitigation of traffic impacts is addressed. **Delete. Allowances for design flexibility should be included with the new Master Plan without highlighting specifically acceptable design concepts.**

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. **Retain and update with the 4 Way Ranch approval.**

#### 4.5.3 Residential Areas and Densities

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.**

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**

4.5.3.3 In areas identified for rural uses throughout the duration of this planning horizon, encourage use of the Rural Land Use Plan process in a manner which concentrates residential home sites on the least sensitive areas within parcels and allows for the preservation of high quality open space areas.

**Delete. Rural Land Plan has been delete from the Code due primarily to frustrations in applying the regulatory standards.**

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.**

#### 4.5.4 Facility and Service Concurrency

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. **Countywide**

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. **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.**

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. **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.**

#### 4.5.5 Transportation

4.5.5.1 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. **Keep, subarea specific.**

4.5.5.2 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 **Update based upon latest MTCP, keep.**

4.5.5.3 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. **Countywide**

4.5.5.4 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 **Countywide,**

4.5.5.5 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. **Countywide,**

4.5.5.6 Intensity of use should also be compatible with the alignment of major thoroughfares. **Countywide**

4.5.5.7 More intense uses that would result in more traffic should be confined to high-volume transportation routes designated in the MTCP. **Countywide. The same could potentially be said for existing high-capacity water and wastewater infrastructure.**

4.5.5.8 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**

4.5.5.9 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.**

4.5.6 Water Supply (Quality, Quantity and Dependability) **Defer to the County Water Master Plan**

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. **Even though this is mentioned in the Water Master Plan, it is more applicable to this area.**

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. **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.**

- 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. **Countywide, Water Master Plan**
- 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**
- 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**
- 4.5.6.6 Encourage and accommodate water conservation practices for existing and new developments. **Countywide, Water Master Plan**
- 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**
- 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**
- 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. **Countywide, Water Master Plan**
- 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. **Countywide, Water Master Plan**
- 4.5.6.11 Provide adequate water supplies for fire suppression (see fire policies). **Countywide, ). This is subjective, at the discretion of the respective Fire District.**
- 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. **Countywide, Water Master Plan**
- 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. **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.**
- 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. **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.**

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. **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.**

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. **Countywide, Water Master Plan**

#### 4.5.7 Wastewater

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. **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.**

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. **Retain, but revise to apply County-wide.**

4.5.7.3 Discourage the further proliferation of individual septic systems in the area by encouraging the connection of new subdivisions to central systems and ensuring additional rezonings to RR-2.5 or equivalent Planned Unit Development densities will either be connected to central sewer systems or will meet a very high standard for individual on-site sewage treatment. **Delete. Health Department. There are no central systems in the area except in the higher density areas. Are there different standards for on-site sewage treatment for different areas of the county?**

4.5.7.4 Consideration should be given to requiring provisions for scheduled septic system maintenance programs in exchange for allowance of rezonings to a density of less than one dwelling per 5 acres **Delete. Health Department. This would be logistically challenging, if not impossible, for the County to enforce.**

#### 4.5.8 Parks, Trails and Open Space

4.5.8.1 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.**

4.5.8.2 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.**

4.5.8.3 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.**

4.5.8.4 Encourage the acquisition of one or more additional regional park sites in area, in coordination with the County Parks Department and participating landowners **Completed. Falcon Regional Park Defer to the County Parks Master Plan and input from Parks staff.**

4.5.8.5 Encourage the development of a sports fields complex in the area to serve local youth soccer, baseball, and other sports leagues. This need has been underserved in the past, and is likely to grow as the population grows. **Completed. Update to reference Falcon Regional Park.**

4.5.8.6 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**

4.5.8.7 Encourage opportunities for pedestrian linkages especially to connect residential areas to schools, shopping and significant trail corridors **Countywide**

#### 4.5.9 Fire Protection

4.5.9.1 Discourage more intensive rezonings in areas that are greater than 5 road miles from an existing or programmed qualifying fire station. **Keep, County-wide policy. Evaluate if 5 miles is still the appropriate distance given current response times, ISO ratings, etc.**

4.5.9.2 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. **Countywide**

4.5.9.3 Require reasonable public all-weather interconnections between developments to reduce emergency response times. **Countywide. There is a need to define responsibility for constructing and maintaining such all-weather interconnections.**

4.5.9.4 Encourage second points of access to developments with a preference for full versus emergency-only access points in all cases. **Countywide. What does "all cases" modify-second points or "emergency only".**

4.5.9.5 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. **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 Black Forest Fire.**

4.5.9.6 Encourage fire districts to adjust their boundaries where this will create an overall economic benefit to the districts and the customers will result in higher levels of service and more favorable insurance service ratings. **Delete. Is this a county issue? There are many issues such as bonded indebtedness which are not the county's concern. If the idea here is to include land in fire districts where the land was not previously in a fire district, then this should be a countywide policy.**

#### 4.5.10 School Sites and Facilities

4.5.10.1 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**

4.5.10.2 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**

4.5.10.3 Carefully evaluate the availability of safe and efficient routes to schools in the design and review of development applications. **Countywide**

#### 4.5.11 Natural Systems and Sustainability

4.5.11.1 Integrate development with natural features and natural systems with special attention toward preserving floodplains and riparian corridors. **Countywide**

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?**

4.5.11.3 Encourage the use of environmentally-friendly design, including the use of U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) standards to implement green building and development strategies for new buildings and neighborhoods. **Regulatory. Delete in favor of new policies that support more functional, conservation-based design concepts in the Water Master Plan that can achieve the desired results.**

## South Central Plan (1988)

### Natural Systems

#### Goal

1.A Maintain and improve the exiting natural environment and the areas natural resources. **Too general**

#### Policies-

- 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.**
- 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.**
- 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.**
- 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.**
- 1.5. New development(**define?**) should not increase historic runoff downstream unless a stormwater *management* plan is approved *by the County.*(**Regulatory. Eliminate. All development requires drainage plan**)
- 1.6 Developers should pay their fair share of necessary on and off-site drainage improvements. Drainage basin planning studies may be required if a proposed development will result in significant drainage impacts. Basin boundaries have been preliminarily delineated by the County Public Works Department. **Regulatory. County wide. If no DBPS or Miscellaneous Basin Fee and if not a subdivision, there is no legal mechanism to charge. Applies only to subdivisions.**
- 1.7 New developments should minimize negative impacts to air quality. **Countywide . Code standard.**
- 1.8 Fugitive dust should be controlled by practices acceptable to the County and other responsible governing agencies. **Regulatory. Countywide. Health Department.**
- 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**



- 1.10 Disturbed areas should be replanted immediately following construction with temporary measures utilized to minimize wind blown soils and erosion. **Regulatory. Countywide. governed by ESQCP and fugitive dust permits. Eliminate.**
- 1.1 1 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. **Countywide. Already a part of development review.**
- 1.1 2 Mineral extraction operations should be consistent with the County Master Plan for the Extraction of Commercial Mineral Deposits. **All mineral extraction is a special use, which requires compliance with the master plan and the code. Either Countywide or eliminate.**

## 2. GROWTH AND LAND USE

### Goals:

- 2\_A 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.**
- 2.B **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**

### Policies:

- 2.1 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.**
- a The majority of the land should remain in ranchland. **Area specific policy for South Central and eastern county.**



- b. The County should study the viability of implementing a Transfer of Development Rights System to help in the long term preservation of ranchland in a fair *manner* (refer to the discussion at the end of this chapter). **Eliminate. Have to have a base allowance and a send and receive approach.**
  - c. Growth should be orderly and compact rather than randomly scattered. Leapfrog development should be discouraged. **Evaluate as a countywide policy, but must define “leapfrog”.**
  - d 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.**
  - e. Portions of developments remaining in open space should be leased back to ranchers, whenever possible. **Remove. Private decision. The County has no authority to compel.**
  - f. Site planning and building design should minimize visual exposure of roads and structures. Low horizontal buildings which are compatible with the environment should be encouraged over high profile structures which compete with the environment and create negative visual impacts. **Eliminate. Zoning already regulates maximum building height. Any desire to further regulate building height in localized areas would require a change to the Land Development Code since site construction is not subject to a review of compliance or consistency with the County Master Plan.**
- 2.2 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.**
- 2.3 Designated growth areas in the Sequential Growth Scenarios should be recognized as focal areas for development. **Retain, but update.**
- 2.4 New growth should improve the character and land values of the area. **Too vague. Eliminate.**
- 2.5 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.**
- 2.6 Physical development activities within the planning area should be consistent with the Land Development Guidelines as promulgated in Article II, of the El Paso County Land Development Code. **Eliminate. Guidelines have been deleted from the Code**
- 2.7 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.**
- 2.8 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)**

### 3. LAND USE COMPATIBILITY

Through careful design, buffering, and education of residents to the needs of adjacent users, *nearly any land use can be made compatible with its neighboring land use. At the same time, two otherwise compatible uses can be poor neighbors as a result of poor design, inadequate buffering, or a lack of understanding between neighbors.*

**Recommend Eliminating. Some uses simply cannot function in harmony adjacent to or in close proximity to other uses (e.g., mining vs. suburban or rural residential)**

#### Policies:

- 3.1 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**
- 3.2 The County should deem any development incompatible and therefore unacceptable when the proposed development potentially:
- Produces adverse affects upon the desirability of surrounding existing development or lands.
  - Impairs the stability or value of existing adjacent development.
  - Adversely affects the quality of life of existing adjacent development.
  - Exhibits a lack of quality or function in site planning and design.
  - Creates a public danger or nuisance to surrounding areas.
  - Alters the basic character of adjacent land uses or of the entire community.
- Somewhat regulatory in nature. Regardless, recommend updating and incorporating into the overall Master Plan. Countywide.**

### 4 . VISUAL QUALITY

- 4.1 *Any new facilities or developments should be carefully sited to minimize the adverse visual impacts to existing developments or to views of the mountains. **Eliminate. There is no right to a view.***
- 4.2 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. **Countywide but with additional policies. Separate radio towers from cell phone towers.**
- 4.3 New developments should mitigate adverse visual impacts from public roadways caused by road cuts, outside storage, building scale, disturbed native vegetation, and other negative visual intrusions. **Regulatory County Wide, Eliminate**
- 4.4 Advertising signs should be well designed to be compatible with the surrounding



environment. Signs should be low profile and shared when possible. All signs should meet County and State sign regulations. **Eliminate. Signs must meet regulations.**

## 5. TRANSPORTATION

- 5\_ Assure a well integrated and balanced transportation system is created which meets public needs with maximum efficiency, comfort, safety and economy. **Replaced by MTCP as a master planning/policy guide. Eliminate.**

### Policies:

- 5.1 Existing paved County roads, in the South Central Area, should be upgraded to support the present truck traffic. **(Completed? but chip and seal?) Consider localized traffic improvement policies in certain areas of the County, which may include identification of specific roads.**
- 5.2 The Fountain Creek bridge and intersection at Hanover Road and Old Pueblo Road should be improved in the near future to accommodate traffic more efficiently. **(Completed) Eliminate.**
- 5.3 Developers should contribute to the necessary off-site transportation improvements that are needed due to impacts caused by their development. These off-site impacts may include, but are not limited to, increased traffic volume, increased turning maneuvers, reduction in traffic speed, and reduction in traffic safety. **Countywide, Traffic Impact Fee program addresses this.**
- 5.4 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). **Verify plan map 6 is consistent with the MTCP. Update.**
- 5.5 Access and Road Design (Please also refer to the County's Subdivision Engineering Criteria Manual): **Eliminate**
- Direct access to adjacent properties should be minimized on all major roads. Shared access is encouraged. **Addressed by the subdivision regulations**
  - Roads within a new development should be logical, functional and provide a safe transportation network for all users. **Addressed by the subdivision regulations**
  - New roads should logically connect with the existing roadway system. **Addressed by the subdivision regulations**
  - Roads should be constructed to minimize run-off, erosion and maintenance. **Addressed by the subdivision regulations**
  - Adequate road connections to adjacent properties should be provided. **Addressed by the subdivision regulations**
- 5.6 All necessary government entities should work together to plan the most appropriate traffic routes through the South Central Area. **Eliminate, replaced by the MTCP.**
- 5.7 Government entities and landowners should work cooperatively to identify a logical north-south alignment for mass transportation paralleling the Interstate 25/ Fountain Creek corridor. **Eliminate, replaced by the MTCP.**



- 5.8 Safe, efficient and **comfortable bicycle and pedestrian** movement systems should be provided as development occurs. **(Bicycle and pedestrian on rural roads?)  
Countywide**
- 5.9 A regional trail system should be developed to provide alternative transportation linkages. **Countywide, Addressed in Parks Master Plan, Fountain Creek Greenway.**
- 6. **SPECIAL FACILITIES/UTILITIES (Water, Wastewater, Electric, Solid Waste)**

**Goals:**

- 6.A Provide efficient, timely and economical public facilities and services in a manner which best sustains a safe, healthful and enjoyable environment. **Countywide**
- 6.B Locate any above-ground facilities to maximize the preservation of the existing visual and environmental character. **Countywide**
- 6.C Ensure the health, life and safety of the population is maintained. **(Too Vague, Eliminate.)**

**Policies:**

**Water/Wastewater**

- 6.1 Any developments should provide adequate and dependable water and wastewater service. **Regulatory. Eliminate**
- 6.2 If a water *and/or* wastewater district is established, it should meet all County and State standards to ensure an adequate system or supply is provided. When a water or wastewater system is proposed, the developer should demonstrate the following: **Regulatory. Before special district policies. Eliminate**
  - a. The district/company is well conceived, has adequate water to meet County requirements, and is well financed. **Regulatory. Before special district policies. Eliminate**
  - b. The district/company has a maintenance program to ensure that adequate services can be continuously provided. **Regulatory. Before special district policies. Eliminate**
  - c. The district/company is designed so expansion and extension of services to adjacent areas is feasible in the future. **Update and incorporate as a County wide policy, which should reflect the goals and policies of the County Water Master Plan.**
- 6.3 Water and sewer service should be designed on a regional scale to minimize the proliferation of small, individual systems. Joint use agreements (**countywide**) should be used in order to minimize the number of systems and reduce long term construction, operating and maintenance costs. **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, and relationship to the County's 1041 Permit process.**
- 6.4 The extension of services should be logical and minimize leapfrog development. **County wide policy, also regulated by 1041 Regulations**



- 6.5 Connections to existing and proposed regional water and wastewater systems are encouraged rather than the proliferation of smaller facilities. **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.**
- 6.6 Developers proposing lots under 35 acres with individual wells, should run test wells, as needed, to ensure adequate water is available at reasonable depths. **Regulatory in nature, LDC changes required. Eliminate. "reasonable depths" is subjective.**
- 6.7 Individual septic systems should only be allowed on appropriate soils and on lots a minimum of 2.5 acres in size. Developments in areas with or soils for septic systems may need lots larger than 2.5 acres. Developments with lots smaller than 5 acres are encouraged to use a central water or wastewater system. **Regulatory. Subdivision requirement for new lots. Eliminate**
- 6.8 Whenever feasible, surface and groundwater resources existing in the South Central Area should be used for projects within this area. **Replaced by Water Master Plan. Is this valid when water rights can be sold/ Eliminate.**
- 6.9 Water conservation techniques, such as reuse of waste water and xeriscape landscaping, should be incorporated into the planning and design of projects. **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.**
- 6.10 Adequate aquifer recharge should occur in the basins and aquifers from which water is extracted. **Is this the county's decision? Vague and does not assign responsibility or prescribe the process for recharge (re injection wells, infiltration, etc.). Eliminate.**

## Electric

- 6.11 *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.* **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.**
- 6.12 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. **Countywide. Most of these considerations are addressed in the 1041 Regulations**



- 6.13 Any major proposed utility projects, which could have significant visual impacts, should include public involvement during all critical stages of plan development. **Countywide, process is included in the 1041 Regulations.**
- 6.14 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. **Why is that in this plan, and no where else. Countywide?.**

## Hazardous Wastes

- 6.15 The citizens of the South Central Area do NOT want a radioactive or hazardous waste facility within the area. **This is a statement, not a policy. Countywide. Zoning district was deleted from Code.**
- 6.16 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.**
- 6.17 *If no other hazardous or radioactive site can be found in the future and unfortunately, the South Central Area is chosen:* **Regulatory. Covered by CDPHE and County Regulations. Eliminate.**
- a All the laws described in the State document Rules and Regulations Pertaining to Radiation Control as well as any other County, State, and Federal regulations must be met. These regulations shall include but not be limited to:
- 1.) Protection of the general population from releases of radioactivity or hazardous wastes either above or below ground. Of special concern is assurance that the water resources are not contaminated.
  - 2.) Choosing a site which isolates the waste materials and associated contaminants from humans and the environment for the short and long term without ongoing active maintenance.
  - 3.) Protection of individuals during plant operations through careful consideration of:
    - Disposal Site Suitability
    - Disposal Site Design and Construction
    - Facility Operations and Disposal Site Closure
    - Environmental Monitoring
  - 4.) Protection of individuals from inadvertent intrusion.
  - 5.) Stability of the disposal site after closure.
- b. Adequate land is purchased for the disposal site to ensure safety for surrounding inhabitants and to reduce the chance of lowered land values near the site.
- c. The potential for hazardous waste accidents occurring on existing roads are minimized. That a traffic route for vehicles using the facility is designed to provide the minimal amount of disturbance to existing residences.



- d. The roads are designed to minimize any increase in traffic on existing roads within the area.

### Solid Waste and Materials Storage

- 6.1 8 Residents do not support the location of conventional solid waste landfills in the planning area. If the area is chosen for the location of a landfill, this facility should meet strict compatibility standards regarding groundwater protection, visual screening, adequate buffering, control of dust and blowing trash and adequacy of road service. **Regulatory. Landfills approved after development of this small area plan. Eliminate.**
- 6.1 9 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. **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.**
- 6.20 Mandatory tarping of commercial vehicles should be required as one of the conditions of approval for any applicable waste handling facility which is approved in the planning area. **Regulatory. State controlled. Eliminate.**

### Parks

- 6.21 Potential regional park sites in the planning area should be identified as soon as possible, especially along the Fountain Creek corridor. **Addressed specifically in the Parks Master Plan. See also Fountain Creek Greenway and Watershed District.**

## 7. COMMUNITY SERVICES

### Goal:

- 7.A Provide safe, efficient and economical community services to area residents. **Countywide.**

### Policy:

Fire, Schools, Medical, Sheriff **All are County wide policies, update as appropriate and add to overall**

- 7.1 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:
- a. 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.* . **A little vague, make more definite**
  - b. New developments should *aid in providing better medical services to the South Central Area.* . **A little vague, make more definite**
  - c. 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. **A little vague, make more definite. There is a regulatory issue since there is no fee for police protection like schools, traffic, or parks.**

## **8. GOVERNMENT**

### Goal;

- 8.A Provide a framework for efficient government representation so that the ability of all residents to provide input is maximized.

### Policies.

- 8.1 Governmental units, special districts. public service companies and other agencies involved in the planning area should work together to ensure that their efforts are coordinated and made known to area residents. **Vague, Eliminate**
- 8.2 The South Central Citizens' Advisory Committee should continue to operate as a semi-active organization in order to periodically review and provide comment on applicable land use requests which impact their area. **Vague, Eliminate Committee has not met since the 1980's**
- 8.3 All applicable land use items which affect the South Central Planning Area should be transmitted to designated representatives of the Advisory Committee for review. **Vague, Eliminate Committee has not met since the 1980's**







Number		Trilakes Plan Small Area Plan	
Index #	Text	PCD Comment	Trilakes Comments
1.1.14	Initiate an annual program that will recognize and reward people and organizations for using and/or endorsing responsible land use practices and exemplary stewardship.	Eliminate. How to define.	I think we know it when we see it-not that hard to define
1.4.5	Develop a specific plan to effectively deal with all aspects of weeds and pests in the Tri-Lakes planning area.	Eliminate.	Why?
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.	County-wide?
2.1.6	Consider various funding methods for acquiring, developing and maintaining parks and recreational facilities in the unincorporated County.	Eliminate, such consideration is already given via comprehensive parks planning performed by the Community Service Department, Parks Division.	There is little public evidence of this activity.
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.	If you do not forecast and plan for it when the development occurs the land is not available.
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.	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.	Or the Trilakes addendum.
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.	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.	Work with the Palmer Land Trust to leverage their activities.
2.2.1	Identify and preserve corridor rights-of-way and easements for trails.	This is very vague and generally captured via regulation and other County planning documents. Preservations should result in an offset of park fees. Eliminate.	During the transportation planning process ensure that multi-modal is included in the plan.

2.3.8	Identify, prioritize, and plan for the protection of visual resources in Tri-Lakes.	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 building was modified rather than obstruct the view of Pikes Peak from the Pioneer Museum. Special case-yes, Precedent-yes
3.1.2	Advocate approaches that educate the public on methods that have been proven to deter crime. Support the formation of active neighborhood watch groups to deter crimes such as burglary and vandalism.	Not a land use or long range planning topic, eliminate.	Is this the County Land Master Plan or the County Master Plan?
3.2.1	Encourage a level of services for fire and rescue commensurate with the rate of growth in the planning area.	Vague, consider eliminating.	Fire departments add locations, police departments add locations...the Sheriff does not
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.	Leap frog, urban density development should be discouraged. A Metro district is most often using non-renewable water.
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.	Nothing in transportation happens in a vacuum. The County has a voice in these discussions.
7.1.15	Carefully consider requests for rezoning, particularly where the proposed zone change varies from adjacent properties and/or the recommendations in this Plan.	Very vague and generally regulatory pursuant to the applicable rezoning review criteria. Many other County-wide policies will better address this issue. Eliminate.	This is the crux of the problem of putting PUDs next to RR-5 parcels.

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.	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.	I think the intent here is that a standard zoning classification is better than granting lots sizes such 12.3 AC vs. RR-5.
8.1.2	Ensure that development proposed for along I-25 is consistent with the goals and objectives of the I-25 Visual Overlay as outlined in this Plan.	Eliminate. The Overlay has not been adopted.	However developers have been responsive to the requirements
10.2.3	Consider large undeveloped parcels of land as potential open space opportunities.	This seems to suggest sterilizing larger properties to prevent development. Eliminate. Preservation of planned open space is separate from the suggestion of this objective.	This implies the encouragement of Conservation Easements
10.2.4	Consider all available options for the acquisition of open space.	Eliminate. Any acquisitions by the County should be based upon the Parks Master Plan or on a case-by-case basis through coordination with the Parks Department.	This implies the encouragement of Conservation Easements
	I-25.1 To preserve the natural character of the I-25 corridor.	This is somewhat vague in scope. The view corridor from I-25 extends for miles in most areas. Eliminate. The character of the I-25 is ever changing with the CDOT Gap project, development within the corridor, and improvements to local roadways.	The application of this in the Trilakes area is the use of building materials and landscaping that encourages an unbroken view to the west.
SH-83.1.2	Support efforts to establish SH-83 as a Scenic and Historic Byway.	This is not currently a scenic byway, which are designated by CDOT.	Support implies a future activity
SH-83.1.4	Plan for and protect the functional integrity of SH-83.	CDOT regulated. Keep, as a subarea or character area(s) specific goal in coordination with CDOT.	This is better stated as "encourage"
SH-83.1.8	Establish SH-83 as a Scenic Byway or as a significant visual feature worth preserving in the Pikes Peak Regional 2020 Transportation Plan.	This is not currently a scenic byway, which are designated by CDOT.	That is why the word "establish" was used in the sentence



## TRI-LAKES PLAN (1999)

### 1.1 PRESERVATION AND PROTECTION OF NATURAL SYSTEMS

GOAL 1.0 To protect and enhance Tri-lakes' wildlife, natural systems, and the unique landscape features.  
**County-wide**

#### OBJECTIVES

- 1.1.1 Encourage good stewardship of the natural environment. **County-wide**
- 1.1.2 Encourage use of conservation easements to preserve and protect natural systems. **County-wide**
- 1.1.3 Consider the protection of wildlife corridors and landscape features when contemplating requests for development, re-zoning, and/or special use or variances requests. **County-wide**
- 1.1.4 Consider the erosive characteristics of the coarse-grained soils and define and govern measures necessary to prevent erosion or to contain soils within construction limits. **Regulatory, eliminate.**
- 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**
- 1.1.6 Discourage construction practices that significantly alter the landscape, destroy natural vegetation or result in erosion. **Regulatory, eliminate.**
- 1.1.7 Consider the protection of designated or listed species under the applicable Federal Endangered Species Act and/or Colorado Nongame Endangered or Threatened Species Conservation Act when contemplating requests for recreational facilities, development, re-zoning, and/or special use or variance requests. **Utilize Wildlife Descriptors. Generally regulatory, eliminate.**

#### PROPOSED ACTIONS

- 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**
- 1.1.9 Periodically update the County's Wildlife Inventory Mapping. **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.**
- 1.1.10 Comply with all applicable federal and state regulations pertaining to geologic, archaeological, and wildlife resources to assure that they are preserved and protected. **Regulatory, eliminate.**
- 1.1.11 Amend the El Paso County Subdivision Regulations to include the provision for an erosion control plan as a condition of the final plat in an effort to prevent erosion and deposition of soils. **Regulatory pursuant to the ECM, DCM volumes, and the County's MS4 permit. This is now included in the LDC and the ECM which were developed after this Plan was approved.**

1.1.12 Assess damages to those responsible for off-site soil erosion and deposition. **Eliminate**

1.1.13 Modify the County's development review process to encourage implementation of best management construction practices. **Completed, eliminate.**

1.1.14 Initiate an annual program that will recognize and reward people and organizations for using and/or endorsing responsible land use practices and exemplary stewardship. **Eliminate. How to define.**

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. **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.**

## 1.2 GEOLOGICAL HAZARDS

GOAL 1.2 Reduce the potential for property damage and risk to public safety due to the harmful effects of geological hazards. **Eliminate, regulatory. Addressed in the Soils and Geology report requirements for subdivisions.**

### OBJECTIVES

1.2.1 Carefully consider the possibility for property damage or personal injury resulting from geological hazards that exist in the planning area. **Eliminate**

1.2.2 Consider the impacts from extreme weather conditions such as high winds, heavy snows/hail, rain, lightning, and occasional irregular temperature extremes. **County-wide, incorporate as a planning initiative with new development, to be applied as appropriate.**

### PROPOSED ACTIONS

1.2.3 Provide information to residents and developers regarding the potential for liabilities associated with locating in areas identified as having geological hazards. **Regulatory, eliminate. Subdivision soils and geology reports are presently on file and available to the public.**

### PROPOSED ACTIONS

1.2.4 Identify, locate, categorize, and inventory potential geological hazards. **Eliminate. Robinson Maps**

1.2.5 Establish guidelines for building in geological hazard sensitive areas. **Eliminate. Many guidelines have now been developed through state initiatives.**

## 1.3 WILDFIRE

GOAL 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. **County-wide**

## OBJECTIVES

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. **County-wide. Additional objectives should be incorporated using Fire Wise principles and lessons learned from local and nation fire events.**

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:

- Establishment of a minimum of 30' wide "defensible space" around building structures.
  - Management and removal of understory materials that build up over time. Removal of dead/diseased trees and shrubs, and all tree limbs within 5' of the ground.
  - Regular cleaning and inspection of fireplace flues and stovepipes.
  - Disposal of fireplace ash in metal-covered containers placed away from flammable materials/areas.
  - Regular maintenance of roof, gutters and eaves.
  - Installation of smoke detectors on every level of the house with several ABC-type fire extinguishers throughout the house, garage and outbuildings.
  - Supply a ready and available water supply with a garden hose and nozzle (protected from freezing) that can reach all portions of the house.
- 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.**

1.3.3 Where possible support natural methods of vegetation management including controlled burns. **Regulatory pursuant to local fire district provisions.**

## PROPOSED ACTIONS

1.3.4 Support area-wide plan for forest management and wildfire prevention. **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.**

1.3.5 Evaluate the risk for wildfire as part of the subdivision site plan review process and/or when reviewing individual building sites during the application for a building permit. **Regulatory, eliminate. Coordinate with the Fire Districts.**

1.3.6 Identify and map the specific areas of wildland-urban interface where the risks from wildfires may be the greatest. The public should have easy access to this map. **Generally included in the County GIS and Wildfire Protection Plan. Eliminate.**

1.3.7 Develop and implement area-wide and parcel-specific Wildfire Mitigation Plans in zones identified as having high wildfire potential. **Regulatory, eliminate.**

1.3.8 Specifically address site suitability, accessibility, fuel management, and water supply availability for fire suppression as a condition of the final plat. **Regulatory, eliminate.**

#### 1.4 WEED AND PEST MANAGEMENT

GOAL 1.4 Ensure that weed and pest management is available at a level commensurate with local needs and circumstances. **Noxious weed management is covered by the County's noxious weed management program, administered by the El Paso County Community Services Department, Environmental Division. Eliminate.**

#### OBJECTIVES

1.4.1 Support Best Management Practices including chemical, mechanical, biological, and/or cultural control for noxious weeds; chemical, physical, and cultural control for vertebrate pests; and, chemical, biological and/or cultural control for insects. **Regulatory, eliminate.**

1.4.2 Encourage a community-wide approach to planning for and implementing a program to effectively address noxious weed and pest management. **Regulatory, eliminate.**

1.4.3 Encourage the use of certified weed-free products such as topsoil, fill-soil, hay, mulch, gravel, bedding material and general construction material. **Regulatory, eliminate.**

1.4.4 Consider amending the Land Development Code to limit the number animals and/or livestock per parcel size due to the significant impact these animals have on healthy stands of protective vegetation. **Regulatory, recent amendments were approved addressing the County's livestock standards.**

#### PROPOSED ACTIONS

1.4.5 Develop a specific plan to effectively deal with all aspects of weeds and pests in the Tri-Lakes planning area. **Eliminate.**

1.4.6 Provide informational materials and assistance to private landowners to assist them in developing and implementing management plans to control and eradicate noxious weeds and pests. **Eliminate. Performed by Environmental Services.**

1.4.7 Continue to support and enhance the County's Forestry and Noxious Weed program by encouraging additional personnel in order to reach more citizens and aid them in identification and methods of control. **Eliminate. This is not a comprehensive planning-type action.**

## 2.1 PARKS AND RECREATION

GOAL 2.1 To plan and provide for the park and recreational needs of the community. **Eliminate, vague. More specific P&R policies pertaining to new and developing communities should be included in the new Master Plan to help support perceived goals for creating healthy and sustainable communities.**

### OBJECTIVES

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.**

2.1.2 Encourage a park fee structure based upon land values within the Planning Area. **Regulatory, established pursuant to County resolution by the Parks Advisory Commission/Department.**

2.1.3 Re-evaluate the El Paso County Park Department's current mission statement in light of the identified needs in Tri-Lakes. **Eliminate. The County Parks Division is charged with considering the needs of all areas of the County.**

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 and Parks Policies as an implementation measure of the Plan.**

2.1.5 Consider land dedication to the County for parks, trails, and open space, if it meets the El Paso County Parks Department's established criteria. **Regulatory, and subject to the recommendations of the County Parks staff and the Parks Advisory Commission.**

2.1.6 Consider various funding methods for acquiring, developing and maintaining parks and recreational facilities in the unincorporated County. **Eliminate, such consideration is already given via comprehensive parks planning performed by the Community Service Department, Parks Division.**

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**

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.**

2.1.9 Consider opportunities to locate, develop and maintain community parks and recreation facilities in association with schools and municipalities. **Keep, County-wide.**

### PROPOSED ACTIONS

2.1.10 Adopt the El Paso County Parks, Trails and Open Space Master Plan as part of the 1999 Tri-Lakes Comprehensive Plan. **Eliminate. The Plan is already part of the overall County Master Plan.**

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.**

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.**

2.1.13 Accept land dedication for parks if it meets the El Paso County Parks Department's established criteria. **Keep, County-wide.**

2.1.14 Preserve land along major drainage channels located within the 100 year floodplain for parks. **Keep, County-wide.**

## 2.2 TRAILS

GOAL 2.2 To provide safe, efficient, effective, and interconnected bicycle, pedestrian and equestrian trail options. **Keep, County-wide.**

### OBJECTIVES

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. **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.**

2.2.2 Encourage pedestrian and bicycle trail connections as part of the subdivision process. **Keep, County-wide.**

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. **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.**

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. **Keep, should be included for County-wide applicability for all major arterial roadways.**

2.2.5 Consider provisions, such as extended road shoulders, on all new roads and those roads slated for upgrading to provide for non-motorized use. **Regulatory, subject to County road and bridge budget considerations/constraints.**

2.2.6 Consider opportunities for non-motorized access to neighborhoods, schools, activity centers and regional trails. **Keep, County-wide.**

## PROPOSED ACTIONS

2.2.1 Identify and preserve corridor rights-of-way and easements for trails. **This is very vague and generally captured via regulation and other County planning documents. Preservations should result in an offset of park fees. Eliminate.**

2.2.2 Preserve land within the 100 year floodplain for trails. **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.**

2.2.3 Provide for pedestrian, bicycle, and equestrian easements when upgrading or building new roads. **Keep, County-wide.**

2.2.4 Reserve non-motorized easements and ensure their construction and future maintenance as conditions of the subdivision process. **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.**

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. **Update, add a qualifier regarding review and recommendation by the Parks Advisory Committee and the BOCC. Keep, County-wide.**

2.2.6 Coordinate trail links and overall planning with adjacent planning areas. **Eliminate. Duplicate of below.**

2.2.7 Provide multiple access points and trail linkages to the Santa Fe Trail and other planned El Paso County regional trails. **Keep, County-wide.**

## 2.3 VISUAL RESOURCES

GOAL 2.3 To preserve and protect visual resources.

### OBJECTIVES

2.3.1 Encourage site design and development standards that protect and preserve the character of the natural landscape. **Keep, County-wide.**

2.3.2 Preserve and reinforce panoramic views of the Mountains and Plains. **Keep, County-wide, but with recognition that there is no property right to a view.**

2.3.3 Protect the environmental and visual quality of surface waters. **Keep, County-wide.**

2.3.4 Consider the individual character unique to each Sub Area. **Keep, County-wide. This speaks to the concept of using "character areas" in the new Master Plan.**

2.3.6 Encourage long-term lease options, including visual leases, with property owners. **Eliminate. This is vague and unenforceable from a regulatory perspective.**

2.3.7 Support protection of environmentally-sensitive lands. **Keep, County-wide.**

2.3.5 Preserve, protect, and maintain area lakes for all to enjoy. **Keep, County-wide.**

#### PROPOSED ACTIONS

2.3.8 Identify, prioritize, and plan for the protection of visual resources in Tri-Lakes. **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.**

2.3.9 Review the site and building design guidelines. Where possible, revise or establish guidelines to enhance or protect natural occurring landscape elements. **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."**

2.3.10 Strategically plan for the acquisition and/or preservation of identified and prioritized landscaped features. **Keep, reword, and apply County-wide.**

#### 3.1 LAW ENFORCEMENT

##### GOAL 3.1

Encourage public safety at a level commensurate with local needs and circumstances. **Vague, consider eliminating.**

##### OBJECTIVES

3.1.1 Consider holistic approaches to public safety that combine community initiatives such as neighborhood watch groups with professional policing services available in the Planning Area. **Eliminate.**

3.1.2 Advocate approaches that educate the public on methods that have been proven to deter crime. Support the formation of active neighborhood watch groups to deter crimes such as burglary and vandalism. **Not a land use or long range planning topic, eliminate.**

3.1.3 Encourage homeowners to use appropriate windows and locks on new homes and replace inappropriate security devices. **Eliminate.**

3.1.4 Establish a centrally-located Sheriff's Department substation in the planning area to reduce response times. **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.**

3.1.5 Consider and comment on aspects of public safety and crime prevention in the review of land development proposals. **Procedural, Sheriff is provided referrals. Eliminate.**

3.1.6 Coordinate an area-specific plan for public safety between citizens and the County Sheriff's office. **Eliminate.**

3.1.7 Revise the building code as necessary to require recommended and/or approved safety features such as locks, doors, and windows. **Eliminate. Regulatory, by a different entity.**

## 3.2 STRUCTURAL FIRE PROTECTION, HEALTH CARE, AND EMERGENCY SERVICES

### GOAL 3.2

To ensure that adequate fire protection and emergency services are available at levels commensurate with local needs and circumstances. **Vague, consider eliminating.**

### OBJECTIVES

3.2.1 Encourage a level of services for fire and rescue commensurate with the rate of growth in the planning area. **Vague, consider eliminating.**

3.2.2 Encourage effective provision of on-site water supplies (ponds, cisterns or hydrants as applicable) for fire suppression in rural residential areas. **Regulatory and based on fire district requirements.**

3.2.3 Support mutual aid agreements and other cooperative efforts among fire protection districts, municipalities, and other affected entities directed toward providing improved and/or cost-effective fire protection services. **Mutual aid agreements are already in place. Eliminate.**

3.2.4 Encourage coordination of emergency service providers to avoid duplication of effort, equipment, administration, and cost. **A regional EOM has been created. Eliminate.**

### PROPOSED ACTIONS

3.2.5 Fully consider all applicable fire protection and emergency service aspects in the preparation and review of land development proposals. **County-wide.**

3.2.6 Approve new residential development only if and when structural fire protection is available. **Regulatory. Already in the Land Development Code. Eliminate.**

3.2.7 Develop a GIS mapping system, such as Wildfire Hazard Identification and Mitigation Systems (WHIMS), to identify fire potential for site development. **Completed, eliminate.**

3.2.8 Develop and implement area-wide and parcel-specific Wildfire Mitigation Plans in zones identified as having high wildfire potential. **Regulatory under the requirements of the LDC, eliminate.**

3.2.9 Support safety and fire prevention through ongoing public education and awareness efforts. **Eliminate.**

3.2.10 Support development of a regional health care facility, with emphasis on emergency treatment. **Eliminate. Market place decision.**

### 3.3 EDUCATIONAL OPPORTUNITIES

#### GOAL 3.3

To provide quality educational opportunities for area residents. **Keep, but reword in the context of master planning for school districts.**

#### OBJECTIVES

3.3.1 Ensure that enrollment due to new development does not overburden schools. **Regulatory, eliminate.**

3.3.2 Encourage high educational standards to meet the needs of the Planning Area. **Eliminate.**

3.3.3 Encourage on-going educational opportunities for area residents. **Eliminate.**

3.3.4 Encourage school sites to be located in areas that don't significantly impede traffic flow. **Keep, as this is a County-wide issue and objective/goal.**

3.3.5 Ensure the school districts are clearly made aware of all new developments within their boundaries. **Eliminate. This is procedural; school districts already receive referrals on subdivision applications.**

3.3.6 Review and provide comment on future school sites as identified in school growth plans. **Eliminate. Replace County-wide with wording that calls for collaboration between County planning staff and Public Works staff and the associated school district. This is especially important considering the county's involvement in chart school location decisions.**

### 3.4 OTHER UTILITIES AND SERVICES

#### GOAL 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. **Keep, County-wide.**

#### OBJECTIVES

3.4.1 Consider the location and availability of services and utilities prior to approving development plans. **Regulatory, eliminate.**

#### PROPOSED ACTIONS

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. **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.**

3.4.3 Ensure that services and utilities are available and/or functional prior to development. **Regulatory.**

3.4.4 Plan for future utilities and services that will be necessary to serve the needs of the Planning Area. **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.**

#### 4.1 DRAINAGE PLANNING

##### GOAL 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.**

##### OBJECTIVES

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.**

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.**

4.1.3 Encourage a comprehensive approach to flood protection and drainage, that incorporates retention and detention facilities to reduce soil erosion, channel degradation, and flooding, while at the same time contributing to improvements in water quality. **Regulatory, eliminate.**

4.1.4 Consider a system of parks, trails, and open spaces that could also serve as a drainage and flood control system to slow the rate and reduce the intensity of stormwater runoff. **Parks and trails planning should be guided by the County Parks Master Plan. Eliminate.**

##### PROPOSED ACTIONS

4.1.1 Promote Best Management Practices in an effort to prevent and/or significantly reduce problems associated with stormwater runoff and erosion. **Regulatory, eliminate.**

4.1.2 Consider and adhere to the recommendations in the existing drainage basin planning studies. **Regulatory, eliminate. If you don't adhere to the basin studies the improvements built are not reimbursable.**

4.1.3 Identify in Basin Planning Studies and any other land use documents and where appropriate, require dedication of the areas necessary to accommodate drainage facilities for full basin build-out. **Eliminate; siting of facilities and the responsibility for construction is project dependent unless**

otherwise constructed by the County. There are too many variables in trying to apply this action on a larger scale.

4.1.4 Discourage modification of floodplains. **Eliminate, regulatory.**

## 4.2 FUNDING

### GOAL 4.2

To develop an equitable system for planning, funding, constructing and maintaining drainage facilities. **Regulatory, eliminate.** Also, drainage basin funds have been established to help fund eligible improvements.

### PROPOSED ACTIONS

4.2.1 Support the development of drainage funding methods that most equitably allocate costs according to the relative impacts caused by each property. **Regulatory per the established drainage basin fees.**

4.2.2 Promote the development of a dedicated funding source for the operation and maintenance of existing and new regional drainage systems. **Eliminate; drainage and bridge fees for construction of facilities have been established in studies basins and will continue to be set for basins studied in the future. However, ongoing operations and maintenance are a budget issue of the Department of Public Works.**

4.2.3 Encourage that stormwater impacts be mitigated by installation of downstream facilities or detained on-site until normal regulatory runoff flows are achieved. **Regulatory, eliminate.**

4.2.4 Discourage new development and land use practices that divert drainage and associated problems to surrounding properties. **Regulatory, eliminate.**

4.2.5 Prohibit construction practices that do not confine erosion on the development site. **Regulatory, eliminate.**

## 4.3 ENVIRONMENTAL PROTECTION

### GOAL 4.3

To promote the planning and design of drainage facilities which maximize on-site amenities while minimizing downstream erosion and other problematic activity. **Keep, County-wide.**

### OBJECTIVES

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. **Keep, County-wide.**

4.3.2 Support incorporating safely designed drainage facilities that can serve as both functional and aesthetic elements within developments. **Keep, but recognize that "safely designed" is a regulatory standard.**

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. **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.**

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. **Keep, for County-wide applicability.**

#### PROPOSED ACTIONS

4.3.5 Require proven types of erosion control measures to mitigate the short and long term erosion impacts from development. **Regulatory, eliminate.**

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. **Keep, County-wide.**

#### 4.4.1 FLOODING

##### GOAL 4.4

To promote public safety and reduce loss of property. **Keep, but provide more detail to avoid being overly vague.**

##### OBJECTIVES

4.4.1 Consider establishing a drainage and flood control overlay protection zone, or utilize a Prudent Line approach for all 100-year floodplains. **Eliminate, regulatory. Prudent Line is no longer an allowed approach.**

4.4.2 Require the on-going maintenance of dams in conjunction with state and federal agencies. **Regulatory, eliminate.**

4.4.3 Prohibit development from locating in areas below dams, spillways, and levees that would require the State Engineer to upgrade the classification of these structures. **Regulatory, eliminate. Addressed in the Land Development Code.**

4.4.3 Support development and use of regional flood warning systems. **Eliminate; not within the context of a master plan.**

4.4.4 Encourage “prudent line” approaches which adequately set structures back from flood-plain boundaries, especially in areas which may be prone to bank erosion. **Eliminate, regulatory. Prudent Line is no longer an allowed approach.**

#### PROPOSED ACTIONS

4.4.4 Establish guidelines for appropriate low-impact land uses in floodplains that do not threaten public health, safety and welfare. Current regulations should continue to be enforced so that such uses as primary residences, hotels, hospitals, nursing homes, schools and other uses that have a high potential for damage to property and/or to human life during an emergency will not be located within the 100-year floodplains. **Regulatory, eliminate.**

4.4.5 Prohibit or appropriately limit development of homes, schools and hospitals in the overlay protection zones per a prudent line setback, or erosion setback. Consider only development such as parks, trails, and/or open space, with a very low risk for human health and safety that will not accelerate runoff rates or adversely effect the overall environmental quality of the drainage basins. **Regulatory, eliminate. Prudent Line is no longer an allowed approach.**

4.4.6 Support the construction of facilities that 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, eliminate.**

4.4.8 Require the disclosure of flood hazards to current and future property owners. **Notes pertaining to floodplains and hazards are included on subdivision plats. Eliminate.**

4.4.9 Limit new development in and modification to flood plains, spillways, and valley bottoms. Require strict adherence to local floodplain regulations and subdivision criteria. **Regulatory, eliminate.**

#### 5.1 TRANSPORTATION

##### GOAL 5.1

To provide an efficient, safe, continuous, and connective transportation system. **Keep, generally, but defer to MTCP policies and goals, as appropriate.**

##### OBJECTIVES

5.1.1 Identify and prioritize transportation deficiencies and future transportation improvements. **Keep, for County wide applicability.**

5.1.2 Plan for additional north-south arterial and collector roads. **MTCP**

5.1.3 Improve the connectivity of east-west arterial and collector roads. **MTCP**

5.1.4 Encourage the dedication and/or acquisition of additional roadway rights-of-way. **Eliminate, regulatory. Addressed in the LDC and ECM.**

5.1.5 Support upgrading or replacing the I-25 Interchanges at SH-105 and Baptist Road. **Eliminate. Completed.**

5.1.6 Support removal of the weigh stations or conversion to an automatic system that does not require trucks to exit the Interstate. **This is out of the regulatory control of the County. Instead, this is subject to State decisions and regulations. Eliminate.**

5.1.7 Encourage logical and economical road extensions and linkages. **Keep, County-wide.**

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, County-wide.**

5.1.9 Support a controlled access from SH-105 into the Safeway parking lot. **Eliminate. Completed. Town of Monument.**

5.1.10 Support the County's Paving Policy. **Keep, but update with more specificity from the current roadway maintenance plan.**

5.1.11 Recognize the designated AICUZ accident potential zone for Aardvark Auxiliary Airfield and support compatible land uses. **Keep, but update with language from the JLUS study and the recent AICUZ study.**

5.1.12 Support the extension, realignment and reclassification for North Gate Road, Old Denver Highway, and Mitchell Road. **MTCP.**

#### PROPOSED ACTIONS

5.1.13 Fully consider the objectives in this Plan when revising the Land Development Code, Subdivision Criteria Manual and Access Code. The revisions to the Code should also consider revisions to the Paving Policy in urbanizing areas. **Completed to a certain extent when the LDC was revised in 2007. Keep, generally, but reword for County wide applicability pursuant to the new Master Plan.**

5.1.14 Update the 1987 Major Transportation Corridors Plan. **Completed. Eliminate in favor of "encourage continued efforts to update the MTCP".**

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.**

5.1.16 Provide additional north-south arterial and collector roads. **MTCP**

5.1.17 Require dedicated right-of-way for a north-south Alternative Corridor as indicated on Map 7.2. **MTCP**

5.1.18 Re-align, upgrade, and make improvements to North Gate Road. **Eliminate, under City jurisdiction.**

5.1.19 Preserve I-25 corridor for future expansion and transportation options. **Eliminate, the responsibility for preserving land for state right-of-way is the responsibility of the state.**

5.1.20 Amend the 2020 Long Range Transportation Plan to include an interchange at Higby Road. **MTCP**

5.1.21 Establish criteria and adopt land use regulations to protect the future viability of the designated AICUZ accident potential zones for the USAF Academy's Aardvark Auxiliary Airfield. **Regulatory, eliminate. Referrals to the AFA and Airport Advisory Commission help guide decisions on land use applications.**

5.1.22 Improve railroad crossings. **County-wide. This demands increased detail and should acknowledge the challenges associated with coordinating with the railroad companies.**

5.1.23 Require a minimum of two independent accesses for new developments. **Regulatory, eliminate.**

## 5.2 ADVERSE IMPACTS

### GOAL 5.2

To reduce the adverse impacts of existing and future transportation systems through a combination of careful planning and mitigation techniques. **MTCP**

### OBJECTIVES

5.2.1 Place a high priority on ensuring safety and protecting the existing natural environmental conditions when planning or building roads. **Regulatory under the ECM and NEPA, as applicable, eliminate.**

5.2.2 Place a high priority on those system improvements which will substantially reduce risks to public safety including, but not limited to, turn and acceleration lanes. **Regulatory and obvious, eliminate. ECM.**

5.2.3 Encourage the identification, designation, preservation, and enhancement of scenic transportation routes and vistas. **Regulating scenic views is challenging in application. Any desire to retain the concept should include reworded language.**

5.2.4 Provide for noise attenuation, safety and visual screening along transportation corridors by incorporating techniques including setbacks, buffers, berms and vegetation treatments. **Regulatory under the LDC, eliminate.**

5.2.5 Plan and provide for mitigation of the secondary impacts of traffic congestion including the protection of air and water quality and drainage system enhancements. **Regulatory, eliminate.**

### PROPOSED ACTIONS

5.2.6 Improve road condition, maintenance, and surface drainage. **Eliminate, vague.**

5.2.7 Identify and improve the design of hazardous and congested roads and intersections. **MTCP and regulatory. ECM.**

5.2.8 Limit the number of access points on designated arterial. **Regulatory, eliminate. ECM.**

5.2.9 When necessary, require that development fund an independent transportation study and/or plan. **Regulatory, this is a standard LDC/ECM requirement of moderate to large scale development applications.**

5.2.10 Establish an I-25 Visual Overlay as outlined in this Plan and include it as an Element in the County's Master Plan. If necessary, amend the Land Use Code to ensure that development is held to a uniform standard. **Eliminate, visual overlays are difficult to apply and enforce, and were not established the adoption of this plan.**

5.2.11 Support methods of protecting low density residential land uses and natural landscape character along SH-83, such as the Colorado Scenic and Historic Byway or Natural Heritage programs. **Eliminate in favor of character area goals and policies.**

### 5.3 ALTERNATIVE TRANSPORTATION

#### GOAL 5.3

To promote the planning and development of transportation modes offering alternatives to single-occupant automobiles. **MTCP and regulatory.**

#### OBJECTIVES

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. **Keep, County-wide.**

5.3.2 Support transit options that meet the demands of residents in the planning area. **Keep, reword as appropriate in specific character areas.**

5.3.3 Encourage multiple Park-n-Ride facilities at logical locations on both sides of I-25. **Keep, but reword for County-wide applicability.**

5.3.4 Encourage development patterns which reduce the need for and use of the automobile. **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.**

5.3.5 Promote bicycle and pedestrian access in development proposals. **Keep, County-wide.**

5.3.6 Consider multi-modal, non-motorized transportation needs (i.e. bicycle, pedestrian, horse, etc.) when upgrading all roads and intersections. **MTCP and Parks Master Plan. Eliminate.**

5.3.7 Promote the conservation of energy resources through enhancement of all modes of transportation and telecommunications networks. **Keep, County-wide.**

5.3.8 Encourage inter-regional cooperation for the planning and development of alternative modes of transportation. **Eliminate, PPACG and PPRTA.**

#### PROPOSED ACTIONS

5.3.9 Request that at least one form of non-motorized transportation (in addition to motorized) be built as part of new development. **Regulatory, eliminate.**

#### 6.1 LONG TERM WATER SUPPLY

GOAL 6.1 To ensure long term water supply. **Water Master Plan, eliminate in favor of references to the Plan.**

#### OBJECTIVES

6. 1.1 Support efforts to establish renewable water supplies. **WMP.**

6. 1.2 Discourage development that cannot provide proof of adequate water quality, quantity and dependability and evidence indicates an insufficient water supply, and/or less than acceptable levels of quality, and/or that the supply is not dependable. **Regulatory, eliminate.**

6. 1.3 Support the systematic monitoring and careful administration of the bedrock aquifers to avoid over-allocation of groundwater. **Administration-regulatory per State regulation administered by the State Engineer's Office. The county does not allocate groundwater. Eliminate. Monitoring is recommended under the WMP, keep for County-wide applicability.**

6. 1.4 Encourage systematic monitoring of known recharge areas and discourage land use patterns that interrupt the natural flow of surface and/or tributary groundwater. **WMP**

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. **Keep, but focus on encouraging expansion of the current effort of the Groundwater Quality Study Committee.**

6.1.6 Discourage the severance of water rights from overlying properties unless an alternate water supply can be guaranteed. **Eliminate, regulated by the State of Colorado.**

6. 1.7 Discourage any use or exportation of groundwater which would adversely impact individual wells or the ecological integrity of the planning area. **Eliminate, regulated by the State of Colorado.**

6. 1.8 Support water planning that identifies and analyzes areas of the County where water supplies have not been proven to be fully dependable. **This was part of the purpose of the WMP. Eliminate.**

#### PROPOSED ACTION

6.1.9 Develop a County-wide standard for a reliable system of testing the quality, quantity, and dependability of groundwater. **Consider keeping for County-wide applicability. Perhaps deploy as a 2<sup>nd</sup> phase of the Water Master Plan.**

## 6.2 SURFACE WATER RESOURCES

### GOAL 6.2

To protect area streams and groundwater from point and non-point sources of pollution and runoff. **Regulatory, eliminate. A purpose of the MS4 permit process.**

#### OBJECTIVES

6. 2.1 Preserve streams, stream channels, valley bottoms, and lakes to protect the integrity of surface waters and groundwater recharge areas. **Regulatory, eliminate.**

6. 2.2 Consider the water requirements for natural areas adjacent to proposed developments. **Regulatory, eliminate.**

6. 2.3 Reduce sources of point and non-point source pollutants impacting surface and groundwater. **Regulatory, eliminate.**

6. 2.4 Evaluate the consequences to surface water from new development including runoff of soils, as well as chemical compounds that may result from the proposed uses including pesticides, herbicides and hydrocarbons. **Regulatory, eliminate.**

#### PROPOSED ACTION

6. 2.5 Further identify sources of point and non-point sources of pollution within the Planning Area. **Regulatory, eliminate.**

6. 2.6 Implement appropriate measures to protect and/or mitigate effects from runoff and point and non-point sources of pollution to surface water. **Regulatory, eliminate. A purpose of the MS4 permit process.**

6. 2.7 Establish watershed protection areas and control hazardous uses in areas around well heads. **Regulatory, eliminate.**

### GOAL 6.3

To reduce the non-essential reliance on and promote the conservation of groundwater. **Eliminate in favor of the WMP policies and goals.**

#### OBJECTIVES

6. 3.1 Maximize opportunities for acceptable re-use of potable and non-potable water including augmentation and irrigation. **Eliminate in favor of the WMP policies and goals.**

6. 3.2 Minimize the use of water resources through information, subdivision covenants and developer incentives to encourage drought tolerant landscaping using native vegetation. **Eliminate in favor of the WMP policies and goals.**

#### PROPOSED ACTIONS

6. 3.3 Develop information on dryland landscaping alternatives and provide incentives to xeriscape. **Eliminate in favor of the WMP policies and goals, including implementation measures pertaining to updating the County’s landscaping regulations.**

6. 3.4 Provide current, adequate, and ongoing public information regarding the importance of water conservation. Consider instituting a water conservation week. **Eliminate in favor of the WMP policies and goals. Generally a responsibility of the water supplier.**

6.4 INTERGOVERNMENTAL COOPERATION

GOAL 6.4

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. **Keep, County-wide, but with recognition that localized relationships should be prioritized.**

OBJECTIVE

6. 4.1 Support mutually beneficial arrangements among water providers and consumers to reduce cost and protect the supply of groundwater and the natural environment. **Eliminate in favor of the WMP policies and goals.**

6.4.2 Support the integration or interconnection of water supply systems in the Tri-Lakes Planning Area. **Eliminate in favor of the WMP policies and goals.**

6. 4.3 Encourage locally beneficial cooperative arrangements between area water providers and the City of Colorado Springs. **Eliminate in favor of the WMP policies and goals.**

PROPOSED ACTIONS

6. 4.4 Continue to support the El Paso County Water Authority. **Keep, but replace with the PPRWA, and other collaborative water suppliers.**

6.5 WASTEWATER TREATMENT

GOAL 6.5

To recognize the unique importance of water and wastewater service provision in the location, type and density of land use. **Keep, and also include reference to WMP policies and goals.**

OBJECTIVES

6. 5.1 Carefully consider the impacts that proposed new developments will have on existing wastewater systems. **Keep, County-wide.**

6. 5.2 Encourage regional wastewater systems. **Keep, County-wide.**

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. **Keep, and also include reference to WMP policies and goals.**

## PROPOSED ACTIONS

6. 5.4 Maintain wastewater flows within the same drainage basin or district where the flows are generated. **Regulatory, eliminate.**

## 7.1.0 MANAGING GROWTH AND LAND USE

### GOALS

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.**

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.**

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.**

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.**

### OBJECTIVES

7.1.1 Protect, enhance, and reinforce the boundaries of the Tri-Lakes planning area. **Eliminate, the boundaries have already changed through annexation and could very well change with the current Master Planning effort.**

7.1.2 Protect and enhance viability of established developments. **Keep, County-wide.**

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.**

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., agritainment) 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.

7.1.5 Discourage requests for speculative commercial zoning and land uses. Eliminate, there is no way to ensure that a commercial rezoning request is anything other than speculative given the timing of the development process in which the establishment of zoning occurs prior to the subdivision and/or site development plan processes.

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.

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.

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.

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.

7.1.10 Carefully consider the impacts of new development on the integrity and carrying capacity of the roadway system. Regulatory, eliminate.

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.

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.

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.

7.1.14 Encourage carefully-planned residential development that is consistent with adjacent developments in the unincorporated planning area. Keep, County-wide.

7.1.15 Carefully consider requests for rezoning, particularly where the proposed zone change varies from adjacent properties and/or the recommendations in this Plan. **Very vague and generally regulatory pursuant to the applicable rezoning review criteria. Many other County-wide policies will better address this issue. Eliminate.**

7.1.16 Discourage zoning changes that increase density beyond present zoning unless provisions that benefit the community are negotiated. **Eliminate. This suggests that only down-zonings are allowable unless we arbitrarily impose an additional standard on the development. All development applications come with unique challenges, and our policies should reflect that.**

7.1.17 Support implementation of landscaped buffers and/or mutually-agreed upon transitional uses between zones of differing land uses and densities. This might address differing uses such as a proposed industrial, office or commercial use locating adjacent to an established residential subdivision, and/or differing residential densities. **Regulatory, eliminate.**

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. **Keep, County-wide. This is a significant issue that should be highlighted in the new Master Plan.**

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. **Keep, County-wide.**

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. **Keep, but revise to also include language from the PPACG JLUS study and the AFA AICUZ study, as appropriate.**

## PROPOSED ACTIONS

7.1.21 Promote the establishment of a cooperative planning area along the I-25 and SH 105 transportation corridors. **Eliminate.**

7.1.22 Amend the Land Development Code to include one or more cluster development regulations (refer to Clustering and Open space Section). **Eliminate, the PUD zoning already exists which allows for and encourages clustering of areas of development.**

7.1.23 Enhance landscape provision in the Land Development Code to address buffering between differing land uses and transitional zones. **Eliminate, this already exists in the LDC.**

7.1.24 Reclassify parcels with obsolete zoning, such as C-1. **Eliminate.**

7.1.25 Require guarantees for necessary infrastructure to be secured prior to development. **Regulatory, eliminate.**

7.1.26 Participate in cooperative intergovernmental land use planning. **Keep, but expand to address why. County-wide.** Note, this was not in the published document and may have been inadvertently left off.

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. **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.**

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. **Keep, County-wide.**

## 8.1 ECONOMIC DEVELOPMENT

### GOAL 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. **Keep, County-wide.**

### OBJECTIVES

8.1.1 Encourage the centralization of major economic development in the I-25 corridor and other designated areas. **Keep, County-wide. This may need to be reworded for County-wide applicability.**

8.1.2 Ensure that development proposed for along I-25 is consistent with the goals and objectives of the I-25 Visual Overlay as outlined in this Plan. **Eliminate. The Overlay has not been adopted.**

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. **Keep, subarea specific and perhaps specific to other subareas as well.**

8.1.4 Consider SH-83 primarily as an arterial transportation corridor. Discourage economic development that would significantly disrupt traffic flow. Limit economic development to activities that are compatible to and serves the needs of the local community. **Eliminate as this is very similar to other language included above. The concept should be preserved, but it may be more appropriate to apply it on a County-wide scale to include HWY115 and HWY 24 (HWY 94 may be the exception due to land uses associated with Schriever AFB).**

### PROPOSED ACTIONS

8.1.5 Participate in developing a plan that identifies economic development goals, objectives, and strategies that are harmonious with community expectations. **Keep, County-wide.**

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. **Keep, although it is very vague.**

8.1.7 Locate land uses, such as office and industrial parks, where infrastructure is available or provisions are guaranteed. **Keep, County-wide.**

8.1.8 Centralize major economic development in the I-25 corridor or other designated areas. **Keep, subarea specific and perhaps specific to other subareas as well.**

8.1.9 Minimize adverse environmental impacts of non-residential development, such as soil erosion, excessive exterior lighting and alterations to natural drainage channels. **Regulatory, eliminate.**

## 9.1 HISTORICAL RESOURCES

### GOAL 9.1

To preserve and enhance historical resources. **Keep, County-wide.**

### OBJECTIVES

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.**

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.**

9.1.3 Encourage reporting and documenting artifacts unearthed during construction of roadcuts, utility lines, outside storage, water tanks and buildings. **Keep, County-wide.**

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.**

### PROPOSED ACTIONS

9.1.5 Identify, inventory, and categorize historic sites, structures and artifacts. **Keep, as appropriate, County-wide.**

9.1.6 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 (9 C.R.S. 24-80-101, et. seq.). **Regulatory.**

9.1.7 Support local incentives for historic preservation and adaptive reuse. **Keep, County-wide.**

## 10.1 CLUSTER DEVELOPMENT AND TRANSFER OF DEVELOPMENT RIGHTS

### GOAL 10.1

To encourage preservation of open space through creative planning and land use techniques such as clustering. **Keep, County-wide.**

#### OBJECTIVES

10.1.1 Encourage land use techniques such as cluster development and density transfer to preserve larger tracts of open space. **Keep, but delete reference to “density transfer.”**

10.1.2 Strictly adhere to densities implied under existing zoning and consider clustering plans only if they are otherwise clearly consistent with the goals, policies, and implementation strategies as set for by the 1999 Tri-Lakes Comprehensive Plan. **Eliminate, the review criteria for approval of a PUD requires such a finding with regarding to consistency with the County Master Plan. This implies that existing zoning cannot be changed.**

10.1.3 Consider further study to develop a County-wide clustering and open space plan. **Eliminate.**

10.1.4 Encourage public access onto open space lands, or a portion thereof, and consider access on a case by case basis. **Keep, County-wide.**

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. **Keep, County-wide.**

10.1.6 Discourage development in stream channels, near water features, or within wildlife migration corridors. **Generally regulatory, eliminate.**

10.1.7 Strongly discourage clustering on open ridge tops. **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. **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.**

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. **Keep, County-wide.**

#### PROPOSED ACTIONS

10.1.10 Amend the El Paso County Land Development Code and Subdivision Regulation to incorporate regulatory actions to preserve open space. **Eliminate, already addressed in the Code via PUD zoning and the restriction that stem from the unique zoning scheme.**

- The EPCPUD regulations should be amended to achieve consistency with the the Tri-Lakes Plan. **Keep, but replace TLP with a reference to the new Master Plan, if such amendments are warranted once the new Plan is adopted.**

- Submittal of a PUD Impact Report that determines whether a land use proposal can achieve a compatible mixture of residential and open space by protecting scenic and environmentally sensitive areas while providing for residential uses on a portion of the property. **Eliminate. This action, as written, does not actually propose a functional action.**

10.1.11 Amend the county's land use regulations to permit a transferable development rights process. **Eliminate.**

10.1.12 Require assurances that adequate maintenance and management of open space will be provided through the preparation and recording of maintenance agreements and other appropriate means. **Regulatory, eliminate.**

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. **Keep, reword, County-wide.**

10.1.14 Preserve the visual character of the natural landscape and/or long unobstructed viewsheds to the Front Range in preserved open spaces. **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.**

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.**

10.1.16 Only very limited ancillary uses should be allowed if full credit is given for open space. Active uses, such as golf courses, athletic fields, larger community/recreation buildings, roads, engineered drainage facilities, etc. should be accounted for either as conditions of approval for development or in terms of additional open space requirements which would reduce the overall density credits. **Eliminate in favor of the regulatory standards of the PUD section of the LDC.**

## 10.2 OPEN SPACE

10.2 GOAL To preserve diverse examples of open space in the Tri-Lakes Planning Area

### OBJECTIVES

10.2.1 Support the Tri-lakes definition for open space. **Eliminate. A single County-wide definition is appropriate. Subareas should not be allowed to have their own legal definitions of anything regulated under the LDC.**

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.**

10.2.3 Consider large undeveloped parcels of land as potential open space opportunities. **This seems to suggest sterilizing larger properties to prevent development. Eliminate. Preservation of planned open space is separate from the suggestion of this objective.**

10.2.4 Consider all available options for the acquisition of open space. **Eliminate. Any acquisitions by the County should be based upon the Parks Master Plan or on a case-by-case basis through coordination with the Parks Department.**

10.2.5 Consider open space acquisition in exchange for density bonuses in the subdivision process. **Delete. Density bonuses for the preservation of open space is a general practice under the PUD zoning, but acquisition of those areas by the County is not primarily due to budgetary constraints.**

10.2.6 Consider incentives, such as conservation easements, to encourage private dedication of open space. **Eliminate, for the same reason stated immediately above.**

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.**

PROPOSED OPTIONS

10.2.8 Initiate a study resulting in a county-wide open space plan. **This is the Parks Master Plan. Eliminate.**

10.2.9 Incorporate a provision in the El Paso County Land Development Code and/or Subdivision Regulations for the dedication of open space as a condition for increasing densities over existing zoning. **Regulatory, eliminate.**

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.**

I-25.1 MAINTAIN VISUAL INTEGRITY

OBJECTIVES

GOAL

I-25.1 To preserve the natural character of the I-25 corridor. **This is somewhat vague in scope. The view corridor from I-25 extends for miles in most areas. Eliminate. The character of the I-25 is ever changing with the CDOT Gap project, development within the corridor, and improvements to local roadways.**

OBJECTIVES

I-25.1.1 Cooperatively plan for the future of the I-25 corridor. **Eliminate in favor of the following goal.**

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. **Keep, subarea specific.**

I-25.1.3 Plan for and protect the functional integrity of the transportation corridors which parallel I-25. **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.**

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. **Keep, reword to focus more on character attributes of specific areas. Consider for County-wide applicability once reworded.**

I-25.1.5 Support efforts to visually screen parking. **Regulatory, eliminate.**

I-25.1.6 Reduce adverse visual impact from signs, communication towers, lighting and land uses along the I-25 Corridor. **Eliminate. Regulatory in some if not most instances.**

I-25.1.7 Promote the use of low-level lighting, down lights, and photovoltaic (solar-powered) lighting. **Regulatory, eliminate.**

#### PROPOSED ACTIONS

I-25.1.8 Establish design guidelines for the I-25 Corridor from the North Academy Boulevard Interchange north to County Line Road. **Eliminate.**

I-25.1.9 Establish and maintain substantial building setbacks from I-25 for future transportation expansion. **Regulatory, eliminate.**

I-25.1.10 Incorporate provisions for an I-25 Visual Overlay Zone as part of the El Paso County Land Use Development Code and Subdivision Regulations. **Eliminate.**

I-25.1.11 Incorporate provisions for native landscaping as part of future development along the I-25 corridor. **Most areas immediately along I-25 are CDOT owned and/or controlled. Other areas further from I-25 are subject to the landscaping standards of the LDC. Eliminate.**

I-25.1.12 De-emphasize large parking lots that are visible from I-25 through the use of berming, landscaping, and above ground or underground parking structures. **Regulatory.**

Goal SH-83.1 Preserve the rural character and continuous traffic flow along SH-83. **Character areas issue. Keep, but reword to fit into the context of the applicable character area(s).**

#### STATE HIGHWAY 83.1 MAINTAIN THE RURAL CHARACTER AND TRAFFIC FLOW

##### OBJECTIVES

SH-83.1.1 Cooperatively plan for the future of the SH-83 corridor. **Keep, subarea or character area(s) specific.**

SH-83.1.2 Support efforts to establish SH-83 as a Scenic and Historic Byway. **This is not currently a scenic byway, which are designated by CDOT.**

SH-83.1.3 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. **Keep, subarea or character area(s) specific.**

SH-83.1.4 Plan for and protect the functional integrity of SH-83. **CDOT regulated. Keep, as a subarea or character area(s) specific goal in coordination with CDOT.**

SH-83.1.5 Encourage clustering concepts in an effort to preserve substantial permanent open space and viewsheds to the Front Range and the eastern plains. **Eliminate, generally redundant of other objectives stated above.**

SH-83.1.6 Support efforts to visually blend or screen new development. **Regulatory, eliminate unless reworded to focus more on use-to-use compatibility.**

SH-83.1.7 Discourage signs, communication towers, lighting and storage facilities along SH-83. **Regulatory, eliminate. The visual character of the corridor is really the subject here. You cannot discourage something that is legally allowed under the LDC. Consider alternative methods for addressing preservation of the visual character that don't include direct contradiction of legal allowances.**

#### PROPOSED ACTIONS

SH-83.1.8 Establish SH-83 as a Scenic Byway or as a significant visual feature worth preserving in the Pikes Peak Regional 2020 Transportation Plan. **This is not currently a scenic byway, which are designated by CDOT.**

#### RECOMMENDED ADDITIONS BY THE TRI-LAKES PLANNING COMMITTEE

*Goal El Paso County – 105 Preserve the rural character and continuous traffic flow along EPC 105.*

#### OBJECTIVES

*EPC-105.1.1 Cooperatively plan for the future of the EPC-105 corridor.*

*EPC-105.1.2 Promote cooperation between private landowners, residents, developers and the County to coordinate planning and development of the EPC-105 Corridor.*

*EPC-105.1.3 Plan for and protect the functional integrity of EPC-105.*

*EPC-105.1.4 Support efforts to visually blend or screen new development.*

*EPC-105.1.5 Discourage signs, communication towers, lighting and storage facilities along EPC-105.*

#### PROPOSED ACTIONS

*EPC-105.1.6 Establish EPC-105 as a significant visual feature worth preserving in the Pikes Peak Regional 2045 Transportation Plan.*

*Goal CO-105- Preserve the rural character and continuous flow along CO-105.*

**OBJECTIVES**

*CO-105.1.1 Cooperatively plan for the future of the EPC-105 corridor.*

*CO-105.1.2 Promote cooperation between private landowners, residents, developers, El Paso County and the Colorado Department of Transportation to coordinate planning and development of the CO-105 Corridor.*

*CO-105.1.3 Plan for and protect the functional integrity of CO-105.*

*CO-105.1.4 Support efforts to visually blend or screen new development.*

*CO-105.1.5 Discourage signs, communication towers, lighting and storage facilities along CO-105.*

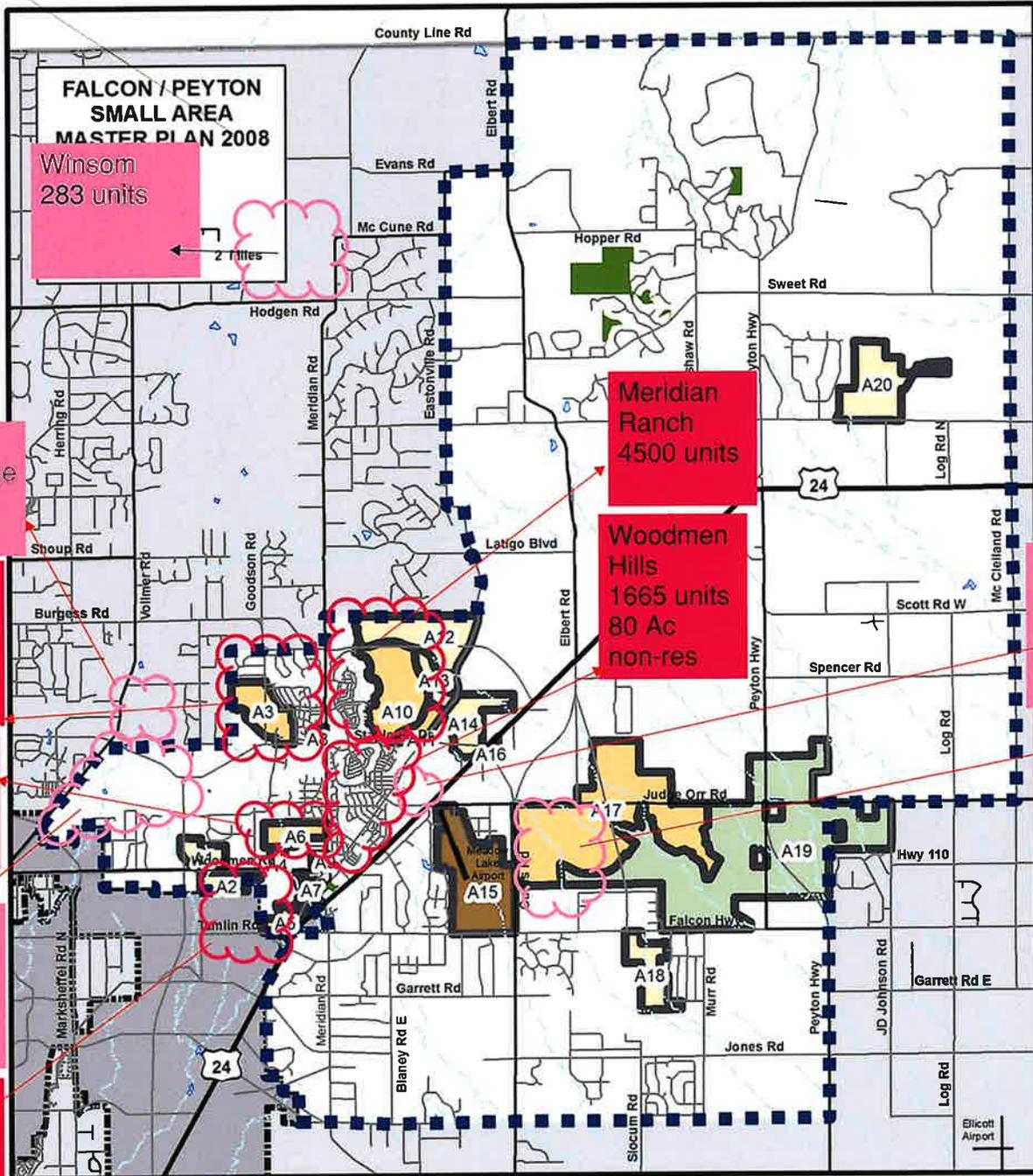
**PROPOSED ACTIONS**

*CO-105.1.6 Establish CO-105 as a significant visual feature worth preserving in the Pikes Peak Regional 2045 Transportation Plan.*



Updated with major project approvals 2019

## Land Use Analysis - Approved Development Pattern



Retreat at TimberRidge  
212 units

Paint Brush Hills  
2325 units  
42 acres non-res

BentGrass  
540 units  
50 acres non-res

Sterling Ranch  
5225 units  
97 acres non-res

Falcon Highlands  
648 units  
105 acres non-res

Meridian Ranch  
4500 units

Woodmen Hills  
1665 units  
80 Ac non-res

Meadowlake Ranch  
301 units  
33 acres non-res

Saddlehorn  
700 units

- Legend
- Special
  - Rural Residential
  - Urban
  - Rural
  - Major Landowners
  - Creek, Stream
  - Park Area
  - US Highway
  - Primary Arterial
  - Collector Rd
  - Study Area
  - Incorporated City
  - El Paso County



**CONSIDERATIONS for SMALL AREA PLANS in  
NORTHERN EL PASO COUNTY  
for MPSC Sept. 11, 2019  
Falcon - Black Forest - Tri-Lakes  
from Judy von Ahlefeldt**

**ISSUES - Small Area Plan GPA SECTIONS**

**Numbered as in each Plan**

**Arranged by commonalities of Issues**

**SUBAREAS of EACH PLAN**

**Numbered as in each Plan**

**GOALS OF EACH PLAN**

**Presented in order of Original Plan.**

**Alphanumeric ID System used from Black Forest Plan**

**(The textual GPA have issues with errors and  
inconsistencies in identifying each item.**

**The Black Forest Plan uses:**

**Issue = Issue number**

**Goal = Issue Number and Capital Letter**

**1. Growth and Land Use**

**1.A**

**1.B**

**Policy = Issue Number and secondary number**

**1.1**

**1.2 (2.2, 5.3, 8.1 etc).**

**Action uses Issue number and small case letter**

**1.a**

**1.b**

**(2.a, 2.b, 6.a etc.**

**This provides a unique identifier for each Goal, policy and Action and can be applied to the numbering systems used in the Falcon, Tri-Lakes, EPC County Policy Plan or other Small Area plans.**

**The Policies and Actions in this paper for Falcon and Tri-Lakes have been given these alphanumeric identifiers so plan ISSUE categories can be grouped (only to the Goal level here).**







# ISSUE TOPICS

## Falcon/Peyton 2008

## Black Forest -1987

## Tri-Lakes 2000

**Transportation - 5**

**Transportation 6**

**Transportation 5**

**Parks, Trails Open Space - 7**

**Trails Addendum -1999**

**Parks, Trails Visual -2**

**Natural Systems - 8**

**Natural Environment - 8**

**Natural Systems - 1**

**Miscellaneous - 9  
Visual, Historial, Rural**

**Visual & Historical 10**

**Historic Resources -9**

**Commercial - 2**

**Commercial - 4**

**Economic Deveopment -8**

**Industrial & Extractive - 5**

**Drainage & Flood Contrl - 4**

**Facilities & Services - 4**

**Community & Public Services  
-9**

**Facilities & Services - 3**

**Water Supply - 6**

{Water & Wastewater in  
Natural Env & Comm &  
Public Services

**Water & Wastewater - 6**

**Residential/Density - 3**

**Residential - 3**

Residential in Growth &  
Land Use and Clustering &  
Open Space

**Land Use & Growth - 1**

**Growth & Land Use - 1**

**Growth & Land Use - 7**

**Ag and Open Land - 2**

**Clustering & Open Space -10**

**Government -7**



# SUBAREAS

## Falcon/Peyton 2008

## Black Forest -1987

## Tri-Lakes 2000

<b>Falcon Town Site 1</b>	<b>Timbered Area 1</b>	<b>Town of Palmer Lake 1</b>
<b>Peyton Town Site 2</b>	<b>Briargate Transition 2</b>	<b>Elephant Rock 2</b>
<b>Meadowlake Airport 3</b>	<b>Northgate Coop Area 3</b> Rmved by Annexation	<b>West Monumnet Creek 3</b>
<b>4-Way Ranch Area 4</b>	<b>Shoup &amp; Hwy 83 4</b>	<b>Town of Monument 4</b>
<b>Hwy 24 Corridor 5</b>	<b>Spruce Hill/Hwy 83 Corr 5</b>	<b>Mount Herman 5</b>
<b>Woodmen Rd. Corridor 6</b>	<b>Northern Grasslands 6</b>	<b>Twin Valley 6</b>
<b>Stapleton-Curtis Corr 7</b>	<b>Northeastern Area 7</b>	<b>Woodmoor 7</b>
<b>Far Northern Area 8</b>	<b>Meridian Eastonville Corr 8</b>	<b>West Cherry Creek 8</b>
<b>Far Southern Area 9</b>	<b>Southeastern Mixed Use 9</b>	<b>Ponderosa Breaks 9</b>
<b>Black Forest Bndry 10</b>	<b>Southern Transition Area 10</b>	<b>Gleneagle/AcademyVw 10</b>
<b>City of Colo Springs 11</b>		<b>Smith Creek 11</b>
		<b>Northgate Coop Area 12</b>

**All Subareas have descriptors, some history and vision.**



# GOALS as presented in original plans - [BFPP Identifiers]

## 1 LAND USE & GROWTH

1.A Provide a balance of land uses that respects existing and historical patterns while providing opportunities for future residents and businesses.

1.B Promote the concepts of urban cores and community identity.

1.C Preserve the core rural character of the area.

1.D Provide a variety of different densities of development options.

1.E Promote the idea of mixed-use, historical town centers that attract and provide for residents.

## 2.COMMERCIAL & EMPLOYMENT CENTERS

2.A Establish a variety of Primary Employers that will provide stable, diverse, well-paying employment opportunities for current and future residents of the planning area.

2.B Advocate for quality of life amenities that will bring jobs and tax base to the area.

2.C Recognize interrelatedness to other issues (i.e. schools, transportation, public safety)

## 3, RESIDENTIAL AREAS AND DENSITIES

3.A Encourage diversity and variety in housing types, sizes, locations, and prices to meet the needs of existing and new residents.

3.B Promote predictable growth in the housing market that is consistent with the Small Area Master Plan.

3.C Prevent poorly executed, land-consuming development patterns by promoting compact growth and planned development.

3.D Meet the housing needs of as

## 1 GROWTH & LAND USE

1.A Preserve and enhance the sensitive natural environment and unique community character of the Black Forest Planning Area.

1.B Uphold the adopted Land Use Scenario and Concept Plan which identifies areas to be used for agricultural and range lands, low and higher density residential development, commercial and industrial uses, and mixed, recreational, open space and semi-public uses (refer to the approved Land Use Concept in the Executive Summary).

## 2. AGRICULTURAL & OPEN SPACE

2.A Recognize that agricultural, and other open lands are vital natural resources which should be protected from needless misuse and urban sprawl.

## 3.RESIDENTIAL

3.A Promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area.

## PRESERVATION & PROTECTION OF NATURAL SYSTEMS

1.A To protect and enhance Tri-lakes' wildlife, natural systems, and the unique landscape features.

1.B Reduce the potential for property damage and risk to public safety due to the harmful effects of geological hazards.

1.C 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.

1.4 Ensure that weed and pest management is available at a level commensurate with local needs and circumstances.

## 2. PARKS,TRAILS, VISUAL

2.A To plan and provide for the park and recreational needs of the community.

2.B To provide safe, efficient, effective, and interconnected bicycle, pedestrian and equestrian trail options.

2.C Encourage site design and development standards that protect and preserve the character of the natural landscape.

## 3. FACILITIES & SERVICES

3.A Encourage public safety at a level commensurate with local needs and circumstances.

3.B To ensure that adequate fire protection and emergency services are available at levels commensurate with local needs and circumstances.

3.C To provide quality educational opportunities for area residents.

3.D 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.



many existing and new residents of differing ages, incomes, and desired living accommodations.

#### **4 Facilities and Services (Fire Protection, School Districts, Wastewater Facilities, etc.)**

4.A Encourage development in urban areas where adequate public facilities or services exist or can be provided in an efficient manner.

4.B Provide for the efficient provision of public safety in the area.

4.C Encourage the availability of facilities and services within the planning area, close to the residents.

4.D Recognize the negative water quality impact of individual septic systems in the planning area

#### **5. TRANSPORTATION**

5.A Recommend land use patterns that make efficient use of existing transportation infrastructure and limit the cost of future extensions and upgrades.

5.B Mitigate congestion by providing flexibility for areas of higher population densities while protecting lower density areas from the negative effects of traffic.

5.C Prevent pedestrian hazards by identifying and prioritizing key pedestrian linkages and carefully integrating future urbanized areas with the existing network of traffic corridors.

5.D Promote alternative modes of transportation in order to reduce peak traffic, increase safety, and promote health.

5.E Enhance the future role of Meadow Lake Airport through the recommendation of compatible land uses.

5.F Balance long term trans-

#### **4. COMMERCIAL**

4.A Allow for limited commercial development which supports and enhances the Black Forest Planning Area.

#### **5. INDUSTRIAL & EXTRACTIVE**

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.

#### **6. TRANSPORTATION**

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.

#### **4.DRAINAGE & FLOOD CONTROL**

4.A 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.

4.B To develop an equitable system for planning, funding, constructing and maintaining drainage facilities.

4.C To promote the planning and design of drainage facilities which maximize on-site amenities while minimizing downstream erosion and other problematic activity.

4.D To promote the planning and design of drainage facilities which maximize on-site amenities while minimizing downstream erosion and other problematic activity.

#### **5. TRANSPORTATION**

5.A To provide an efficient, safe, continuous, and connective transportation system.

5. B To reduce the adverse impacts of existing and future transportation systems through a combination of careful planning and mitigation techniques.

5.C To promote the planning and development of transportation modes offering alternatives to single-occupant automobiles.

#### **6. WATERSUPPLY**

6.A To ensure long term water supply.

6. B To protect area streams and groundwater from point and non-point sources of pollution and runoff.

6.C To reduce the non-essential reliance on and promote the conservation of groundwater.

6.D

To further additional cooperation



portation infrastructure needs with current requirements.

5.G Ensure the coordination of land use and transportation planning.

5.H Implement transportation infrastructure financing options which fairly allocate the cost of improvements to the source of existing or new demand for services.

## **6 WATER SUPPLY**

6.A 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.

## **7. PARKS, TRAILS, AND OPEN SPACE**

7.A Provide recreational amenities for area residents.

## **8. NATURAL SYSTEMS**

8.A Preserve important natural features that are critical to the function of natural systems such as watersheds and wildlife corridors.

## **9. MISCELLANEOUS**

9.A Preserve the visual resources that are unique or are considered part of the identity of the planning area.

9.B Protect the rural character that remains in parts of the planning area.

9.C 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.

9.D Develop alternative energy strategies that take advantage of the area's potential for solar and wind energy.

## **7. GOVERNMENT**

7.A Promote responsiveness in government which results in cooperation between public and private entities and provides equitable representation for all citizens.

## **8. NATURAL ENVIRONMENT**

8.A Protect the integrity of the natural systems in the Black Forest.

## **9. COMMUNITY & PUBLIC SERVICES**

9.A Provide adequate, efficient and economically feasible community services and public facilities to the planning area.

among water suppliers within the Tri-Lakes Planning Area involving joint planning, system integration and potential collaboration in water development projects.

## **7. MANAGING GROWTH AND LAND USE**

7.A 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.

7.B 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.

7.C 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.

7.D To discourage development which is inconsistent with established zoning and /or the long-term vision as stated in this Plan.

## **8. ECONOMIC DEVELOPMENT**

8.A 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.



**10. VISUAL AND HISTORICAL.**

10.A To preserve and enhance the visual and historical resources of the planning area for the benefit of County residents.

10.B VISUAL MATRIX

**9. HISTORIC RESOURCES**

9.A To preserve and enhance historical resources.

**10. CLUSTERING AND OPEN SPACE**

10.A To encourage preservation of open space through creative planning and land use techniques such as clustering.

10.B Support the Tri-lakes definition for open space.

10.C I-25 To preserve the natural character of the I-25 corridor.

10.D SH-83.1 Preserve the rural character and continuous traffic flow along SH-83.

The next step could be to group these Issues/GOALS Goals into the ISSUES Category Patterns above.

Many of these ISSUES/ Goals may also be Countywide, but they need to remain in the Small Area Plans also as framework and customization for local needs.

An effort should be made to create a template that all Small Area Plans can use, but which allows flexibility for necessary categories of Goals, and the Policies and Actions within them.

There can be endless debate about Goals, Policies, Objectives, Actions and what should be regulatory, or how much Attention Decisionmakers will give to advisory planning (Including the Planning Commission) etc. but as these are discussed as to appropriate level it is important to remember that what is critical to one area, may be minimal to another, developing the simplest framework (without losing important detail) is desirable and what was in these older plans, which is very robust and thoughtful, needs to be objectively and fairly compared to the information gathered in the 2019 Public Outreach Master Plan process for the respective areas.

To date, there has been no cross referencing at the MPSC meetings of the available data from 2019 Public Outreach Meetings with the MPSC Review of SAP's. A methodology to do this publically is needed







PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

MEMORANDUM

September 17, 2019

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

FROM: Mark Gebhart

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

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

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

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

Some general observations of the Tri-lakes Plan Update:

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

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

Please let me know if you have any questions.

Mark





PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR



## El Paso County Master Plan Advisory Committee

September 25, 2019 1:00 – 3:00 p.m.  
Regional Building, Pikes Peak Conference Room  
2880 International Circle, Colorado Springs, CO 80910

### AGENDA

1. Call to Order
2. Approval of Minutes from September 11, 2019
3. Web Page and Survey Update
4. Review of Small Area Plans (Tri-Lakes)
5. October 1 Visioning/Existing Conditions Report Overview Meeting
6. Public Comments on Items Not Listed on the Agenda
7. Next Meeting October 1, 2019

The County Master Plan informational website is located at:  
<https://elpaso-hlplanning.hub.arcgis.com/>

Please send this link to your contacts to complete the survey and get information on  
community meetings.

#### Upcoming Meetings

October 1, 1-3pm Visioning, Existing Conditions Report  
October 9, 1-3pm Small Area Plan Review (Black Forest)





PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**El Paso County Master Plan Advisory Committee**

**Meeting Minutes for Wednesday, September 25, 2019**  
**1:00 – 3:00 p.m.**

**Members In Attendance:**

Tom Bailey, Planning Commission  
Andrea Barlow, Professional Planner  
Becky Fuller, Small Business Advocate  
Doug Stimple, Developer  
Tim Trowbridge, Planning Commission  
Mark Volcheff, Commissioner VanderWerf's representative  
Ryan Wanner, Small Business Representative

**Members Not in Attendance:**

Sarah Brittain Jack, Government Relations  
Matt Carroll, Military and Business Representative  
Phil Thomas, Mayor Pro-Tem Fountain

**Others in Attendance:**

Craig Dossey  
Mark Gebhart  
Tracey Garcia  
Randy Case  
Brian Potts  
Amy Kelly  
Ann Werner  
Judy Von Ahlefeldt  
Victoria Chavez  
Tom Vierzba

**Approval of Minutes for August 28, 2019:**

With changed made to put Mr. Curry's comments/notes into the public input section, the minutes were approved by consensus vote.

**Webpage and Summary**

- The survey hasn't been closed officially. That should occur in the near future.

### **Small Area Plan Review**

The Tri-Lakes Plan was discussed. There was a general consensus with the notes from Mark and Craig. Some points of discussion were:

- There seemed to be no goals, policies, or objectives for Highway 105; everything referred to Highway 83.
- Do those areas need separated (rural highway vs. urban highway) as character areas?
- Is there a benefit to treating all state highways the same? There's not much difference between Highway 83, 105 or 115. They are all high traffic and under CDOT jurisdiction.
- Visual corridors should be preserved; it's part of the character aesthetics that make our area appealing.
- Define character areas (Highway 83 is different than Highway 94).
- Appreciate and make note of Parks in the area (should be a sub area specific topic).
- State statute requires certain things at a macro level. The land use Master Plan addresses future growth of the County and how we use land and how other things are impacted by the use, such as schools, emergency services, roads, etc.
- If the Master Plan is specific to emergency services, then it can call it out for additional support with personnel, equipment, and stations.
- Do we have to detail terms of expansion with regard to emergency services? What if it turns into wanting to expand a jail and not just add a substation?
- Wildlife protection needs to be County level but also area specific, i.e. Prebble's Mouse habitat.
- Ridge line preservation should be County level.
- Public vs. private views that benefits the whole public and not just an individual home owner should be addressed.
- Visual overlay is important. Choosing colors that don't obstruct from views. It has community value and intentionally preserved even though it's not enforceable.
- Regionwide planning should be encouraged for wildfire mitigation. GIS wildfire forested areas trigger wildfire protection plan currently.
- Summit County Planning Department works with the Forest Service and they have a Wildfire Protection Plan.
- Encourage green infrastructure; use detention ponds as park space, multi-use.
- There is a need for urban level development around Shriever Air Force base. Economics would drive that generally, but being more diligent would be beneficial to those working there currently by bringing in those needed services.
- Define leap frog development more clearly.
- When would boundary areas need to be redefined? Will consultant give input? Can character areas overlap?
- Annexations and development have already changed the County; that will continue to happen.

The next plans will be sent out for review for the October 23 meeting.

**Public Input:**

**Judy Von Ahlefeldt** – Gave a handout of her catalog of the Tri-Lakes Plan with vision and subareas, goals, and objectives.

**Next Meetings:**

- Tuesday, October 1, 2019 from 1:00 – 3:00 p.m. in the RDC Hearing Room with Houseal-Lavigne consultants regarding visioning.
- Wednesday, October 9, 2019 from 1:00 – 3:00 p.m. – Black Forest Plan









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

COLORADO

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**El Paso County Master Plan Advisory Committee  
In conjunction with the Planning Commission**

**Meeting Minutes for Tuesday, October 1, 2019  
1:00 – 3:30 p.m.**

**Members In Attendance:**

Tom Bailey, Planning Commission  
Andrea Barlow, Professional Planner  
Sarah Brittain Jack, Government Relations  
Becky Fuller, Small Business Advocate  
Tim Trowbridge, Planning Commission  
Mark Volcheff, Commission VanderWerf representative  
Ryan Wanner, Small Business Representative

**Members Not in Attendance:**

Matt Carroll, Military and Business Representative  
Doug Stimple, Developer  
Phil Thomas, Mayor Pro-Tem Fountain

**Others in Attendance:**

John Houseal, Houseal-Lavigne Associates  
Sean Tapia, Houseal-Lavigne Associates  
Craig Dossey, PCD Executive Director  
Mark Gebhart, PCD Deputy Director  
Tracey Garcia, PCD Ex. Asst.  
Jane Dillon, Planning Commission Member  
Allan Creely, Planning Commission Member  
Grace Blea-Nunez, Planning Commission Member  
Aaron Doussett  
Brian Potts  
Randy Case  
Ann Werner  
Judy Von Ahlefeldt  
Aaron Termain  
Tom Vierzba  
Caitlin Daberkow  
Cindy Trowbridge

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Casey Fortman  
Heather Mendenau  
Tom Fellows  
Jennifer deGive  
Lindsey Harrison  
Steve Westbay  
Aubrey Day

## **Presentation and Working Session with Houseal-Lavigne Associates**

### **The process for the Master Plan is as follows:**

- Project Initiation and Outreach
- Community Outreach & Engagement
- Market & Demographic analysis
- Existing Conditions Analysis – CURRENT PHASE
- Vision, Goals, & Objectives
- Place Types & Key Plan Components
- Community-Wide Plans & Policies
- Implementation Strategies
- Plan Document and Adoption

Mr. Houseal briefly went over the Existing Conditions Report. He asked that the Advisory Committee and the Planning Commission members go over the report on their own time and let the staff know any concerns or revisions they may suggest.

### **REVIEW THE ISSUES AND OPPORTUNITIES**

#### **Land Use and Development Goals**

- Compatibility needs defined as far as what is and what is not changing.

#### **Housing and Communities**

- A need is identified in the housing regarding higher density housing and affordable options, will there be areas identified that will accommodate affordable housing?
- Should there be a percentage of affordable housing in an area? Percentages shouldn't be arbitrary. A detailed housing plan with prescribed percentages usually comes from a housing plan and not in a master plan.
- Common understanding of attainable housing needed.

#### **Economic Development**

- This area should be prioritized over a lot of the other areas.
- We know population growth will happen; isn't economic development just going to happen?
- How do you adapt work skills to available work force? The workforce will be here, but you'll want those staff to be able to adapt easily by having services close to employers. Regions need to attract and retain work force.

- To what extent are we diverse and is diverse big enough? How vulnerable are we to changes in military installations and health care? What types of jobs are those and how does that spinoff to the kind of housing that is needed? The military is a stabilizing entity. Other markets may emerge that we don't even know yet. There are industries that can dominate. The market base needs leveraged to be sustainable and stronger.
- Shift share housing analysis – what is your share of the national shift within an industry? Are you capturing it or not?
- The ECR doesn't have of the economic information such as current labor force. It is broken down with future projections such as retail, military, etc. It's done by sector/industry. What areas are vulnerable? Where should we market the future needs? There are a lot of factors that determine vulnerability at the state and federal level. If you are targeting higher salaries that leads to a handful of industries, it can injure other industries inadvertently. An economic index is needed. Review the ECR and then go back and look at the policies and goals and see if it makes more sense. Provide the staff with comments.

### **Transportation and Mobility**

- Emphasize east/west routes. One of the burdens of the region is east/west connectors. Most growth will be located in the east.
- The north/south traffic is a byproduct of the lack of east/west connections.
- Multimodal transportation needs framed to obtain effective and sustainable methods.
- More walkable and bicycle lanes are encouraged as well as park and rides. It may not be busses or trams.

### **Community Health**

- How do we address these goals when it states “regardless of geographic location”? That could require some rewording. Every place in the County should be as healthy as it can be. The zoning regulations can get in the way of things just like this. There may be better ways to address unique situations or services, such as farm stands, etc.

### **Environment & Natural Resources**

- It's difficult to quantify air quality. How do we define impact on air quality? Usually we only see air quality as a performance for commercial or industrial areas. It's more difficult to define that as a standard benchmark.

### **Resiliency & Hazard Mitigation**

- Resiliency can be economic or environmental.
- Prioritize hazard mitigation as it occurs. There is a disconnect if it only happens IF growth occurs.
- Change the word “continue” to “improve”.

**DISCUSSION:**

- How is any of this accomplished without talking about funding? Funding is a crucial issue, but we aren't there yet. We have to articulate what is important and what needs to be accomplished. Then, we need a financial plan in how we can achieve those goals and objectives. Action items become things that the County moves forward with and those get identified in financial plans.
- The ECR is to be reviewed and understood, not memorized. It provides a foundation so we know the County better. Create top priorities, then formulate a plan of action as to what is most important and then identify those subareas of goals.
- Email comments to Mark Gebhart with regard to review of the ECR.

**Next Meeting:**

- Wednesday, October 9, 2019 from 1:00 – 3:00 p.m. in the Pikes Peak Conference Room





PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR



## El Paso County Master Plan Advisory Committee

October 9, 2019 1:00 – 3:00 p.m.  
Regional Building, Pikes Peak Conference Room  
2880 International Circle, Colorado Springs, CO 80910

### AGENDA

1. Call to Order
2. Approval of Minutes from September 25, 2019 and October 1, 2019
3. Review of Small Area Plan (Black Forest)
4. Public Comments on Items Not Listed on the Agenda
5. Next Meeting October 23, 2019
6. Discussion of Future Meetings Schedule

The County Master Plan informational website is located at:  
<https://elpaso-hlplanning.hub.arcgis.com/>

#### Upcoming Meetings

October 23, 1-3pm

November 13, 1-3pm

**Thursday**, December 12

Review of Existing Conditions Report (ECR)

TBD

HLA Visit (TBD)











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

COLORADO

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**El Paso County Master Plan Advisory Committee  
In conjunction with the Planning Commission**

**Meeting Minutes for Wednesday, November 13, 2019  
1:00 – 3:00 p.m.**

**Members In Attendance:**

Tom Bailey, Planning Commission (via phone conference)  
Andrea Barlow, Professional Planner  
Sarah Brittain Jack, Government Relations  
Matt Carroll, Military and Business Representative  
Becky Fuller, Small Business Advocate  
Doug Stimple, Developer  
Tim Trowbridge, Planning Commission  
Mark Volcheff, Commission VanderWerf representative  
Ryan Wanner, Small Business Representative (via phone conference)

**Members Not in Attendance:**

Phil Thomas, Mayor Pro-Tem Fountain

**Others in Attendance:**

Craig Dossey, PCD Executive Director  
Mark Gebhart, PCD Deputy Director  
Tracey Garcia, PCD Exec. Assistant  
Tom Vierzba  
Brian Potts  
Judy Von Ahlefeldt  
Aubrey Day  
Victoria Chavez  
Lindsey Harrelson  
Randy Case

**Minutes from October 23, 2019**

The minutes were approved as presented unanimously.

**Discussion**

- Comments and discussion from the Advisory Committee indicated that they felt the schedule was a bit aggressive and that more time is needed to look at the Vision Statement before a Placetypes meeting.

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- Additionally, the Committee wanted to note the lack of military installations in the ECR. The impact and encroachment issues should be further addressed.
- Neighboring jurisdictions should be contacted prior to the placetypes meeting.
- Facebook, nextdoor, website will all be avenues to get information out about December 11 open house.
- A reference list of regulatory agencies, other referenced plans, etc. should be included as appendices to the Master Plan.
- The Committee requested a condensed version to view/discuss at the December 2 meeting.

### **Review of County Policy Plan**

Revisions, suggestions, and comments were added to the County Policy Plan working document. Continued review will occur at the December 2, 2019 hearing. Mark will send out his and Craig's comments relating to small area plans and County Policy Plan.

### **Public Input: Judy Von Ahlefeldt**

- Provided a handout on the Corral Bluffs Fossils and "Rise of the Mammals" video link.

### **Next Meetings:**

- Monday, December 2, 2019 from 1:00 – 3:00 p.m. in the Pikes Peak Conference Room
- Wednesday, December 11, 2019 from 6:00 – 8:00 p.m. (Regional Building)
- Thursday, December 12, 2019 – at BoCC hearing – 9:00 a.m.





PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR



## El Paso County Master Plan Advisory Committee

December 2, 2019 1:00 – 3:00 p.m.  
Regional Building, Pikes Peak Conference Room  
2880 International Circle, Colorado Springs, CO 80910

### AGENDA

1. Call to Order
2. Approval of Minutes from November 13, 2019
3. Review of County Policy Plan (continued)
4. Public Comments on Items Not Listed on the Agenda
5. Next Meeting (TBD)

The County Master Plan informational website is located at:  
<https://elpaso-hlplanning.hub.arcgis.com/>

#### Upcoming Meetings

Wednesday, December 11	Master Plan Visioning Workshop	6:00 – 8:00 p.m. Regional Development Center
<u>Thursday</u> , December 12	HLA Visit BoCC	













# **Black Forest Vision Statement 2020**

## ***Specific Principles to Supplement Black Forest Policies and Goals El Paso County Master Plan Update***

***Black Forest Land Use Committee  
Terry Stokka, Chairman***

***December 4, 2019***

**Introduction** – For the past 45 years the Black Forest Preservation Plan has guided the development of Black Forest, a unique character area composed of ponderosa pine forests, meadows, varied wildlife, rich history, and people who have chosen to live a rural way of life.

The Preservation Plan, originally published in 1974 and updated in 1987 with a trails addendum in 1999, was designed to assist development in this character area in a way that preserves natural features and perpetuates the rural, residential densities that attracted people to make their homes in Black Forest.

The new El Paso County Master Plan under development (due to be complete in late 2020) will contain policies, goals and recommended actions for development in the county and Black Forest. Goals and policies, however, do not provide specific principles for development in this unique character area and thus this document is mandatory to supplement the new El Paso County Master Plan for Black Forest.

**Black Forest Vision** – This Vision Statement represents the composite list of principles that Black Forest residents strongly feel should guide development in the Black Forest. This character area is highly desirable for people who want more property, separation from other homes, a lifestyle surrounded by trees, open spaces and wildlife as well as good access to the city. Residents recognize that residential development in such a desirable area is inevitable but desire that development be carefully managed to conform to zoning and existing developments as well as to preserve the natural environment. This Vision Statement does not propose to prevent development but to responsibly guide it.

**Legal Framework** - El Paso County is granted the authority to develop a Master Plan for an unincorporated area through state legislation. According to Sections 30-28-106 and 30-28-108 of the Colorado Revised Statutes (C.R.S.) the drafting and adopting of a Master Plan may be carried out at the discretion of the County Planning Commission (PC.) The PC shall, by Section 30-28-109, C.R.S. certify the plan to the Board of County Commissioners. Sections 30-28-106 and 30-28-107, C.R.S. specify the contents of the plan, its purpose and the authority for its amendment. This Vision Statement fulfills the requirements of a Small Area Plan as required by the Colorado Revised Statutes and must be part of the El Paso County Master Plan update.

**Applicability** - The provisions of this Vision Statement shall be advisory for El Paso County planners and decision-makers. However, the principles outlined below provide common-sense guidance for land use decisions that are expected to be followed by county planners.



- a. Protection of trees, grasslands, wildlife and other natural resources from over-development
- b. Protection and conservation of Denver Basin aquifers
- c. Prevention of excessive traffic, congestion and noise contrary to a rural lifestyle
- d. Adherence to existing zoning regulations

**Boundaries of Planning Area** - The planning area for this Vision Statement shall be Highway 83 on the west, the northern boundary of El Paso County on the north, Elbert Road, Evans Road and Eastonville Road on the east as far south as the extension of Burgess Road, west to Meridian Road, south to Rex Road, west along and 1.5 miles beyond Rex Road, south to the Stapleton Road alignment, west to Black Forest Road (exempting that part of Sterling Ranch and The Retreat at TimberRidge north of the line), north along Black Forest Road to Old Ranch Road, west to Howells Road, north following the city limit boundary to Shoup Road and west to Highway 83. There shall be no cooperative planning areas with the city or other Small Area Plans. A map of the area is attached.

## **Specific Principles to Guide Development in Black Forest**

1. **Review of Development Proposals** - All commercial and residential development proposals and road issues shall be coordinated through the Land Use Committee for review and conformity with this Vision Statement. Additional coordination shall be effected with the Trails Association, Water and Wells Committee and Transportation Committee, as applicable.
2. **Conservation of Natural Resources** - To the maximum extent possible within the confines of residential development, the conservation of natural resources, wildlife, water, and natural beauty shall be a primary determinant in the development of Black Forest.
3. **Ecological Areas** - Black Forest contains two distinct ecological areas, timbered and grasslands, outlined on the attached map. Within the designated timbered areas, meadows and open areas created by the fire of 2013 shall be considered part of the timbered area and not grasslands. The principles in this Vision Statement apply to both areas.
4. **Density** - The following rules shall apply to residential densities:
  - a. **Density Limits** - Residential densities shall be a minimum of 5 acres per lot within each development in the entire planning area. One exception is south and southeast of the timbered area approaching the city limits and the urban areas surrounding Falcon. In this exception area, 2.5-acre lots shall be accepted as a transition from 5-acre lots at the timbered edge to urban densities. Urban densities shall be defined as lots 1 acre or smaller. This density requirement minimizes the impact on groundwater, wells, septic systems, roads, transportation systems, wildlife, and natural features. Lower density also maintains the rural atmosphere that is an integral part of Black Forest.
  - b. **Gross Density** - If all property in a development is divided into residential lots with no open space, all lots shall be at least 5 acres (with the exception of lots on sections lines which may be 4.75 acres.)
  - c. **Planned Unit Developments (PUD)** - A PUD may be used to allow flexibility to a developer to vary the sizes of lots for terrain, drainage, open space, lot configuration and market demand. A



**PUD shall still be required to meet the density standards of no more than 1 lot per 5 acres within a development except in the areas bordering urban development.**

**d. Subdividing – Once a development is platted, no lot may be further subdivided unless it results in a subdivision of no more than 1 lot per 5 acres except in the areas bordering urban development.**

**e. Clustering - If a developer desires smaller lots than 5 acres and is willing to cluster lots to provide open, undeveloped space, the number of lots permitted shall be calculated on the gross acreage of the entire parcel using the 5 acres per lot criteria. This is the only density bonus permitted in this Vision Statement. The purpose of this provision is to encourage open space that shall provide wildlife corridors, natural areas, and trails. Lots less than 2.5 acres shall require a central water and septic system. If clustering is used, no less than one-third of the total parcel shall be open space.**

**f. Open Spaces - Open spaces are portions of land within developments that shall not be overlot graded or developed in any way other than a trail. Open spaces shall be permanent and shall be maintained and managed by a Homeowner's Association, placed in a conservation easement, placed in a metropolitan district or deeded to the El Paso County Parks Department for inclusion in the El Paso County Parks system.**

**g. Conservation Easements - Conservation easements shall not be counted in the density calculations for a development unless they are easements placed on open space as part of the clustering provisions outlined above at the time the development is platted. Conservation easements are designed to set aside property in perpetuity. Because of that, such easements are not meant to be moved. Conservation easements may be moved, modified or changed only with the permission of the Black Forest Land Use Committee and appropriate setbacks shall be included for property owners adjacent to the original conservation easement boundaries.**

**h. Transfer of Development Rights (TDR) - Development rights shall not be transferred from one parcel to another. Each parcel must meet the density requirements by itself.**

**5. Commercial Nodes - Sufficient property currently exists in designated commercial nodes to provide the neighborhood commercial space needed. Requests for commercial property beyond these nodes shall be considered on a case by case basis. It is not a goal of this Vision Statement to encourage commercial development. Commercial businesses shall be concentrated within a quarter mile of the following designated commercial nodes:**

- a. Black Forest Road and Shoup Road.**
- b. Black Forest Road and Burgess Road.**

**6. Home Businesses - Home businesses shall be permitted and are defined as businesses that do not generate customer traffic or require customers to drive to the home to conduct business.**

**7. Industrial Areas - None of the industrial areas along Vollmer Road are part of this planning area. No development of industrial areas shall be permitted within the planning area without the approval of the Land Use Committee.**

**8. Roads - Roads in Black Forest are designed for local transportation and not as a throughway to**



transit the forest. Larger, more efficient road systems exist on the boundaries and outside the planning area to carry larger volumes and heavier traffic. Roads within the planning area shall be limited to two-lane roads. Road and other transportation issues shall be coordinated with the Transportation Committee and Land Use Committee.

a. Truck Routes - Interior roads shall be "No Truck Routes" for trucks not conducting business or delivering goods to Black Forest locations.

b. Right-of-Way (ROW) - The ROW for a road in the planning area shall not exceed 70 feet except at intersections where turn lanes may be necessary. A ROW of 70 feet permits a center lane or turn lane on a limited basis to provide ingress and egress from areas of heavier traffic. Trees shall not be removed unnecessarily inside or outside of the ROW except when necessary for safety reasons. Tree-lined roads are a major attraction in the Black Forest.

c. Turn Lanes - To minimize the impact on private property, turn lanes and acceleration/deceleration lanes shall only be utilized at intersections where the volume of traffic is a safety issue.

9. Eminent Domain - Eminent domain shall not be permitted for the construction of roads for private development.

10. Water - Water is a precious commodity with uncertainty as to the longevity and reliability of the aquifers beneath Black Forest. The goal of this Vision Statement is to preserve water for present and future generations. Water issues shall be coordinated with the Water and Wells Committee.

a. Individual Wells and Septic Systems - Private wells and septic systems shall be the primary source of water and wastewater treatment. It is the position of the Land Use Committee that a density of 5 acres or more per lot is a reasonable density to extend the life of the Denver Basin aquifers for many generations.

b. Central Water Systems - Developers shall be encouraged to install central water supply systems using deeper aquifers and not the Dawson aquifer for a more stable and reliable water source. There shall be no density bonus for such systems.

c. Lawns and Sprinklers - Because of the shared nature of the aquifers, watered lawns shall be limited to 2500 square feet per residence and underground sprinkler systems shall not be permitted.

d. Water Export - Water shall not be sold or exported outside the planning area.

e. Commercial Water Uses - Car washes, food processing, commercial greenhouses, or other similar businesses that use large amounts of water shall not be permitted.

11. Golf Courses - No further golf courses shall be constructed within the planning area.

12. Setbacks - Any urban development planned along the border of the planning area shall be encouraged to have 1-acre lots along their border as a transition and have a 150-foot setback from the boundary. Since all property along the boundary of the planning area is zoned for 5-



acre lots, the owners of those boundary lots have an expectation of rural zoning and low density. This setback shall be open space and shall not contain any structures, roads or utilities. The setback may have a non-motorized vehicle horse and walking trail.

13. ***Trails*** - Trails serve to maintain and encourage the outdoor lifestyle that Black Forest residents enjoy and wish to preserve. Trails also provide alternate modes of commuting as vehicle traffic continues to increase. In addition, some trails serve as migration corridors for the benefit and of wildlife. Trail easements across private and public land for non-motorized horses and hikers shall be encouraged and pursued. The coordination of trail brings together private landowners, land developers and public agencies to non-motorized trails and bicycle lanes throughout Black Forest. These trails and lanes be linked to the Regional Trail System as outlined in the El Paso County Master Plan for Trails and Open Space, and the City of Colorado Springs Open Space Master Plan. Trail maintenance and advocacy shall be coordinated through the Black Forest Trails whose mission is, "To create a safe, legitimate, non-motorized, multi-use trail system that connects Black Forest neighborhoods to each other and the El County Regional Trail System."

14. ***Exterior Lighting*** - Downward-directed lighting shall be required to limit light pollution. Security lights of the type provided by Mountain View Electric Association shall be discouraged. Dark sky principles are important to residents.

15. ***Wildfire Prevention*** – Fuel reduction for prevention of wildfire shall be encouraged through defensible spaces, clearing of downed timber, thinning of forests, and other fire safety measures recommended by local fire authorities.

16. ***Cultural and Other Significant Features*** - Cultural, historical, paleontologically or archaeologically significant buildings, sites, and objects, forests, grasslands, parks, open spaces, trails, and designated federal, state, and local wildlife areas shall be protected as much as possible.

17. ***Expectations of Existing Residents*** – Existing residents moved to Black Forest with the expectation of open spaces and larger lots consistent with the rural lifestyle. They expected and were assured that zoning would protect their area from urban development. County planners have a duty for the public good to ensure development does not disrupt the character of existing neighborhoods. Existing residents have a right to be considered in land use decisions and their expectations shall be a significant part of all land use decisions.



# BLACK FOREST COMMUNITY INPUT FOR COMMUNITY PLANNING 1981 and 2019



This document was prepared October 7, 2019 to compare citizen vision of and for the Black Forest Planning Area from data collected and summarized in May, 1981 (left columns) with data collected in July, 2019 (right columns). The four meetings in May, 1981 came a decade after planning began for the 1974 *Black Forest Preservation Plan*, and was six years before the 1987 update of that Plan was adopted by the Planning Commission. The Major Annexation of Briargate/Wolf Ranch was looming in 1981 and by 1987 Banning Lewis Ranch was also added to the City of Colorado Springs. Now in 2019 more annexations are imminent, urbanization within the County continues, and El Paso County is redoing its Master Plan, which currently includes Black Forest as a Small Area Plan element. Read on to see how times have, (or have not) changed, and what citizens, who had the opportunity to speak, had to say in 1981 and 2019.

## BLACK FOREST PRESERVATION PLAN REVISION

INPUT MEETINGS REPORT  
MAY - JUNE 1981

PREPARED BY THE LAND USE COMMITTEE  
BLACK FOREST COMMUNITY CLUB

### INTRODUCTION

This document is a synthesis of ideas gathered from Black Forest residents during four publically announced open meetings held in May and June, 1981. The meetings were sponsored by the Land Use Committee of the Black Forest Community Club to define and delineate those qualities of lifestyle and environment which residents of the Black Forest area value and do not wish to see destroyed or lost as land uses along the Front Range of Northern El Paso County inexorably change.

The meetings were conducted openly to encourage people to think freely and express their views. Each participant recorded his responses in writing to each of three questions, and his ideas with the group.

The three questions were:

1. What are the characteristics of Black Forest that you like and want to keep?
2. What are the characteristics of Black Forest that you do not like and wish to change?
3. What are ten land use issues that concern you?

## 1987 *Black Forest Preservation Plan* and 1999 *Trails Addendum*

Supplemental Input Meetings Report  
July 7 - July 18, 2019

Prepared by Judith von Ahlefeldt  
Black Forest Citizen and Advocate

### INTRODUCTION

The 2019 Citizen Input meetings in July, 2019 were held after Consultant, HLA of Chicago, IL held a suite of official Citizen Outreach meetings for the El Paso County Master Plan May 13-16, 2019. For that effort, Black Forest had one meeting (3-4:30 pm on Monday May 13, 2019) with 45 citizens in attendance to respond to questions on Issues and Opportunities.

The July, 2019 citizen-initiated Input Meetings asked citizens exactly the same three questions that were posed in 1981. (See the three questions in the column to the left)

The 73 participants (total) at the seven meetings also wrote down their answers first, and they expressed them orally where they were recorded on a flip chart. Each of the meetings lasted at least two hours, providing ample time to express ideas and have discussions. The written ideas were also collected at the end of the meeting.

What you will read below is the synthesis of these ideas from the words of the citizens. The data from flip charts and worksheets were committed to spreadsheets, and the data was manually grouped, summarized and is reported here.

Participants in the meetings were all provided a working copy of the 1987 *Black Forest Preservation Plan* prior to the meetings.



The purpose of doing this is threefold:

1. It is a necessary first step in the revision of the Black Forest Preservation Plan of 1974, aimed at defining the present community in 1981 and what it wants to be like in the future. This information is essential for concerned Planners and Public Officials.
2. It should provide a basis for discussion, however controversial, out of which reasonable solutions to problems may arise.
3. It should serve as an encouragement to development acceptable to the Black Forest Community and discourage development incongruent to what the people want who already live in the area.

The *Black Forest Preservation Plan* of 1974 was the first citizen-based land use plan of its type in Colorado. The strengthening and continuation of the validity of the entire County-level planning process is at the heart of this effort. Meaningful communication among residents, developers, and elected officials responsible for permitting land use changes must be established. Although technical expertise has been abundant and computer modeling is being used, there is generally inadequate opportunity for residents in El Paso County to participate in overall conceptual planning, to participate at an early enough stage in new proposals to make a meaningful contribution, or to have the assurance that a well-discussed and comprehensive land use plan will continue to protect them. With the increased development activity in northern El Paso County in 1981, it is imperative that the present residents decide what they want their area to be like and insist that their elected officials help them achieve that goal.

#### SUMMARY

Black Forest residents generally see their community as a rural alternative to the urban lifestyles offered in Colorado Springs. They want to keep the area that way and see the retention of 5-acre minimum zoning as the best way to maintain a low populations density. Nearly all other environmental qualities such as privacy, solitude the preservation of native vegetation and wildlife, the continued use of private wells, the perpetuation of unpaved roads, the ability to keep and raise live-

The purposes of holding the July citizen meetings included:

1. Providing additional opportunity for Black Forest Area citizens to provide input into specifically the Black Forest Preservation Plan Small Area Plan portion of the overall County Master Plan Planning Process, using a local meeting venue.
2. Using the same questions that were asked of citizens in 1981 per the previous plan (which had Eight Critical Issue Topics) compared to Ten topics in the current (1987) Plan.
3. The meetings provide additional Outreach data to Planning and Community Development and the Consultant regarding the status of what current residents see as important to them to keep as attributes of the Black Forest Planning Area, what might be addressed by Planning, Zoning, and other Regulations, where Issues have improved since 1981, and where they haven't, and also provides an enlarged group of involved citizens.

The *Black Forest Preservation Plan* update of 1987 was prepared (as the 1983 BFPP) by County Planning Staff. Staff was assisted by a 10 member Citizen Advisory Committee and contributions from five Black Forest organizations, the State Department of Wildlife, El Paso County Public Works, and individual citizens.

"The intent of this Update is to reaffirm the essential goals and objectives found in the original Plan. This has been accomplished primarily through a process of refinement rather than one of significant departure. Over the past 13 years, circumstances and planning approaches have changed in some cases, but not the overall goal of maintaining the unique natural and residential character of the Black Forest Planning Area" (p. 1 - Overview of 1987 *Black Forest Preservation Plan*).

The 1987 BFPP is map-based, with a large Executive Summary Concept Map that details ten subareas, based on physiographic attributes, suitability for specific land uses congruent with the Plan intent, and expected development patterns with respect to planned Major Transportation Corridors, expansion of existing population nodes, and limiting factors. There are Land Use Scenarios for each Subarea, a Goals, Policies and Actions list, A Visual Units map and attribute matrix, eight critical issues and definitions of terms for the document as integrated elements of The Plan.



stock and the presence of the rural community atmosphere are dependent on the maintenance of a low population density.

Residents are fearful of annexation by Colorado Springs, of encroaching urbanization from the south and the west, and of the loss of the beauty of naturalness of Black Forest. They are distrustful of the Planning Process and do not feel that their opinions are either solicited or heeded by government officials or developers prior to major land use decisions.

Their wish is to see a strong, protective, updated *Black Forest Preservation Plan* which will protect their property rights and lifestyle, and maintain the Black forest as a unique, rural community for all time.

**INPUT MEETING SYNTHESIS**

**I. WHAT ARE THE CHARACTERISTICS OF BLACK FOREST THAT YOU LIKE AND WANT TO KEEP?**

The responses to this question fall into three general categories: Personal Environment, Social Environment and Physical Environment.

**1. Personal Environment**

Strong feelings about personal environment were expressed frequently by words such as “privacy, seclusion, quiet, solitude, space, independence and freedom”. These are qualities which most participants feel are abundant in Black Forest but not in the urbanized setting of Colorado Springs. Factors which create this personal environment include visual separation from neighbors, low noise levels obtained by distance and the screening effect of trees, the low populations density due to 5 acre or larger tracts and the presence of unpaved roads.

This personal environment affords a certain measure of freedom to do as one pleases, an opportunity for self-development, and a chance to build inner reserves not found in an urban setting. Residents like the feeling of being responsible for something of great value, not limited to the monetary worth of their property.

**SUMMARY**

2019 is 32 years after 1987, but the input from citizens at the July, 2019 Input meetings mirrors Summary from the 1981 meetings to the left.

The 2019 input meetings reaffirmed the desire to keep the Planning Area under County jurisdiction as a large-lot, non-urban alternative to what had developed in Falcon, Colorado Springs and in the Tri-Lakes area. Citizens cited the need for planning and implementation coordination with the neighboring municipalities to provide meaningful urban-rural transition areas with wide, functional buffers, trails, connected natural open space systems, better traffic planning and management, less light pollution, and effective provision of habitat for wildlife.

Continued use of connected Metro Districts which supply urban services in the Planning Area, based on mining of deep aquifer ground water, and transportation issues, were of primary concern.

**INPUT MEETING SYNTHESIS**

**I. WHAT ARE THE CHARACTERISTICS OF BLACK FOREST THAT YOU LIKE AND WANT TO KEEP?**

Here is a data summary based on the citizens’ words and written input from the 2019 July Input meetings. Please compare this information with the 1981 narrative to the left.

**1. Personal Environment**

Quiet	Privacy
Seclusion	Peacefulness
Quiet nights and days	Slower pace of life
Tolerance	Sense of Respect
Leave-alone attitude	Keeping animals
Friendly common sense people	
Safety - low crime	Non-conforming uses

Quiet, Privacy, Keeping Animals, and Safety-low crime were duplicated among most meetings.



## Like/Keep - 1981

### 2. Social Environment

The Social Environment currently has a delightful rural community flavor. One of the major elements of this is the physical separation from one's neighbors yet the assurance that the neighbors are helpful, caring, friendly and share common interests. Many people mentioned that they liked "belonging to a community, enjoying small community friendliness, waving at people on the road, meeting friends at the store, and valuing community cooperation in times of emergency or personal tragedy.

Unquestionably the churches, Fire District, Art Guild, horse clubs and other organizations contribute greatly toward this attitude as many people belong to several of these organizations. Another aspect of the rural community atmosphere is the satisfaction of playing a useful role in community service.

An additional feature of the social environment is the benefit of rural living for child rearing. This includes the presence of good schools, the ability to raise livestock, keep horses, and the absence of questionable urban activities readily available to urban children.

Another strong favorable aspect of the social environment is that the Black Forest Community has a core of long-term residents. Most people are property owners and keep their homes for long periods of time.

In spite of the obvious distance to major commercial districts, most participants feel that adequate nearby local services are available in Black Forest, for example plumbing, hairdressing, and electrical work. For most people the lack of major commercial facilities in the Forest is considered a plus for the lifestyle here and the inconvenience of distance to town simply calls for better planning.

Old fashioned values of sharing, trust and community cooperation, an undeveloped economy, respect for private ownership and private property rights and a minimum of government visibility were cited as attributes of the social environment that make Black Forest a special place to live.

## Like/Keep - 2019

### 2. Social Environment

Strong sense of Community  
Community spirit  
Active community leadership  
Local Events, activities and services  
Festival, churches, Scout troops, Slash/Mulch, 4-H  
Small town atmosphere  
Rural Aspects  
Low Density – 5 ac minimum  
Neighbors far enough away  
Local businesses  
Small, local commercial  
City close enough  
Good fire and emergency services  
Like having Coop -(Electric Mountain View)  
Low taxes  
No City laws  
Lack of government interference  
Not incorporated  
Effort to route traffic around the Timbered Area  
Few HOAs

### 3. Physical Environment

Trees that are not in the mountains  
Mix of trees and meadows  
Natural Ecosystems  
Preservation of Visual Character  
Parks  
Open Space  
Trails  
Wildlife  
Coexist with wildlife  
Dark Skies – low light pollution  
Well Water - plentiful - clean water  
Clean fresh air  
Cool climate  
More precipitation  
Snow  
Mix with agriculture  
Mix rural/semi-rural  
Dirt Roads

## II. WHAT ARE CHARACTERISTICS OF BLACK FOREST THAT YOU DO NOT LIKE AND WISH TO CHANGE?

Attributes that citizens did not like about Black Forest and wanted to change were wide-ranging, and with few exceptions, were aligned with  
4  
Critical Issues.



### **Like/Keep - 1981**

The Black Forest lifestyle provides insulation from the the fast pace of modern urbanized life. This is an extremely important and unique value. Old buildings and dirt roads impart the feeling of an unhurried pace and nostalgia for simpler times.

3. **Physical Environment** The physical environment is dominated by Ponderosa Pines in various stages of growth, health, disease and decay. These beautiful trees, much prized by the residents provide privacy, deaden noise, attenuate the wind and provide a pleasant piney odor.

Residents also prize the presence of wildlife and wildlife sounds. Habitat preservation, views and the wide open spaces surrounding the Black Forest provide visual satisfaction. The native vegetation, prairie, meadow, forest and creek bottoms provide alternatives to plastic, steel and concrete.

Other aspects of the physical environment liked by residents include the low level of pollution, the opportunity to have their own untreated water from wells, and even the capricious weather.

Appreciation of a desire to preserve old buildings, or sort of western wood motif exemplified by the Black Forest Store, the Log School and the Community Hall was strongly expressed. The lack of modern high-rise buildings and low incidence of steel and concrete buildings is considered positive.

In summer, most of the characteristics of life in Black Forest hinge on the maintenance of a low populations density with attendant low traffic volumes, minimal machine noise, lack of congestion, personal space, native plants and animals, lack of artificial light at night and the opportunity to maintain an area truly different than those created by the usual forces of commercial enterprise.

The second and third questions asked participants to consider the negative aspects of living in Black Forest – from individual annoyances and pet peeves, to the very broadest land use issues affecting everyone. Many of the answers are the antithesis to the positives features, reinforcing the message from the the first questions.

### **Don't Like/Change - 2019**

Many were very similar to the issues identified in the 1981 and 1987 BFPP editions, but a few new categories emerged, specifically issues with water mining and export which stimulates urbanization in RR-5-zoned areas, and dated telecommunications.

#### **Growth and Land Use**

Urban encroachment

Black Forest is now in fast developing area

Incompatible zoning with Rural Residential Vision

Overlot grading

Zoning easily changed

Stress of living in fear of adjacent zone changes & higher density

Overdevelopment of Open Space

Higher density pushing against established RR-5 lots

Disappearing ecosystems and wildlife

Displaced wildlife

Housing density affects many other factors

#### **Water Use**

Mining and Export of Water – “water theft”

Water companies mining, selling, exporting water

Use of non-renewable aquifers as commodity for for urban development

Proliferation of Metro Districts in non-sustainable water resource

Golf Course in Black Forest in trees on well water

Lack of well level monitoring

Dated slow communications

#### **Natural Resources**

Growth without thoughtful preservation

#### **Government**

Lack of City-County Coordination/cooperation

No buffer to city

City annexation

Citizens not heard by government

Citizens treated with annoyance and disrespect by County officials

3 minute limit for citizen testimony at hearings

County govt is unresponsive

BFPP Squashed

BoCC does not support adopted plans

BoCC always approves higher densities

BoCC arrogance regarding their land use “discretion”

Citizens are apathetic

Citizens are frustrated

Lack of support of adopted plans by County



### **Like/Keep - 1981**

Black Forest residents have an astute, if somewhat cynical awareness of how government will, or will not, work to carry out the will of the people and they exhibit a certain lack of confidence in the planning and decision-making processes at the County Level because of inconsistent decisions of elected officials, lack of adherence to prior approved plans, and what they see as the yielding of government to business and political forces. Residents have a clear recognition of the forces of change and they have a stubborn determination to preserve the elements of the community that make Black Forest a special place to live.

## **II. WHAT ARE CHARACTERISTICS OF BLACK FOREST THAT YOU DO NOT LIKE AND WISH TO CHANGE?**

The responses to this question do not fall into clearly defined categories. However, most are related to law enforcement, zoning decisions, activities of the County Department of Transportation, and certain deficiencies in the social environment. Other dislikes are related to activities that damage the physical environment.

Law enforcement issues frequently mentioned include theft of personal property, living trees and firewood; vandalism, trespass, lack of traffic speed enforcement and a general indifference and lack of knowledge by the public of the law. One the positive side, residents feel that the Sheriff's office is doing a respectable job considering its manpower level. Many expressed the desire for more deputies to be assigned to Black Forest.

The County Dept. of Transportation was criticized sharply by nearly everyone. In general, further paving of roads was opposed because of the generation of fast traffic. Widening of dirt roads, such as Meridian, was criticized for the same reason. Most participants feel that the roads currently paved are adequate and they want better speed control, realistic speed limits and better road maintenance, including pothole repair, striping and road shoulders.

The policy of requiring that residential subdivision roads be built to 35 mph specifications was highly criticized. Residents prefer narrower

### **Don't Like/Change -2019**

Everything goes" mentality  
County's inconsistent treatment of land use issues  
Not being incorporated

#### **Transportation**

Traffic volumes and speed on SH-83  
High volume and high speed traffic - most arteria  
1 and collector roads  
Increasing traffic  
Above ground power lines  
Substandard roads (shoulders, maintenance potholes)  
Little speed enforcement  
Dangerous drivers not punished  
Increasing roadkill and road noise  
Too much construction traffic  
Cutting of big legacy trees  
Arterial Road improvements behind schedule  
Commercial vehicles invading in residential areas due to special uses/variances  
Bicycle safety on arterials/collectors  
Cut-thru commuters  
No 4-lane roads in timbered areas; 3-lane roads best on minor arterials

#### **Economics**

Retirement living option not protected  
Taxes getting too high  
Affordable and accessory housing issues  
Pre-fire/Post fire division  
Gentrification

#### **Code and Code Enforcement**

Code of the West  
Code Issues - Unnecessary, some ridiculous  
LDC - hard to use  
Private driveway erode onto roadways  
Manure management - dispose in wetlands

#### **Environmental Management**

Too many deer  
Absentee landowners not removing dead trees (or cutting overcrowded ones)  
Environmental insensitivity on fire recovery  
Unmanaged forest

#### **FEAR:**

Losing rural values and lifestyle  
Developers changing character of BF with large, expensive homes  
Risk of another big fire  
Retirement living options not protected



**Don't Like/Change - 1981**

roads, necessitating the cutting of fewer trees, slow traffic and producing less dust. One suggestion is to build roads off center to provide space on one side for recreational trails, and another idea is to thin trees on the south side of east-west roads to permit the sun to remove ice and snow in the winter. Nearly everyone was concerned with the use of roads by pedestrians and equestrians because of safety.

The proliferation of roads in 5-acre tract subdivisions is a concern and some did not like the graveling requirements. Most participants believed that dirt roads were safer than paved roads in the winter. The unpaved roads are considered by very important to the rural lifestyle.

On a more personal level, noise from motor bikes, barking dogs, chainsaws, airplanes and stereos were mentioned as annoyances. Loose dogs and abandoned animals are also a problem as are too many fences, - especially old, dilapidated fences on absentee owned land.

Some negative aspects of services mentioned include poor telephone service, slow response time the Volunteer Fire District, lack of a permanent emergency medical facility, lack of public transportation to Colorado Springs, especially for young people on weekends, poor delivery service to Black Forest by Colorado Springs businesses, inadequate child day care and services for the elderly, and inadequate basic commercial services such as grocery or gasoline for outlying areas on the northeast and east sides of the Forest.

Despite these complaints, most participants gracefully accepted these inconveniences in the tradeoff for freedom and space.

Lack of pride on neatness of personal property was cited. Residences with junk cars or other untidy materials on the premises create problems and distasteful visual impact. Some participants want the County to help solve this problem. Some people object to mobile homes in Black Forest while others think they are acceptable if neatly kept. The lack of protection from building inconsistencies was mentioned.

Negative aspects of the social environment

**Don't Like/Change - 2019**

Decreasing quality of most public services and infrastructure

Fear reduction of lot size in burned area

Above ground power lines

Slash site open to Colorado Springs – crowded

Increasing roadkill and road noise

Cutting of big legacy trees

Light Pollution

Not enough multi-use trails

Above ground power lines

Slash site open to Colorado Springs - crowding and overload

\*\*\*\*\*



Lifestyle - going to meet the School Bus

\*\*\*\*\*

In order to provide the kind of lifestyle that Black Forest residents value, whether in the Timbered area (burned or not), or the grasslands to the north, south and east, large lots are essential. While not a perfect solution to keeping nature close to home, having large lots provides the open space within lots (not paved, built-on or landscaped) to allow important structure and functions of native ecosystems to continue.

Having wide buffers between existing rural residential areas assists this and provides larger scale connectivity. In places, patches of vacant timbered areas or grassland, ranches or other large properties the naturalness of the ecosystems provides essential elements of the "Forest lifestyle".

The fundamental land use pattern for the Black Forest Planning Area was established by the 5 ac minimum lot size in 1965, and modified a few years later to allow overall 5 ac density with smaller (min 2.5 ac) lots in tradeoff for open space.



### **Land Use Issues - 1981**

include the **lack of neighborhood associations to deal with local problems, the lack of continuity of covenants among subdivisions and within a subdivision over a period of time, lack of communication within the community and within neighborhoods, lack of community control over land use issues, lack of knowledge of the procedures used by the County in making zoning decisions that affect the community and lack of notification by the County of impending issues.**

### **III. WHAT ARE TEN LAND USE ISSUES THAT CONCERN YOU?**

This question elicited responses that had great breadth and depth of thought. Residents have a keen sense of the delicacy of the natural balances that make Black Forest a special physical environment and a strong fear that this balance will be destroyed by people that have money and power but do not understand the area and its environmental limitations, or care about it.

A central concern was about water – the lack of accurate information as to how much water is available in the different aquifers that underlie Black Forest and the surrounding prairie, the recharge rate of the aquifers, the possibility that State Water right law and well permit issuance may have little relationship to the actual amount of water in the ground, the manipulation of these well permits and water rights by developers, and the overuse of ground water uses recently proposed to Ford Aerospace and Gary Construction.

Most participants felt that large residential lots are compatible with the environment and water supply, but fear that higher densities will destroy the character of the area and deplete water.

Related to this is the concern over the lack of integrated land planning which takes into account all factors. Residents feel that flaring mockery of Master Plans has been made in areas within the City of Colorado Springs and in other parts of the County. They fear lack of credible restraint on development and they fear that future land use decisions in and surrounding Black Forest will be made primarily on economic factors or power/money struggles

For over four decades, residents within the Black Forest Planing Area have been striving to live in the area's varied ecosystems with minimum damage or disruption - low impact uses.

Much remains to be learned about how best to do this and where the boundaries are between too much management and too little. This is, however, well outside the boundary of clearcutting, overlot grading, paving, curb and gutter, water and sewer which all cause ecosystem destruction. These are not low impact.

### **II. WHAT ARE TEN LAND USE ISSUES THAT CONCERN YOU? 2019**

Many land use concerns fall into the same Critical Issue Categories as the Physical Environment above. These were expressed as problems, questions or suggested actions.

It is fair to say that many of these concerns were expressed in 1981 but in 2019 their frequency, scale and intensity has dramatically increased.

With the rate of new subdivision proposals, especially those which do not match the vision for the Black Forest Planning Area and its subareas, orderly development is difficult to obtain.

The *Black Forest Preservation Plan*, either its 1974 or 1987 editions, has never been anti-development. Rather, it is a Visionary approach to guide cooperative development over time and initially depended on Developer Cooperation and Commissioner Discretion, not just Regulatory minimums. The public process used for the 1974 and 1987 plans both queried the desires of the existing community, and created a plan based on an integrated vision embodying those desires, which developers and elected officials were expected to respect and implement.

Black Forest Timbered Area, and much of its surrounding grassland and shrubland ecosystems is an outstanding Rural Residential Option in 2019 in El Paso County largely because of the foresight and hard work of people who understood that land is a limited resource and not all land has Manifest Destiny to be overlot graded and urbanized. Reservation of a connected and functional open space system which includes buffers and transitions in the rural-urban interface is a very high priority and an excellent opportunity for Intergovernmental cooperation.



### **Land Use Issues - 1981**

rather than on solid, factual planing that considers the environment and existing community.

This is part of a pervasive fear that local government fails to consider the well being of the private citizen ahead of commercial desires.

Fear of annexation by Colorado Springs is considered to be one of the most serious threats to the integrity of Black Forest, especially since the City need not abide by the *Black Forest Preservation Plan*.

There was criticism that some of the regulations in the El Paso County Land Use Code are inappropriate for Black Forest, creating unnecessary expense for taxpayers and developers alike, and contributing to problems such as erosion. A strong land use concern is over tax structure which encourage the development of suburbia at the expense of rural patterns.

Another concern is the placement of land use decision making power in the hands of the County Planning Staff where the process is nearly inaccessible to citizens. People strongly felt that land use decision making power should rest with informed elected officials and hearing procedures should be strictly adhered to.

Citizens desired more information on, and more participation in the entire planning and decision-making process.

Zone changes are a land use concern and residents worried about the types of development that might be permitted on land already zoned for commercial or industrial uses. Strong negative opinions were expressed on the tendency of the County to approve zone changes in advance of need and the imminent intent to develop the property. Negativism toward zoning as a tool for land speculation was expressed very strongly.

Areas of untreated pine beetle and mistletoe infestation, overgrazing, poor land management in general, and the expansion of mining on the southern border of the Forest were land uses related directly to the physical environment.

Many residents feel that the responsibilities of absentee owners needs to be defined and there should be stricter enforcement of pine beetle control.

### **Land Use Issues of Concern 2019**

SH83 – should be scenic byway

Put roundabouts on BF and Vollmer to slow traffic Briargate-Stapleton completion?

Better diversion of traffic around BF needed.

#### **Land Use and Zoning**

Allowing high traffic business use in residential zoned areas - dangerous

Larger parcels in Timbered Area– sale and fate?

Zoning decisions – process questionable

Keep commercial for neighborhood use

Ban Multifamily in BF Area

Re-evaluate potential commercial nodes on SH83

Define limits and use of PUD

Do not use PUD for urban density in RR-5 transition areas

#### **City-County Transition**

Annexation by Colorado Springs

Transitions with City need a logical approach

City development – ruins vistas and wildlife areas

Buffers – more and wider needed, lack of any buffer with City, or too narrow (50')

Define limits and use of PUD

Using PUD for urban density in RR-5

Leapfrog development – Metro Districts

Cluster development with open space a good option

#### **County Government Procedures/Processes**

County Planning and Development Dept exists

only to facilitate growth (subdiv approval)

Obscure and poorly documented rezoning process – minimums

Limited mechanisms for citizen awareness, review and comment

Developer influence on County Elected officials

Corrupt politicians allow development proposals to violate BFPP

#### **Water**

Unknown Aquifer capacities

Water mining and export

Keep 300-year Rule

Increasing number of deep wells

Developers need to prove water and services at beginning of the development process



### Land Use Issues - 1981

The lack of self-knowledge by the community ranks high as a major problem.

In the last decade many new people have moved to Black Forest with little understanding of the community or the environment.

The lack of a formal, unified body to speak for the Black Forest Community and defend its values is a very serious problem.

Residents are concerned about the preservation of open space, realizing fully that much of what is considered open space is privately owned and subject to development. Concern was expressed for the preservation of old buildings and the need for publically owned parkland that could be used for horseback riding or group activities. They appreciate the Regional Park, but desire other, smaller public areas.

Most land use concerns, including the reason ableness of maintaining the *status quo*, are based in the following conflicts:

1. Rural lifestyle vs economic pressure to urbanize
2. The rights of money and large tract ownership vs the collective rights of the smaller landowners.
3. Controlled activity vs freedom of choice

Residents have learned that land use plans, however good or however long in existence, have been altered or discarded in favor of economic expediency. Now is the time for unique, one-time opportunity to keep the area northeast of Colorado Springs different and desirable.

This must include:

1. Restricting lot sizes to 5 acre minimum
2. Establishing commercial nodes and permitting no others
3. Defining the geographical and political boundaries of Black Forest and influencing land use in adjacent areas
4. Periodically reviewing and enforcing the Black Forest Preservation Plan.
5. Having the Plan adopted by the City of Colorado Springs.

### Land Use Issues 2019

Water Sufficiency too late in subdivision process  
- most decisions are made before water sufficiency  
No more aquifer-fed features like Golf Courses, and community landscaping

#### Open Space

What is County Definition of Open Space?

Increase developer requirements for Open Space  
- LDC - PUD

Find ways to fund, preserve, maintain Open Space

Protect natural springs and wetlands

Bad policy - State requiring "illegal ponds" to be removed - especially spring-fed ponds high in a watershed - no water for wildlife

Blocking of animal migrations

#### Land Management

How to better integrate/manage burned and unburned area

Need some minimum fire mitigation (fuel reduction) - balance with forest ecology

Uncontrolled noxious weeds

Unmanaged forests - wildfire hazard"

Uncontrolled noxious weeds

What is vision for burned area's future

#### Miscellaneous

No lots < 2.5 ac in BF Planning Area

Aging in place

Limits of large animals on 2.5, 1 and .5 ac lots

Fencing of trails

Preserve agriculture

Need local emergency response plans - citizen awareness and involvement

Pressure to change Black Forest cultural and environment/ lifestyle

Corrupt politicians allow development proposals to violate the *Black Forest Preservation Plan*.

#### Unknowns

Climate warming effects on ecosystems/ fires/ restoration



There is a sense that technology does not need to overwhelm the individual, and his sense of independence, for steel, concrete, plastic and the other forces which homogenize urban America.

Perhaps Black Forest can be a place where a strong “No thank you” will be emphatically stated and enforced against the ideas which alter the present character of the area where people are generally living within the limits of the natural environment without destroying its essence.

Compiled and Edited in September 1981  
by Judy von Ahlefeldt  
Chairman of the Black Forest Land Use  
Committee  
Based on four Black Forest Input Meetings held in  
May-June 1981

The seven Citizen Input meetings in Black Forest during July, 2017 provided a robust and timely reality check on the current thoughts of the Black Forest Community about likes, dislikes and Land Use Concerns. Together with other information gathered in the Master Planning Process it encourages conversation and public process and helps define to scope of problems to be addressed.

Many of the “old” problems are still with us and better solutions to wisely using the resources of land and space must be pursued.

Compiled and Edited in September 1981  
by Judy von Ahlefeldt  
Based on seven Black Forest Input Meetings held  
July 7-18, 2019











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

COLORADO

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

## AGENDA

Board of County Commissioners ("BOCC") Meeting  
Thursday, December 05, 2019 - 9:00 AM  
Centennial Hall Auditorium  
200 S. Cascade Avenue  
Colorado Springs, Colorado

### Call to Order

1. Invocation
2. Pledge of Allegiance to the Flag of the United States of America
3. Staff Emergency Items
4. Changes/Postponements/Notice of Next Meeting
5. Comments by Elected Officials and Commissioner Liaison Report(s)
6. Community Service Organization Reports
7. Consent Calendar
  - a. Request to approve the Board of County Commissioners October 22, 24, 29 and 31; and November 5, 7, 12 and 14, 2019 Minutes. (Kristy Smart, Clerk to the Board Manager)
  - b. Request to approve reappointment to the Pikes Peak Rural Transportation Authority - Citizen's Advisory Committee. (Ingrid Mobley, Administrative Assistant Administrative Services)
  - c. Request to approve appointment to the Citizen Outreach Group. (Ingrid Mobley, Administrative Assistant - Administrative Services)
  - d. Issuance of two (2) Ambulance Permits to American Medical Response. (Ted Sayer, ESA Business Analyst - Department of Public Works)
  - e. Issuance of two (2) Ambulance Permits to the Calhan Fire Protection District. (Ted Sayer, ESA Business Analyst - Department of Public Works)
  - f. Resolution to appropriate Expenditures in the amount of \$6,000,000.00 from the General Fund Fund Balance to the 2019 General Fund Budget for the I25 South GAP Project. (Sherri Cassidy, Chief Financial Officer - Financial Services/Jennifer Irvine, County Engineer - Department of Public Works)

Board of County Commissioners ("BOCC") Meeting  
Thursday, December 05, 2019

- g. Partial release of Check No. 1025 for public improvements of Wetherbee Office/Warehouse Building L22 Claremont Business Park, in the amount of \$3000.00 (plus accrued interest). (Scot Cuthbertson, Executive Director - Department of Public Works/Jennifer Irvine, County Engineer - Department of Public Works)
- h. Resolution to recognize the non-monetary donation of a K-9 and related equipment to the Sheriff's Office K-9 Unit. (Larry Borland, Bureau Chief - Sheriff's Office)
- i. Resolution to approve a Facility Use Agreement with the Pikes Peak Pickleball Association. (Tim Wolken, Executive Director - Community Services Department)
- j. Memorandum of Agreement (MOA) for the ACE Initiative with Center for Regional Advancement. (Crystal LaTier, Executive Director - Economic Development Department)
- k. Report on public hearing with respect to proposed issuance of not to exceed \$22,311,646.00 El Paso County, Colorado Multifamily Housing Revenue Bonds (Barnes Apartments Project). (Crystal LaTier, Executive Director - Economic Development Department)
- l. A resolution extending the effective date of Resolution No. 19-263 to February 28, 2020 and awarding private activity bond volume cap for the Barnes and Medical View Apartments Project. (Crystal LaTier, Executive Director - Economic Development Department)
- m. A resolution of the Board of County Commissioners of El Paso County, Colorado authorizing the issuance and delivery of its Multifamily Housing Revenue Notes (Barnes and Medical View Apartments Project) series 2019 in the aggregate principal amount not to exceed \$22,311,646.00; and authorizing the execution and delivery by the County of any and all necessary documents to effectuate the issuance of such bonds. (Crystal LaTier, Executive Director - Economic Development Department)
- n. Procurement and Contracts Consent Calendar: (Eileen Gonzales, Contracts and Procurement Manager)
  - 1. Approval of a Purchase Order to Daniels Chevrolet for 2020 Chevrolet Tahoes PPV (Qty 4), for the El Paso County Sheriff's Office (EPSO) at a total cost of \$154,913.60. (State of Colorado Price Agreement 12803)
  - 2. Approval of a purchase order to Spradley Barr Greeley for the Department of Public Works (Transportation Division) and the County's Parks Division for the purchase of three (3) Ford F550 pick-ups at a cost not to exceed \$149,777.00. (State of CO price agreement No. 113482)
  - 3. Award of a Construction Contract and Purchase Order to RMC Consultants, Inc. for Construction of the Eastonville Regional Trail at a not-to-exceed cost of \$238,970.00 (IFB 19-093).
  - 4. Approval of a contract to Wellpath, LLC, for Inmate Medical Services at CJC for the El Paso County Sheriff's Office (EPSO) in the amount of \$8,664,052.00 (RFP No. 20-001).

Board of County Commissioners (“BOCC”) Meeting  
Thursday, December 05, 2019

5. Award of a Services Agreement and Purchase Order to Alfred Benesch & Company for Construction Management Services for the McLaughlin & Old Meridian Roundabout and U.S. 24 & New Meridian Road Improvements/Falcon Park & Ride Project for the Department of Public Works (Engineering Division) at a cost not to exceed \$727,241.00. (RFP #19-094).
8. Proclamation recognizing Pearl Harbor Day. (Stan VanderWerf, Commissioner - Board of County Commissioners)
9. Called-up Consent Calendar
10. Resolution approving a contract with the Colorado Department of Transportation regarding the I-25 South GAP Project. (Lori Seago, Senior Assistant County Attorney/Jennifer Irvine, County Engineer - Department of Public Works)
11. Public Comment on Items Not Scheduled on the Agenda
12. Department and Committee Reports/Non Action Items
  - a. Monthly Budget Report - October 2019, Sales & Use Tax Report - September 2019. (Sherri Cassidy, Chief Financial Officer - Financial Services)
13. Addendum
  - Consent Calendar (continued)
  - 7.o. Resolution to approve a Bargain and Sale Deed to Falcon School District 49. (Lori Seago, Senior Assistant County Attorney)
14. Executive Session

Adjourn







PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR



## El Paso County Master Plan Advisory Committee

**Thursday**, January 9, 2020    1:00 – 3:00 p.m.  
Regional Building, Pikes Peak Conference Room  
2880 International Circle, Colorado Springs, CO 80910

### AGENDA

1. Call to Order
2. Approval of Minutes from December 2, 2019
3. Discussion on Visioning
4. Review Updated Placetype with HLA Consultants
5. Public Comments on Items Not Listed on the Agenda
6. Next Meeting (TBD)

The County Master Plan informational website is located at:  
<https://elpaso-hlplanning.hub.arcgis.com/>

#### Upcoming Meetings

TBD





**January 9, 2019 MPSC**  
**ECR Statistics, Categories and Maps Chapter 2 pages 16 - 20**  
**Judy von Ahlefeldt**

**EXISTING DEVELOPMENT SETTING MAP page 16**

**Legend (Existing Development Types) Legend for map polygons**

“...the 10 existing development Types that make up various communities, neighborhoods and, and places”. Context, Land Use and Character. p. 16  
**Categories Referenced here: Rural, Large lots or Ranchettes, and Suburban Development. (p.16)**

**Descriptors: Rural - “rural areas average around 34 acres per parcel”. (Lt. green)**

**No total acreage (light green)**

**Large lots or Ranchettes - “Median lot size of 5.0 ac” (gold)**

**Examples for 4 areas: average lot size**

**LARGE LOTS OR  
RANCHETTES MAP page 17**

6.0 ac (Tri Lakes)

5.8 ac (Black Forest)

5.6 ac (Eastern Plains)

6.7, 5.1 (Mountain Corridor) also 1.1 Ute Pass  
(These from page 17, Large lots or Ranchettes  
have different colors for different areas.)

“more than 3 times land area of smaller lot  
suburban” - page 16

**Suburban Development - “covers more than 28,000 ac” p. 18**

“average lot size...in El Paso County is 0.7 ac/lot”

“median is 0.2 ac/,or or just 8,700 sf” - 18

**(GENERALIZED) EXISTING ZONING DISTRICTS MAP - page 19**

12 “Zoning Districts” outside of Municipal boundaries

How can Federally owned land be an El Paso County “zone”?

i.e. BLM, USFS, Military, State(?) - four of 12 zoning districts on this map

The “Managed Lands” category on Development Settings Map does not match  
Agriculture and Forestry, and Residential Rural on this Map.

Residential Suburban on this Map does not match the Existing Development Map  
page 16

State (owned) Land does not match the Existing Development Map - p. 16 (or reality)

Special Purpose Zoning District (PUD & Mobile Home p. 20) has too much variation in  
lot size and land use to be a single color on this map.

**The Residential Rural Districts should not include RR-0.5 or RVP.**

Residential Rural should only include RR-5 and RR2.5 (which no not require  
urban services)

RR-0.5 should be in the Residential Suburban District Category,  
and RVP should be with other Special Purpose Districts (p. 20).

**THE MAPS ON THESE pp 16-20 ARE EXTREMELY HARD TO RECONCILE OR USE TOGETHER.**



**January 7, 2020**

**from Judy von Ahlefeldt**

**CONCERNS**

**1. DIRECT Planning Commission involvement in Master Plan**

**Oversight**

**Website**

**Public Outreach**

**Visioning**

**Overall Direction of Master Planning processes**

**2. YOUR EL PASO WEBSITE**

**Requiring of Password to non-Secure site to signup for Map Social (ARCGIS)**

**Requiring of Password to non-Secure site to sign up for E-mail List for Master Planning Info**

**E-Mail comment from Kevin Curry on Jan 3, 2020 per my concerns sent to PCD on Thurs., Jan 2**

**Facebook, NextDoor other social media also require sign-In**

**Not all promised videos are accessible thru the Your El Paso website**

**3. PRESCRIBED PROCESS EFFECTIVENESS**

**Effectiveness in Outreach – Expected vs Achieved results**

**Limitations of Surveys and Internet/Few public meetings**

**“Your El Paso” Website not comprehensive**

**Role of Local Outreach Team Members (LOT)**

**Decision on 5C – Survey and Optional LOT Workshops Series 2 for Visioning. Who decides? Criteria?**

**4. MASTER PLAN AGENDA ITEM for all 2020 Planning Commission regular meetings**

**For Discussion, For Planning Commission Input to Process and Guidance**

**For opportunity for interested Public to engage**



**E—Mail Kevin Curry – LOT**

**Jan 3, 2020 response to Jan 2, 2020 JVA Critique of Process**

**Mark, Craig,**

**Just a quick note to support Judy's comments regarding the requirement for ARC-GIS and/or HLA passwords. I strongly agree that public viewing and input should not require such accounts. Indeed, I had far less interaction with the surveys and site options than I otherwise would have specifically because I decline to add yet another account setup, especially for a public process that should never require it. I strongly urge you to direct the consultant to make account creation optional for such interaction, and if it is already optional (as it is for some input) to make it more clear how to engage without account creation.**

**Regards,**

**- Kevin Curry**

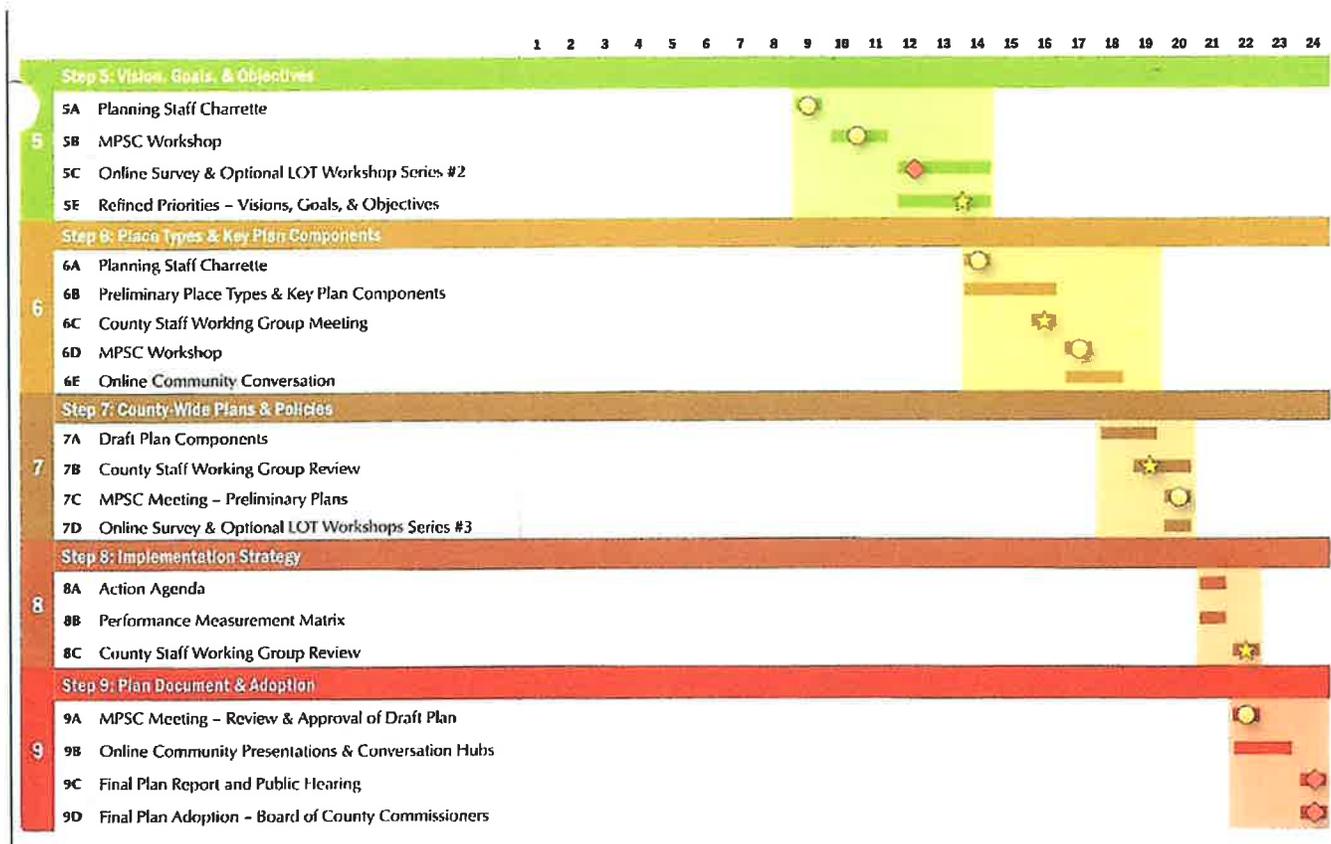


# LOT Workshops

**5C Series 2 (Months 12-14 Dec - Feb) Vision, Goals, Objectives**

**7D Series 3 (County Wide Plans & Policies (Months 17-19)**

**May- July)**





# Opportunity for Citizen Evaluation of the Black Forest Preservation Plan

by Judy von Ahlefeldt

**This is your opportunity to craft an updated *Black Forest Preservation Plan*!**

El Paso County is in the process of changing its overall Master Plan. The continued existence/role of the Small Area Plans, which have been part of the County Master Plan since the 1970s (with updates) is being evaluated by the County and its Consultant.

As part of my role as the Black Forest Small Area Plan Outreach Team member, I have reserved the Black Forest Community Hall from 9 am to-noon on the mornings of **Sunday, July 7 and Saturday, July 13**, and also the **RnR Cafe from 7 to 8:30/9:00 pm the evenings of Monday, Wed and Friday July 8, 10 and 12, and also the evenings of Tuesday and Thursday July 16 and 18 from 7-8:30/9 pm, also at the RnR Cafe.**

This is a total of seven opportunities to attend one of these sessions in the next two weeks.

I am seeking residents of the Black Forest Planning Area (County Line to Woodmen Rd., and SH 83 to Eastonville Rd. - in County areas) who are willing to read and review a summarized version of the BFPP (about 25 pages which include the Land Use Scenarios for each Subarea, and all of the current Goals, Policies and Proposed actions, which are grouped in this Special Edition).

The idea is to have citizens knowledgeably and systematically evaluate not only what the future vision might be for each subarea of Black Forest, but also to recommend which Goals, Policies, and Proposed Actions are still valid, which need to be modified, or discarded, and what new ones are needed.

Opportunity for continued involvement in this process will be available over the next 18 months.

There are seven sessions available over the next two weeks from July 7 -July 18.

If you have already filled out a County Master Plan General Survey or Map, or attended the Initial Master Plan Meeting hosted by the Consultant on Monday, May 13 you can still provide your ideas regarding the *Black Forest Preservation Plan*.

Citizens need to be heard - this is your chance to support Black Forest!

You must sign up with me to attend these meetings (first-come first served) and space will be limited to 40 attendees at the Community Hall meetings on July 7 and 13, and 20 attendees for each evening at RnR July 8,10,12,16 or 18.

You will be expected to read the Special Edition of the Plan before the meeting.

.Please contact me by e-mail: [blackforestnews@earthlink.net](mailto:blackforestnews@earthlink.net)

I am seeking long-term and new residents, and diverse people from all areas of the Black Forest Preservation Plan Area.

If you are not familiar with the *Black Forest Preservation Plan* (which has served this area since 1974), here is your chance to learn about it and to support keeping it current and valid for another 50years.

It is facing a lot of challenges, as are all other Small Area Plans in this County.

I will send you an electronic Special Edition copy (.pdf) to read prior to the meeting you choose to attend, as well as provide links to information available online if you want more.

You are expected to read the Special Edition of the Plan before the meeting so we can examine it from a common base.

For additional details please see: [www.bfcnews.com](http://www.bfcnews.com).

Thanks,

Judy von Ahlefeldt

e-mail: [blackforestnews@earthlink.net](mailto:blackforestnews@earthlink.net)

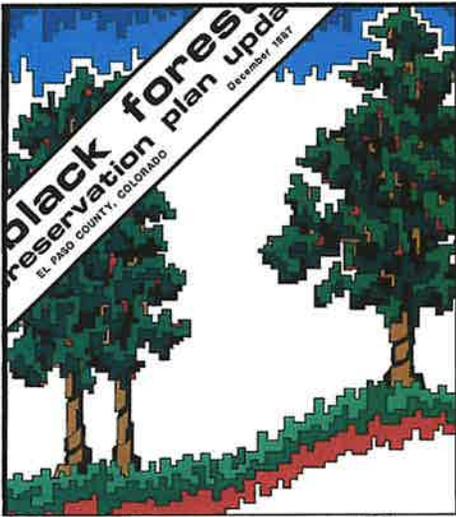
Phone: 337-5918



# Black Forest Preservation Plan Citizen Analysis Meetings

## Round 1

These meetings are for residents and for our community's future!



Send an e-mail with contact info to reserve your space (**specify date seating is limited**), and to receive the BFPP Analysis Special Packet ahead of time to read. Send to: **blackforest news@earthlink.net** Also see **www.bfcnews.com** **Seven opportunities!**

Sunday	<u>PAST</u>	July 7	9 am-noon	at Black Forest Community Hall
Saturday	NO STAFF COVERAGE	July 13	9am -noon	at Black Forest Community Hall
*****				
Mon or Wed or Fri		July 8 or 10 or 12	7pm - 9 pm	at RnR CAFE
Tues or Thurs		July 16 or 18	7pm - 9 pm	at RnR CAFE

**The 1974 Black Forest Preservation Plan was the first citizen-based Comprehensive Plan in Colorado!** In was updated in 1987 to a map-based/descriptive forward-looking Plan after the giant annexations of Briargate in 1982, and in anticipation of the looming Banning-Lewis Ranch annexation in 1988. In 1999 citizens added a Trail Addendum. Black Forest has always had a Rural Residential vision - with large lots, open spaces and local two-lane roads.

Now, in 2019 the fate of the *Black Forest Preservation Plan* will be part of the current effort to redo the County's 1998 Master Plan. The City of Colorado Springs just adopted its new Comprehensive plan (Plan COS) in late January of 2019. It plans to redo its transportation and Annexation Plans in the next few years. There is a lot facing Black Forest.

Please attend and be heard. from Judy von Ahlefeldt - Leadership Outreach Team (Citizens)

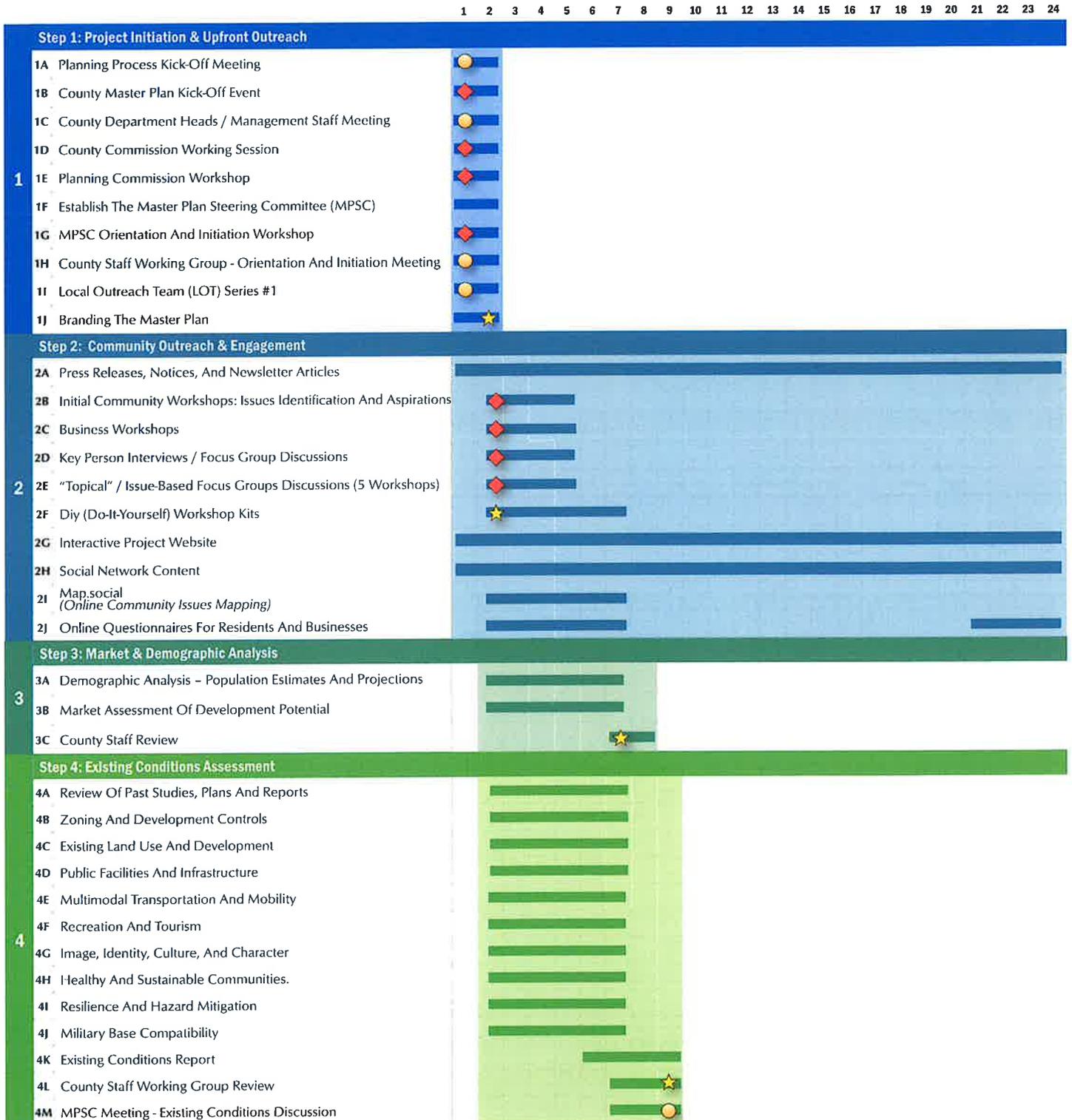






# PROJECT SCHEDULE

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



**Legend for Diagram:**

- Denotes Meetings to be conducted by our Team
- Denotes Events to be conducted by our Team
- Denotes Deliverables to be produced by our Team











Commissioners of the El Paso County Planning Commission  
2880 International Circle  
Colorado Springs, CO

July 19, 2019

Dear Commissioners,

I am a retired Community Planner (MS in Landscape Architecture/Community Planning from Univ of Wisconsin-Madison and Bachelor of Architecture-Planning from Univ of California Berkeley). I have lived in Colorado for nine years. In the last three years I have become very familiar with the County's planning and subdivision approval processes as I live in Walden North in the Black Forest Preservation Plan area. There, I have been closely following the County's planning processes related to the Walden Preserve subdivision of the Walden PUD, the County's involvement in the proposed Monument Academy school, the commercial and multi-family development announced for the intersection of SH83 and SH105 adjacent to the proposed school, The Ranch PUD Sketch Plan approved by the Planning Commission last week, and other area development projects. I submitted a letter for The Ranch Sketch plan hearing on July 16, but I was not able to stay for the afternoon to present it. It should be in the record of submitted letters for that public hearing.

Recently I attended Master Plan community meetings held by the County's consultants Houseal & Lavigne. Because of my extensive experience in planning in both the public and private sectors (including employment with some of the finest developers in the United States), and my residence in one of the County's highest growth areas, I have a deep and abiding long term interest in the outcomes. This has prompted me to take the time to write you today.

El Paso County does not yet have the overwhelming congestion and traffic now being faced in Denver and all its suburbs and is still attractive as a place to work and live and retire. That is rapidly changing in Black Forest and the rest of Northern El Paso County, and I invite Commissioners to consider the following overarching concerns, observations and questions, in evaluating the land development proposals coming before you for approval.

### **1. Implementation of the County's Master Plan and Small Area Plans**

The County's Master Plan and the Black Forest Preservation Plan have lost their credibility as "real" land development guidelines as a procession of what County staff describe as "urban density" subdivisions continue to be approved in RR5 and RR2.5 rural zone districts. Each proposal is denser than the previous one and creates the precedent for the next one, even if they are not contiguous, with justification based on general conformance or harmony (which have no precise definitions or standards). It is one of the craziest planning phenomena I have witnessed.

The truly grand scale of the up-zoning that is going on in our area can be stopped simply by requiring developers to stick to the Master Plan - period - not award them 10 and 12-fold increases in allowable density in areas zoned RR-5 or RR-2.5. This is a major issue brought forth by citizens at the May 2019 public meetings.



Once close-in rural residential zoning is gone, it is gone, forever gone from the County's vanishing large-lot housing stock, which is key to continuing to attract major employers and their executives who want to live in rural areas that are close-in and do not require long distance commutes in winter. The Northern County Small Area Plans are the products of decades of citizen input and, from what I have seen at numerous citizen review meetings for the current updating process, its basic tenants have not changed a bit.

*Question: Why is the County promoting urban density in the Black Forest rural zoning districts when such urban development should more appropriately take place in the land use implementation arena of the City of Colorado Springs? Their development is served by surface water supplies instead of irreplaceable aquifer water that the City may need in the future. Is it the County's intent to continue to allow Developers to ignore the County's Master Plan which includes Small Area Plans, and actively promote maximum growth for RR-5 and RR2.5 land use districts?*

*Question: What are the County's specific intentions and instructions to its Master Plan Update consultant regarding Small Area Plans? It is unclear as to whether the Small Area Plans like the Black Forest Preservation Plan, Tri-Lakes, Falcon or others will be preserved as an integral part of the County's Master Plan Update process. They need to be preserved as they can significantly and credibly augment the work of the County's consultant.*

## **2. Effective and Appropriate Use of PUD Zoning**

Planned Unit Development (PUD) zoning should certainly be used for all large developments, but not abused by developers in our area to vastly multiply overall residential development density. This is a perverse application of PUD. The specialized PUD zone originally became a "mainstream" master planning tool many decades ago to protect sensitive natural areas and increase open space. It was never intended to increase (especially by more than *ten times* in the case of The Ranch) the allowable residential development in a given zone district, multiplying developer profits and leaving the public holding the tab when the actual growth costs to the County become apparent. Developers are now using very general "sketch plans" with no requirement for citizen involvement (except for a single Sketch Plan Approval hearing) to obtain approvals for huge overall density increases. Requiring PUD zoning with its careful and more thorough examination of proposed changes is the appropriate way to thoughtfully consider and approve major new developments. Thousands of acres in northern El Paso County have a history of more than five decades of successful large-lot rural residential development. Approving sketch plans, and then implementing them directly with piecemeal zone changes over decades, is not acceptable for long term planning and careful stewarding of public resources like water and increasingly scarce rural land for large lot and future development.

*Question: Is it the County's intent to continue to allow developers to continue to obtain development density increases such as the urban densities being allowed for "the Ranch?" Perhaps a new designation, "Planned Urban Density," would be more appropriate. The County can and should stop this practice, immediately, before Northern El Paso County is forever ruined for rural living. Incredibly easy to do, administratively.*

## **3. Mining and Export of Denver Basin Ground Water by Metro Districts**

The greatest threat to the future of the Northern County and all its residents is runaway urban and



suburban density development on water from wells in non-renewable and non-sustainable deep Denver Basin aquifers. These aquifers are unique to the northern area of the County. "Metro Districts" networked together potentially may be the biggest enablers of this unsustainable practice. Coupled with the County government's willingness to support urban development on wells, this now-accelerated unsustainable urbanization of El Paso County, and the deficits that accompany the urban density infrastructure and burn on taxpayers and schools, make it likely that rural El Paso County will be neither affordable nor "livable" in the future.

*Question: What is to keep the County from encouraging urban density growth to locate in Banning Lewis by protecting the existing RR-5 and RR2.5 land use inventory in Northern El Paso County so that the large lot housing choice can continue to be offered to future residents? This is something the County can do immediately to promote sustainable development and protect a unique natural resource, the rural forests and grasslands of the northern county. Why not do this?*

#### **4. Protecting the Intent and Integrity of RR-5 and RR2.5 Zoning**

Persons residing in the rural wooded and grassland area of the Northern County (Tri-Lakes, Black Forest and Falcon) moved here precisely because they wanted to be in a rural area, not in the middle of huge suburban-urban residential land development projects. Fairness has become a forgotten concept when the ephemeral "rights" of existing residents to enjoy a rural lifestyle face hyperactive development pressure like we are seeing here today. Many thousands of people live in the County's rural residential areas Black Forest, and thousands more can do so in the future, but only if "good" planning strategies including the Small Area Plans, cluster designs, and PUDs with the intended open space component -not just the minimum required by Code, are implemented.

*Question: Would the County be willing to consider emphasis on protecting the remaining RR5 and RR2.5 areas of the northern county from intensive development to preserve these area for low-density development on private wells? A "Rural Area Overlay" can be applied to preserve and protect such areas.*

*Question: If not, why not?*

*Question: What are the State's estimates of the useful life of upper aquifer water supplies if used only for agricultural (ranching) and rural residential (low density uses) uses? Are there any realistic estimates of these reserves under urban development scenarios such as The Ranch?*

I would like the opportunity to meet with each of you to constructively share ideas about Northern El Paso County growth and planning issues, and will follow up with the Commission's secretary to ascertain the interest of individual Commissioners.

Sincerely,  
Steve Gutman  
17770 Woodhaven Drive  
Unincorporated El Paso County  
Mobile: 561 676-9539







→ Make - ok to start outreach using H&L Forms.  
→ Have meetings to discuss on our own."

**Craig Dossey**

---

**From:** Judy von Ahlefeldt <blackforestnews@earthlink.net>  
**Sent:** Wednesday, July 10, 2019 9:01 AM  
**To:** Craig Dossey  
**Cc:** Mark Gebhart; Tracey Garcia; me  
**Subject:** Re: Black Forest Preservation Plan citizen Analysis meetings

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Hi Craig,

I made the requested appointment for 10:30 am Thursday morning at your office) yesterday per your e-mail request.

Perhaps more detailed information about what these meetings are for, and how they are being conducted, will set your mind at ease, and help you understand that this is simply a effort within in one of the Focus Areas to partner with the effort the County and its Consultant began with the limited meetings in May, and the online Outreach with the Survey and Map on the "Your El Paso" Site.

Black Forest, during my tenure here as a Black Forest property owner since 1970, has done two rounds of Comprehensive Planning (1972-74) and 1985-87. Citizens initiated the request for a Comprehensive Small Area Plan back in the 1970s and worked closed with the Planning Commission, and Planning Staff to produce the 1974 Plan.

I was intimately involved in that effort and held similar meetings. I also held similar meetings (to what I am doing now) in 1981 as the Briargate Annexation was about to happen. These were facilitated Input meetings (just like H&L held for the "Local meetings" in May.) Flip chart and all. I am a trained facilitator, as well as a Teacher (High school, College, Grad School and CSU Extension) from the late 1960s through early 1990s, and while Forest Ecologist for a National Forest in Wyoming (EA and EIS meetings) - so I have had lots of experience facilitating group discussions.

I was not here in El Paso County from 1985-87, when the 2nd plan was done, but was a property owner and did service as a Reviewer. The Trails 1999 Addendum was done by a Citizen Committee, using a similar meeting process, and working with the Planning Department. This was after I returned in 1996.

The 2007 Community Wildfire Protection Plan was similarly produced by a citizen committee after public meetings. The post-fire update to the 2007 CSPP in 2016 was outsourced, is more general and lacks the focus of the 2007 CWPP.

So Black Forest residents are not strangers to public process meetings.

I understood the DSD LOT member request to ask me to serve as a effective Leadership Outreach Team member (for the Black Forest) seriously. I know DSD does not have the time to hold meetings with the needed depth of discussion to match the importance of the *Black Forest Preservation Plan*, nor is this task in the Consultant's contract, which is directed a producing a high-level broad Programmatic Plan.



So I was a little surprised at your e-mail expressing concerns about the citizen meetings. They seem like a natural accessory to the higher level processes. I thought the meeting information would be welcomed. I had discussed having additional meetings on several occasions with Mark and he said it was OK, but to keep DSD in the loop. I explained to him what i would do. The rush to proceed these two weeks instead of later in July was precipitated by the July 17 Steering Committee agenda to review the BFPP in July.

I can assure you that I had begun many weeks ago to work on the skeletal BFPP Working Analysis draft document, which is used at the meetings. Even if I were not serving as a volunteer on the LOT team, these meetings would be held. I was happy to be able to do this within the County Comprehensive Plan Process, instead of outside of it - but I can assure you that the process and meetings would be exactly the same regardless of whether I was LOT member or not.

1. advertise the meetings through local posters, existing e-mail lists for local organizations and on NextDoor and [www.bfcnews.com](http://www.bfcnews.com).

2. set up a large number of meetings over several months to provide many opportunities for people to come

3. Have clear goals to gather input on what people want to Keep about Black Forest (loves) and what they would like to see Changed, as well

as what Land Use issues were of concern.

4. Couple these elements with a resident examination of the Land Use Scenarios and Goals, Policies and Proposed Actions of the existing 1987 and 1999 Plans to provide useful focused input to the Comprehensive Planning Process in a timely fashion.

5. Meetings openly advertised and open to all residents in the Planning Area

This is a tall order - but I promise to do my best. We have had two meetings of seven in Round 1. Fifty+ people are currently signed up and I expect more. All are receiving an Intro Participant Letter and the BFPP Analysis working document (32pp) and asked to print it out and read it.

We have a third meeting tonight, one on Friday nite, Saturday morning, and Tuesday and Thursday evenings on next week. More will be scheduled as hotspots are identified, the most complex issues are examined further, more information is obtained where needed and this local-level process interacts with the ongoing process of the Consultant's efforts.

I will prepare the documentation and summaries for Mark, H&L, Steering Committee and Planning Commission, and send them out to participants for review and further comment. This info will be posted on [www.bfcnews.com](http://www.bfcnews.com) and the County and Consultant can use it.

There are many people in Black Forest who want to contribute. I constantly encourage people to use the online Survey and Map set up in the Prescribed Process, and I hope they use that avenue also. None of us is as smart as all of us, and I hope other Focus Areas also do some in-house data gathering.

I am using a open question, focus question, comparison question, summary question method, and everyone who comes has received an electronic copy of the BFPP (32pp) with pertinent maps, Land Use Scenarios for the Subareas and the full array of Goals, Polices and Proposed Actions from the 1987 and 1999 plans.

I see this effort running concurrently with the Consultant's efforts over the next few months.

See you Thursday,

Judy von Ahlefeldt

On 7/9/2019 7:53 AM, Craig Dossey wrote:

Judy,



I would like to have a discussion with you about these ad hoc meetings and about your participation in the overall process of updating the Master Plan. Would you please contact Tracey (copied here) at 520-7952 to set up a time to come in and visit with me. I am very concerned about your approach and actions related to the prescribed planning process.

Craig Dossey

Executive Director  
El Paso County Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
719-520-7941  
[craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)

**EXCITING NEWS: WE ARE UPDATING THE COUNTY MASTER PLAN AND NEED YOUR INPUT!** Please complete the County Master Plan Survey at <https://elpaso-hlplanning.hub.arcgis.com/>

To review all El Paso County projects go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code go to: [https://library.municode.com/co/el\\_paso\\_county/codes/land\\_development\\_code](https://library.municode.com/co/el_paso_county/codes/land_development_code)

**From:** Judy von Ahlefeldt [<mailto:blackforestnews@earthlink.net>]  
**Sent:** Saturday, July 6, 2019 2:28 PM  
**To:** Holly Williams; Mark Waller  
**Cc:** Mark Gebhart; Craig Dossey; me  
**Subject:** Black Forest Preservation Plan citizen Analysis meetings

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FYI

As citizen Outreach Team Leader from Black Forest (EPC MP effort) I will be hosting seven meetings during then next two weeks so citizens can provide input on the current Small Area Plan for Black Forest (*Black Forest Preservation Plan*).

Of course, as the two Commissioners who represent citizens of Black Forest, I wanted to be sure you were aware of these meetings, and of course you are welcome to attend (wearing a BF resident hat!).

Judy von Ahlefeldt

Leadership Outreach Team Member - EPC Master Plan

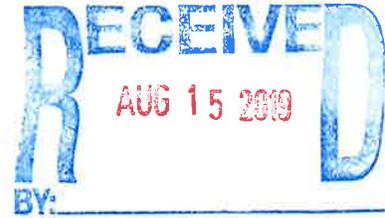








DEPARTMENT OF THE AIR FORCE  
10TH CIVIL ENGINEER SQUADRON  
USAF ACADEMY COLORADO



Lieutenant Colonel Jimmy J. Jeoun, USAF  
Commander  
10th Civil Engineer Squadron  
8120 Edgerton Drive, Suite 40  
USAF Academy CO 80840-2400

Mr. Mark Gebhart  
Deputy Director  
El Paso County  
2880 International Circle, Suite 110  
Colorado Springs CO 80910

Dear Mr. Gebhart

The United States Air Force Academy (USAFA) welcomes the opportunity to provide input during the master planning process for El Paso County. Airfield operations and watershed degradation are two primary topics of interest that USAFA desires to address as part of the County's master planning process. As part of our input, we want to make sure the County is aware of our finalized Air Installations Compatible Use Zones (AICUZ) Study, attached. We would like to encourage the County to incorporate the applicable recommendations found on pages 83 – 84 of the Study:

- Continue collaboration and partnership between county planning and development departments and the Academy installation planning team, including consultation on proposed planning and zoning actions with potential to impact air operations;
- Consider AICUZ policies and guidelines when developing or revising comprehensive plans and use AICUZ overlay maps and Air Force Land Use Compatibility Guidelines (Appendix A of Study) to evaluate existing and future land use proposals;
- Update land use plans and ordinances to reflect AICUZ recommendations for development in Clear Zones/Accident Potential Zones and noise zones;
- Recognize the Academy Airfield as an airport to ensure that development complies with Federal Aviation Administration (FAA) regulations and protects public safety;
- Consider development of an area plan for unincorporated land around the Academy;
- Consider creation of an Intergovernmental Joint Airport Advisory Commission with development review authority and chartered to preserve private, commercial and military aviation capacity with El Paso County;
- Develop and adopt an Airport Overlay for the Academy Airfield; extend/amend current county and municipal zoning codes in accordance with CRS 24-65.1-202 and 43-10-113;
- Implement height and obstruction zoning ordinances that reflect Title 14 CFR Part 77 obstruction standards and FAA filing requirements; and



- Ensure compliance with FAA regulations and refer all types of development within 20,000 feet of airfield for review for public safety, flight safety, and vertical obstructions.

We are also concerned about development within the Monument Creek watershed that is causing degradation of the watershed through USAFA's property and loss of Preble's Meadow Jumping Mouse habitat. Incorporating contemporary stormwater design criteria would be a good first step to protect the watershed. Additional mitigation measures, to include downstream channel protection and stabilization and reducing sedimentation and other pollutants, are also important to protect this valuable regional resource. We would appreciate the opportunity to work with the County on this topic as development around USAFA occurs. We also welcome the opportunity to work cooperatively on safety and security measures for the New Santa Fe Trail.

In addition, we are interested in protecting our ability to use our Jacks Valley property for training and would be concerned about any future plans to subdivide the adjoining properties. Finally, for Bullseye Auxiliary Airfield and our eastern training areas, we are interested in the zoning remaining status quo and not introducing vertical obstructions like cell towers and wind farms that could interfere with air operations.

Thank you for the opportunity to provide input into your ambitious master planning effort. We are interested in continuing to partner with El Paso County to encourage and ensure compatible development around our main installation, Bullseye Auxiliary Airfield, and under our training areas. If you have any questions, or to follow up on any of the recommendations of the AICUZ Study, please contact Amy Kelley, Community Initiatives Director, at 719-333-8395 or [amy.kelley.3@us.af.mil](mailto:amy.kelley.3@us.af.mil).

Sincerely

A handwritten signature in black ink, appearing to read 'J. Jeoun', followed by a horizontal line extending to the right.

JIMMY J. JEOUN, Lt Col, USAF

Attachment:  
AICUZ Study

cc:  
Craig Dossey, Planning Director, El Paso County  
Brian Potts, PPACG, JLUS Program Manager







## Mark Gebhart

---

**From:** Sean Tapia <stapia@hlplanning.com>  
**Sent:** Monday, January 27, 2020 12:45 PM  
**To:** Mark Gebhart  
**Subject:** RE: Special District Policies

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Mark,

These Special District Policies will certainly be addressed in the Master Plan. They definitely will be included in the Placetypes section, especially the Placetypes Map, since they affect/restrict land use and development in certain areas of the County. They may also require a larger policy discussion in another section of the Plan, perhaps Implementation.

Speaking of Placetype, John, Brandon, and I were able to meet last Friday to discuss the next steps for completing the Placetypes step (Scope Step 6). Outlined below is the timeline for completing the placetypes as well as our suggested approach to the Placetypes Workshop:

- **Friday, February 7** – HL delivers draft Areas of Change Map highlighting the key areas of unincorporated El Paso County that is expected to change from its existing development setting to a different placetype.
  - Staff reviews this map and begins to note changes
- **Friday, February 21** – HL delivers draft Placetypes Map showing all of unincorporated El Paso County with appropriate placetypes, regardless of change.
  - This map will incorporate any of staff's changes to the Areas of Change Map delivered to HL by **Thursday, February 20**.
- **Monday, February 24** – HL/County Planning Staff placetypes mapping exercise at County offices.
  - Staff could discuss edits to/ask questions about the preliminary Placetypes Map
  - Staff and HL would draw on 24x36 print outs of the preliminary Placetypes Map to edit boundaries as necessary
  - This would be a one-day trip where HL flies in Monday morning, meets with staff upon arrival until 4:30-5 p.m., and flies out that night.
- **Week of March 30th** – HL in El Paso County for the Public Placetypes Workshop (Wednesday, April 1 and Thursday, April 2 are the best days for us currently)
  - *Workshop Format: 2 hour presentation/open house*
    - Presentation (30 min) – overview of the placetypes and their importance
      - Will also include a demo of map.social
    - Open House (1.5 hr) – 10 stations to cover each placetypes as well as one for map.social
      - Each station will include:
        - 24x36 poster of the placetype
          - Description text
          - Example photos from the County
          - Best practice photos
          - Transition area requirements
          - Design/transport
        - 11x17 Placetypes Maps
          - Attendees can reference as they review each placetype
          - Also to be taken home
        - Notecards
          - For attendees to write comments on the draft placetypes

*Ok -  
1 mtg conflict*

- Map.social Station
  - The basemap will be the preliminary placetypes map for the County
  - Will allow attendees to make two types of comments
    - One: where a boundary should be adjusted
    - Two: if an area is designated a certain placetype and should be entirely designated a different placetype
  - Will also be available on the project website after the workshop for those unable to attend to provide feedback

This is the approach we think will work to ensure the Placetypes section of the Master Plan is the best it can be and is representative of the desires of the community. Let us know what you think and we can schedule a call to discuss as necessary.

Best,

Sean

**Sean P. Tapia, AICP**

Associate

Houseal Lavigne Associates  
188 West Randolph Street, #200 | Chicago, IL 60601  
t. (312) 372-1008, 111 | e. [STapia@hlplanning.com](mailto:STapia@hlplanning.com)

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**From:** Mark Gebhart <MarkGebhart@elpasoco.com>

**Sent:** Monday, January 27, 2020 11:30 AM

**To:** Sean Tapia <stapia@hlplanning.com>

**Subject:** Special District Policies

<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/ResourcesReference/SpecialDistrict/Special-District-Policies-6-25-07.pdf>

Sean, how would we incorporate our Special District Policies into the Master Plan? The policies and approach to special districts are key components for growth, especially in areas to be annexed.

Mark Gebhart  
Deputy Director  
El Paso County Planning and Community Development  
719-520-6323





## Mark Gebhart

---

**From:** Mark Gebhart  
**Sent:** Tuesday, February 11, 2020 4:55 PM  
**To:** Greg.ochis@state.co.us  
**Subject:** El Paso County Master Plan  
**Attachments:** Existing Development Setting Poster (24x36).pdf

Greg, thanks for the phone call. Here is an existing conditions report link for our Master Plan

<https://el Paso.hlplanning.com/pages/documents>

and if you look on page 17 (Existing Development Setting), the consultant included SLB and National Forest under the category of "Managed Lands". To some this would imply that those lands would not be developed/sold. This is background for the development of a placetype map, but we don't want have a scenario where we label an area as one thing and then we have to amend our new master plan as Aurora has recently done. If we can come up with a better approach and understand what areas are adjacent to developing or urban areas, that will help our process. A couple that come to mind:

Parcel number 5500000015 16-15-65. 320 acres adjacent to powers blvd, near the airport

Parcel number 5500000039 36-15-65 640 acres on squirrel creek road

Parcel number 5200000016 36-12-65 160 acres at Stapleton and Meridian Road

Parcel number 5200000293 16-12-65 640 acres known as Black Forest Section 16

Our timeline is go public with a placetype map late march/early April and have public comments on the map.

Mark Gebhart  
Deputy Director  
El Paso County Planning and Community Development  
719-520-6323



**EL PASO COUNTY PLANNING COMMISSION AGENDA**

**Wednesday, May 5, 2021  
and Wednesday, May 26, 2021**

**Special Hearings Begin at 9:00 AM**

**NOTE: The El Paso County Planning Commission hearing is held in the Hearing Room at Centennial Hall at 200 S. Cascade Avenue, Colorado Springs**

**If you need further information, please contact the Planning and Community Development Department at 719-520-6300.**

**Full staff reports for each item can also be found at [www.elpasoco.com](http://www.elpasoco.com), Departments, Planning and Community Development, Planning Commission, 2021 Meetings.**

The Planning and Community Development Department Comment Agenda and any Supplemental Packets are automatically incorporated as part of the record unless specific objections are raised at the meeting. The recording is the official record of the proceedings.

**NOTE: Any materials used in support of or opposition to a project must be submitted to the Clerk and left as part of the record.**

**May 5, 2021 9:00 a.m. – Special Hearing**

**1. MP-21-001**

**Adoption of Your El Paso Master Plan as the Master Plan for El Paso County, replacing previously adopted County Master Plan elements**

El Paso County Planning and Community Development Department requests adoption of Your El Paso Master Plan as the El Paso County Master Plan for physical development of the County, pursuant to CRS 30-28-106. This master plan repeals and/or replaces the existing Policy Plan, Small Area Plans, and Sketch Plans as Master Plan elements, but retains the existing Topical Elements and the Drainage Basin Master Plans as elements of the Master Plan. The Master Plan area includes all land within El Paso County located outside the incorporated municipalities and includes the accompanying maps, plats, charts, and descriptive and explanatory matter, The Master Plan is an advisory document to guide land use decisions.

**Type of Hearing: Legislative**

## **May 5, 2021 9:00 a.m. -- Planning Commission Special Hearing Agenda**

1. Staff introductions and hearing explanations (Staff and Advisory Committee)
2. Legal background and authority
3. Houseal-Lavigne Associates presentation and questions
4. Break
5. Planning and Community Development staff presentation
6. Lunch Break
7. Public testimony and comments (no action taken)

## **May 26, 2021 9:00 a.m. – Planning Commission Special Hearing Agenda**

1. Additional public testimony (If necessary)
2. Review of any changes from the May 5 hearing and discuss any additional changes from the May 26 hearing (track changes)
3. Break for processing any additional changes
4. Action for the Master Plan adoption

(A lunch break may be necessary if the hearing extends beyond noon.)

El Paso County is committed to full access and transparency while the community works through the COVID-19 crisis. That also means balancing public safety and keeping essential parts of County government open for business. Here are the ways you can participate in this legislative land use items coming up before the Planning Commission:

### **To Watch the Live Hearings Remotely**

If you are interested in watching the Planning Commission hearings live, please go to <https://www.elpasoco.com/news-information-channel/> or <https://cloud.castus.tv/vod/#/elpasoco/video/6078b97f6638e000079fba32?page=HOME&type=live> or Comcast Channel 59 or Century Link Channel 1089/89 at the scheduled time of the hearing. Staff will be monitoring the County's Facebook Live feed, so please feel free to ask questions or provide any comments you might have; however, any testimony you wish to provide must be done by following the "Participate Remotely" procedures listed below.

### **To Participate Remotely**

Due to COVID-19, we are recommending that you participate in the hearing remotely. If you would like to provide testimony on an item being heard by the Planning, please email Tracey

Garcia at TraceyGarcia@elpasoco.com or contact her at (719) 520-7952 with your name and the best phone number to be reached at and include any documents you would like provided to the hearing body as part of the official record. **NOTE: New exhibits are not permitted via email the day of hearing. All exhibits must be emailed to Tracey Garcia no later than one day prior to each of the above listed hearings.**

A list of individuals wishing to testify will be provided to the Chair in advance of the meeting. When it's time for public testimony on the item you'd like to testify on you will receive a phone call at the number you provided and will be brought into the meeting remotely so you can address the hearing body.

### **To Participate in Person**

**The address is 200 S. Cascade Ave, Colorado Springs, CO 80903**

- In-person attendance at the Planning Commission hearings is permitted, but it is highly discouraged.
- Strict social/physical distancing must be maintained if you arrive to present or testify in person.
- You must attempt to be separated by at least two chairs and one row of seating in the auditorium.
- **Any exhibits presented the day of hearing must be given to the Clerk (Tracey Garcia) before leaving to be considered part of the permanent record.**

### **RULES AND PARTICIPATION GUIDE FOR THE EL PASO COUNTY MASTER PLAN HEARINGS**

1. To avoid over-crowding of the meeting/hearing room and violation of COVID restrictions the public is encouraged to participate remotely/online. However, in person participation is available on a first-come, first-seated basis. **Note that masks are MANDATORY for in-person attendees.**
2. All individuals who wish to address the Commission, either in person or remotely, must first register in advance by sending an email to Tracey Garcia at TraceyGarcia@elpasoco.com or contact her at (719) 520-7952. Include your name, address, email address, and a good telephone number to reach you.
3. Remote participants shall be contacted at the telephone number provided. In the event a first attempt is unsuccessful (busy signal, no answer) a second attempt will be made at a later time. No third attempt will be made.
4. The hearing is not a question and answer session nor a dialog. Speakers shall direct all comments to the Planning Commission and not to the prior speakers/presenters/staff. Speakers are encouraged to submit written comments in advance where possible and to use their time to highlight/emphasize principal points. Comments should be emailed to Tracey Garcia at TraceyGarcia@elpasoco.com or contact her at (719) 520-7952.
5. A copy of all exhibits including but not limited to: charts, maps, pictures, letters, and any other demonstrative evidence presented during the hearing shall be submitted to the designated Recording Secretary.

6. Speakers shall be limited to no more than three (3) minutes.
7. Speakers are asked to refrain from offering repetitive and cumulative comments.
8. To maintain decorum and a businesslike atmosphere, the Chair shall establish what types of language and comments will not be considered acceptable. Generally, clapping, shouting and/or other outbursts are inappropriate and will not be tolerated; picket signs are prohibited. The Chair is responsible for enforcing the rules and may interrupt the speaker and remind the speaker of the rules. If the speaker refuses to cooperate and persists in inappropriate behavior, the Chair may call a recess and have the offending party escorted from the hearing room by Security Staff or their phone call disconnected.
9. The May 5th hearing is scheduled to conclude at 5:00 pm MDT. In the event that there are public comments that remain to be heard, those persons shall receive the first opportunity to participate in the May 26th hearing.
10. The Chair shall have sole discretion over the conduct of the meeting including the agenda, breaks and order of participation.

The County Master Plan informational website is located at:  
<https://el Paso-hlplanning.hub.arcgis.com/>

Please contact Tracey Garcia at [TraceyGarcia@elpasoco.com](mailto:TraceyGarcia@elpasoco.com) for further information.