## Mark Gebhart

**From:** Judy von Ahlefeldt <blackforestnews@earthlink.net>
**Sent:** Thursday, April 29, 2021 2:34 PM
**To:** Mark Gebhart
**Cc:** EXTERNAL Black Forest News; John Houseal; Craig Dossey
**Subject:** Some review comments questions:

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April 29, 2021

Hi Mark,

I have thoroughly looked over the Public Review comments you sent me on April 17 - thank you for those.

However, in the interest of completeness:

1. EDARP - the Parks Advisory Bord (PAB) comments went directly to you or Craig or, into the "final text" but the date on the EDARP Post is 3/29, so I assume they did not make the 3/26/21 draft, but are they in the 04/23/21 draft for May 5, 2021 Planning Commission? Is that correct? I have no idea what the comments were about.

2.Also on EDARP the County Attorney's comments were sent directly to PCD staff - so those are not available either. Is there some reason these are basically redacted from public view too?

3. There is also a note on EDARP from Todd Sturtevant at CSU on April 22 where they offered to communicate but never heard from PCD. So does this mean that there was no discourse at all between the County (whoever) and CSU on anything they might interact with, and the April 23rd draft does not include anything from them?

4. I could not find where David Anderson's CNHP April 9 letter, sent on April 9, 2021 was ever recorded as received as input for the Master Plan, and responded to. It apparently was not sent to MPAC members unless I missed it what you sent on April 17 for HLA. and not presented at the Review Meeting on April 14.

5. Were there earlier comments from Carl Schueler not included in that yuu sent?

6. I saw on the video/meeting, and in the materials you sent that you had the cover letters I sent with my documents/comments, including the .pdf on April 9, and the two supporting documents for the .pdf (spreadsheet and a .doc file for Chapter 14 as editable text), and also

the e-mail about the photo on page 2 of the Master Plan not including the whole County, but the attachments themselves did not appear to be available for anyone to view either at the MPAC meeting, and possibly not in what was sent either, not were shown at the MPAC meeting per Andrea Barlow's directive - nor was there any content summaries of my .pdf , .xls or .doc files.

7. How will the April 14, 2021 MPAC meeting minutes be certified and posted since the MPAC was dissolved on April 14, 2021 when the meeting was over?

8. If the Planning Commission wants anything changed on May 5 how will that be handled. Will it be posted on the HLA site with a new date? When? Who receives comments on changes? and how?

9. Are there e-mails for the Planning Commissioners to use for the PC Review/Adoption process from now until May 26, 2021?

Thanks,

Judy von Ahlefeldt

Landscape Ecologist

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This email has been checked for viruses by AVG.
https://www.avg.com

**Mark Gebhart**

| | |
|---|---|
| **From:** | Judy von Ahlefeldt <blackforestnews@earthlink.net> |
| **Sent:** | Thursday, April 29, 2021 9:48 AM |
| **To:** | John Houseal; Craig Dossey; Mark Gebhart |
| **Cc:** | Stan VanderWerf; Longinos Gonzalez, Jr; Cami Bremer; Carrie Geitner; Holly Williams; 'Doug Stimple' |
| **Subject:** | Fwd: Dimmer switch |

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A topic important for the EPC Master Plan - but not included.

Dark skies was one of the first values residents identified at every one of the seven rogue meetings I held in Back Forest in 2019 (thinking I might be contributing something useful to the County Master Plan effort) when I asked people what were things they liked about Black Forest and wanted to keep (protect forever, continue to enjoy, pass on to their kids). This is called Community Vision.

Judith von Ahlefeldt, Ecologist

# The dimmer switch

When bright lights threatened to flood their skies, a small Colorado community worked to restore the darkness—and all that relies on it to thrive.

**ON HARDSCRABBLE PASS** in south-central Colorado, bighorn sheep, patches of ice, and blown-over snow regularly threaten drivers on February days. But once they come out the other side and dive down into the Wet Mountain Valley, the first breathtaking glimpse of the Sangre de Cristo range comes into view. The peaks rise from nothing and seem to take up half the sky, reaching their rocky and forbidding fingers more than 14,000 feet. Near their base, the fraternal-twin towns of Westcliffe and Silver Cliff abut each other and log a combined population of around 1,300 people.

At the edge of the Cliffs, as they're called, just past the bowling alley and as Main Street yields to rural openness, there's something unusual for such a small community: a public observatory, designed to look like a weathered mining structure, with a substantial telescope inside.

On a cold-but-not-as-cold-as-it-could-be evening, Clint Smith—Custer County attorney and president of the advocacy group Dark Skies of the Wet Mountain Valley—stands inside readying the scope. He's swathed in an L.L.Bean parka and a blue hat with "CLINT CLINT CLINT" knit into tidy, regular rows. The telescope's wide tube turns on a red mount bolted to an iron pier. The instrument's primary mirror is 14 inches wide—a much smaller aperture than those in professional models, which often exceed 80 inches across, but considered big for an amateur setup.

Smith leans over to crank open the building's triangular roof so that both we and the telescope can see the celestial canopy overhead. But first, the computer hooked up to a large screen in front of the setup needs an update. As we wait, Smith describes local efforts to make the Wet Mountain Valley a place that preserves the view above: the inky heavens, dotted by stars, sprayed by the Milky Way. In 2015, Westcliffe and Silver Cliff jointly became the ninth place in the world—the first in Colorado—certified as an International Dark Sky Community by the International Dark Sky Association (IDA), a nonprofit dedicated to combating inappropriate and excessive use of artificial light.

Smokey Jack Observatory, as this facility is called, brings cosmic contemplation down to Earth, demonstrating why the average person should care about the heavens getting washed out. Incautious photons can ruin the vistas—of nebulae nearby or galaxies millions of light-years away.

"Nobody had any expectation this would be a popular attraction," says Smith, moving the telescope so it points southwest. Dark Skies of the Wet Mountain Valley built the observatory in 2015, and the following year, the *Today* show did a segment on it. "The phone started ringing off the hook," says Smith, "and it was my phone."

The group was a leader in the attempt not just to preserve night-sky places that had always been that way—like remote areas only backpackers reach, or unpopulated deserts—but also to turn back the proverbial clock and make bright places less so, and keep them that way, without necessarily hindering development. Since 2015, the IDA has certified dozens more towns in the US and abroad that have taken steps to minimize artificial ambient light. "In the past decade, there's been a nice uptick in awareness and activism," says Robert Stencel, a professor of astrophysics and astronomy at the University of Denver and the Denver Astronomical Society's representative to the IDA. Since the start of 2020, a period that has mostly been Pandemic Times, the organization has deemed 35 new spots Dark Sky places of one sort or another.

Protecting the nighttime canopy is obviously good for astronomers, enabling them to see the dim and distant objects they study. But it might also have positive effects on ecological systems and human health. The frugal-minded find it's a way to save on energy costs. Any of those things can convince a town to go darker. But so too can a simpler and more philosophical idea: "I want my grandkids to see the Milky Way the way I did," says Smith, glancing over the open wall toward the space beyond.

**DARK SKIES** of the Wet Mountain Valley owes its existence to the late rancher Suzanne Jack. Nobody called her that, though; she was Smokey Jack. Her land looked out on the heaved earth and up at the heavens. She loved that view: so many stars you wouldn't even bother to start counting, the glow of our galaxy arcing from horizon to horizon. She wanted those who came after her to have access to it too.

In the 1990s, Jack saw development coming for the remote valley—first an influx of new residents and then, chasing them, chain stores whose corporate HQs would install standard, sky-searing bulbs. Even without that growth, the small towns already had spillover from fixtures that shone upward. In 1998, she attended an astronomy meeting in Boulder and found out about the IDA. Soon she held a community gathering in the Cliffs.

The group of six that came together began asking residents whether they'd support a zoning law requiring shielded security lights that beamed only groundward from dusk to dawn. Slowly they made their case, amassing the contact info of interested parties. Later that year they formally organized as the nonprofit Dark Skies of the Wet Mountain Valley.

After that, their projects spiraled outward. Jack convinced the hospital to install shielded lights; the group raised $15,500 toward the cost of hooded streetlamps; the school's parking-lot bulbs got metal tops. Eventually the water treatment plant, county courthouse, town grocery store, fire station, and electric, gas, and disposal companies followed suit. "That was what we did most," says longtime member Jim Bradburn, "cover lights, cover lights, cover lights."

Eventually Dark Skies was even able to get both towns' trustees to pass land-use ordinances that put light mitigation on a par with air, water, noise, and odor pollution and codified ways to make fixtures nighttime-friendly. For example, lights should be shielded, be filtered if they're of the fluorescent or halide variety, and keep their illumination within property lines. Those seemingly small changes were enough to start to dim the skies.

**JACK HAD INTRODUCED** valley dwellers to the philosophy and practicality of protected skies, but she wasn't there to see all the fruit. She passed away in 2004 from pneumonia. A plaque on one of the school's light poles commemorates her, as does the observatory.

Bradburn, an architect who designed Denver's iconic airport terminal, became the Dark Skies president in the years after Jack's death. He'd grown up in Southern California in the shadow of Mount Wilson and its observatory, and he'd often taken his telescope to the top. He'd liked that he could see the moon, Venus, Saturn—but even then, light pollution had marred the field. When he moved to the Wet Mountain Valley, he decided to one-up his childhood and build his own observatory.

When he joined Dark Skies in 2004, its prospects were dimming. "Without the leader, it was kind of hard to continue," he says. Plus, one of the members was an in-your-face guy, confrontational with locals about the changes the group sought. "I just said, 'You know, this ain't gonna go anywhere, because these people who live in this valley aren't going to stand for anybody to tell them what to do,'" Bradburn says.

When he took over, he slewed in a different direction: They would educate neighbors and do that win-friends-and-influence-people thing of showing why an idea is actually good for them.

Today, when residents build a home, their welcome packet from the county includes light pollution information. Local amateur astronomers give talks at the bowling alley and host star parties, where people can look through telescopes and get tours of the heavens. There's a Dark Skies scholarship for science-minded students, powered by donations and named after founding member Sam Frostman, who used to do educational programs with elementary school classes. The group also sponsors an art contest, in which kids paint their own vision of the nighttime sky. "The first time, they were all copies of Van Gogh's *Starry Night*," says Bradburn. Now the kids depict their valley. Home.

Thinking about the next generation can bring around the older ones—even, sometimes, the tough ranchers who've lived through droughts and blizzards and the continued invasion of second-homers. These longtime residents don't tend to like the government or regulation.

They do, though, often like the stars—and they remember how the celestial sphere shone when they were kids. Passing that on can feel important. "It's like keeping the old ranching ways. It's their heritage," says Frostman. "The heritage of the sky."

Around 2014, the Cliffs decided to apply for official designation with the IDA, a move that required them to show their dedication through night-sky-focused policies and citizen support of the ideal of a dark canopy, among other criteria. Bradburn had been talking about it to everyone he could.

He'd focused on the reasoning that seemed to work best: capitalism. "I kept arguing that this was an economic thing," he says. "Think of the dark skies as an asset, not as just something you'd like to see." After all, people who come to stare at the stars must stay the night. And IDA's research suggests 30 percent of all artificial light is wasted—blasted where it doesn't need to go, when it doesn't need to, at too high a wattage, with old bulbs. With improved outdoor fixtures, electric-bill payers could cut costs by 60–70 percent.

Eventually the group convinced enough skeptics that they weren't the enemy but instead part of the town, with its interests in mind. With that, in 2015, the Cliffs became an International Dark Sky Community.

That same year, they built the observatory with donated funds, labor, and materials, placing Bradburn's telescope inside. It collects around 3,000 times as much light as the unaided eye. That changes the view from the field considerably: Through the scope, you can see the details of Jupiter's clouds, the gaps in Saturn's rings, the colors in nebulae, double stars that look like a single one before you step to the eyepiece, and galaxies millions of light-years beyond ours.

While a professional observatory would show even more stunning shots, those aren't typically open to the public on a Saturday night. Smokey Jack's star parties have since proven so popular that this past year, the group built pedestals and power outlets outside for others to attach their scopes to, and an amphitheater to display the images streaming into the big instrument's eyepiece on a screen. People have started coming to starlit towns from all over the world, spurring a spike in tourism in Colorado's rural communities.

Inside the observatory this February, though the sky is beset by clouds, it's easy to see why the crowds come calling. From here, only the mountains hamper the view, and they're allowed. With the roof rolled back, standing halfway inside and halfway out, you feel both part of the human Earth and part of the vastly bigger space above and beyond.

Smith pulls up images of his favorite celestial objects—the ET Cluster, the Coat Hanger Cluster—and talks about how long their light takes to reach us (around 8,000 years for the former, and more than 2,000 years for the stars making up the latter), the sheer number of them in our galaxy (between 100 and 500 billion), and the tally of galaxies in the universe (perhaps 200 billion). It forces him, even as someone who's the county attorney, to put day-to-day struggles and politics in perspective. "All the stars and the planets, it's all matter, and matter is never destroyed," Smith says. "Once our sun is gone, our atoms will still exist. Maybe we were already part of some other lifetime."

**WHEN SMITH** and the rest of the Cliffs crew wanted to secure their sky status, they turned to the organization with the official stamp—the IDA—and employees like John Barentine, the IDA's director of public policy. Barentine trained as an astronomer, and when he joined the group in 2013, he mostly thought of light pollution as something that disrupted those celestial studies. "It just did not register with me that it had these other effects that a broader swath of society might care about," he says. But he began to get his education right quick—starting with his job interview for a program manager position.

The conversation was unconventional, beginning with the question, "Can you come to Florida for a week?" At the time, the IDA was working with the state Fish and Wildlife Conservation Commission to make beach lights safer for sea turtles. Once they emerge from their eggs, hatchlings must scurry toward the sea to survive. If the shore is brightly lit, they sometimes venture inland instead. Soon, Barentine himself was on the beach, wearing an orange safety vest and carrying a clipboard. "Peering through binoculars at lights on people's houses and hopefully not getting shot at by any of them," he quips. Just a couple of years ago, the group finished helping Florida retrofit fixtures at oceanfront houses, using settlement money from the 2010 BP oil spill.

The IDA, like astronomers, quantifies light pollution by measuring how bright the sky's background is—its magnitude—on a logarithmic scale. The details can become pedantic, but the gist is that a tally of 17.8 represents a typical big city, where you can see a few hundred stars and the canopy is gray. At around 19, you can begin to pick out the Milky Way. At about 20, the Milky Way beams down but gets washed out near the horizon. A bit above 21, you can see not just the Milky Way but the differential in its sheen, with dimmer lanes and brighter swaths. The Cliffs hovered around 21.4 in 2020.

Since Barentine came aboard, he's learned why dark skies matter to people beyond those with big telescopes. Too much light pollution can alter predator-prey relationships, since hunters rely on illumination but prey need the shadows. Frogs and toads that croak nocturnally to find mates can find their flirtation disrupted by two-car-garage floodlights. And birds that use the moon and stars to navigate can get thrown off by bulbs and travel in the wrong direction, or at the wrong time. One research group examined migrating birds' responses to the twin beams that shine upward during New York City's annual September 11 memorial. Their study, published in

*Proceedings of the National Academy of Sciences of the United States of America* in 2017, ran over seven years and estimated that the installation influenced more than 1 million birds, which gathered around the spotlights in densities 20 times higher than normal, slowed down, flew in circles, and "vocalized frequently." When the two shafts were gone the next night, the off behaviors disappeared.

Most concerning to Barentine are the insects, whose notable decline—40 percent of all species worldwide are on the downslope—seems to be influenced by light pollution. This is especially true of the pollinating bugs that keep much of the ecosphere, not to mention agriculture, in balance. For example, a 2017 *Nature* article describes a project in which researchers placed mobile streetlamps in seven of 14 meadows in Switzerland. In the lit spots, insects visited plants 62 percent less often.

Barentine says excess brightness is "not the dominant pressure as far as we can tell," but it does seem to have some effect. That's important, because reducing any stressor helps. Conservationists have started to pay more attention to light pollution as something more straightforward to control than oil companies.

Stray light matters to humans too. Our circadian rhythms run on day-night cycles. Brightness during slumber can cut down on the body's production of melatonin, a chemical that helps you nod off. Preliminary work, like a study published in *JAMA* in 2013, suggests that chronically suppressed levels correlate with an increased risk of cancer and diabetes.

In the real world, it's hard to tease out cause and effect in light-pollution research. But the data gathering is increasing, helped in part by a program called Globe at Night, a project at the National Science Foundation's NOIRLab that lets citizen-scientists upload brightness measurements to assemble a map of conditions. As of 2020, people in 180 countries had produced more than 200,000 samples, which scientists and the public can use to find correlations between changes in light and things like wildlife behavior.

Just as you don't have to raze all factories to keep air and water pollution under control, you don't have to totally avoid development to see more darkness overhead. To become a Dark Sky Community like the Cliffs, towns must have outdoor lighting ordinances, education efforts, and support from officials. And because one cannot press "undo" on big cities, there are Urban Night Sky Places for locales much brighter than the Cliffs that have signed on to best mitigation practices. These lure back the night by installing lights only where they're needed, turning them on only when they're useful, making them no stronger than necessary, and using the appropriate energy-efficient bulbs.

There are other designations for places with fewer people. Your favorite gazing spot could become a Dark Sky Park, like Bryce Canyon in Utah, or a Dark Sky Reserve, like Aoraki Mackenzie in New Zealand. If it's vantablack, the location might become an International Dark Sky Sanctuary, like the !Ae!Hai Kalahari Heritage Park in South Africa. So far, 130 places have one of those designations, and 29 others have earned the community title.

Tonight at the Smokey Jack Observatory, the stars are steadfastly hiding behind clouds. Defeated, Smith begins closing up. But once the weather warms, the site will start taking reservations for private parties and then—pandemic willing—begin its public gatherings again. In April 2021, the group will install a new Planet Walk, a scale model of the solar system that pedestrians can follow through both towns, past Pluto and toward the cosmic wilderness. Maybe they'll think about the billions of light-years beyond, the gravity of far-off objects tugging ever so slightly on their sleeves. It's a literal concrete commitment to celestial matters.

Barentine acknowledges things don't always go as well as they did in the Cliffs. "Everybody is drawn into two camps on every issue now, no matter how mundane it is," says Barentine. "We are finding in certain places there is a very knee-jerk negative response. And it isn't about dark skies."

Over the past quarantined year, more people did seem to care about dark skies, stuck, as they were, at home. "Some of them stepped outside onto their balcony or into their backyard, and really, for the first time, looked up at the night sky," says Barentine. "And the reaction in some cases was, 'Where are the stars?'"

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**Mark Gebhart**

**From:** Holly Williams
**Sent:** Wednesday, April 28, 2021 10:17 AM
**To:** Mark Gebhart
**Subject:** Fw: County Master Plan thoughts


***Commissioner Holly Williams***
200 S Cascade, Suite 100
Colorado Springs, CO 80903
(719) 520-6411 (office)
(719) 374-0856 (cell)


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**From:** Holly Williams <HollyWilliams@elpasoco.com>
**Sent:** Wednesday, April 28, 2021 10:16 AM
**To:** Steve and Carol Helmreich <schelm@centurylink.net>
**Subject:** Re: County Master Plan thoughts

Thank you, I will forward it to the Master Plan committee.


***Commissioner Holly Williams***
200 S Cascade, Suite 100
Colorado Springs, CO 80903
(719) 520-6411 (office)
(719) 374-0856 (cell)


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**From:** Steve and Carol Helmreich <schelm@centurylink.net>
**Sent:** Tuesday, April 27, 2021 6:37 PM
**To:** Holly Williams <HollyWilliams@elpasoco.com>
**Cc:** Steve and Carol Helmreich <schelm@centurylink.net>
**Subject:** County Master Plan thoughts


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Dear Mrs. Williams,

I have read much of the proposed county master plan. My wife have been Black Forest residents since 1995 and live in a 1968-built house on 5 acres. I have seen the city encroachment on the Black Forest and new higher-density areas (with set-aside park land) pop up all around.

We wish we could trust the city and county more on development issues. Here are some reasons we don't:

- Chopping Black Forest Regional park in half and putting half of it across a road (Milam) has made it unappealing and frankly hard to access.

- The new city development to the south of Old Ranch Road was supposed to have a 150' setback from Old Ranch Road, and another vote was taken 3 months after the initial vote and the setback was reduced to 75' with little discussion. This sort of 'oops, we re-voted in favor of the developers' is VERY typical and tiring.
- The new Highway 83 proposal (to massively limit homeowner access and create frontage roads) will be a traffic nightmare for years, and transform a charming county road into another traffic-light infested secondary road. Just leave Highway 83 alone and let I-25 (with its extra lanes) handle the load.
- Woodmen road near Black Forest is unusable for hours around commute times – epic traffic backups.

To summarize:

- A development like the Black Forest would never fly today, with 5 acre lots. It's the definition of 'suburban sprawl.' But, it already exists, and many of us love it.
- Stuffing many houses on 2.5 acre lots and then generating common space areas is NOT what most Black Forest residents want to see.
- We also greatly fear that our groundwater and wells will be exhausted in the next 20-50 years with increased density.

Please vote to stick with the original density plans for the Black Forest. Thanks for hearing us out.

Sincerely,

Steve and Carol Helmreich

## Mark Gebhart

**From:** Mark Gebhart
**Sent:** Monday, April 26, 2021 8:28 PM
**To:** Mark Gebhart
**Subject:** Fwd: EPC Master Plan comments

Sent from my iPad

Begin forwarded message:

> **From:** Amy Phillips <amy_p@mac.com>
> **Date:** April 20, 2021 at 4:47:31 PM MDT
> **To:** Mark Gebhart <MarkGebhart@elpasoco.com>
> **Cc:** Amy Phillips <amy_p@mac.com>
> **Subject: EPC Master Plan comments**
>
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>
> Hi Mark,
>
> I submitted comments for Black Forest earlier in April, but was disappointed to hear that most of the Black Forest comments appear to have been ignored, as far as we can tell. My main comment is that for the designation of Large Lot Residential, it is important to emphasize that while individual lots may be as small as 2.5 acres, the overall density of any development within the Black Forest planning area should be no more than 1 lot per 5 acres. As has been established already, "cluster" or "overall density" developments have been allowed, as long as the number of lots divided by the amount of acreage comes out to being no more than 1 lot per 5 acres, meaning land can be set aside as open space if individual lot sizes are smaller. That concept of the density threshold seems to be missing, and it really needs to be in there to be consistent with what has already occurred, and should occur in the future, within what is currently considered the Black Forest planning area.
>
> Another set of comments I made was about annexation. I don't think the Master Plan should show areas of "anticipated annexation" or "areas of interest" for annexation. That wording will amount to nothing more than an invitation for the city to annex. It seems to me that unless the actual plan to have those areas annexed, then the plan should not show those guesses about what might happen on the map at all.
>
> Thanks in advance for your consideration of this.
>
> With best regards,
>
> Amy Phillips

## Mark Gebhart

**From:** pjanderson1972@yahoo.com
**Sent:** Monday, April 26, 2021 8:11 PM
**To:** Mark Gebhart
**Subject:** Master plan

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Looking at this master plan, well it sucks. Does this apply to existing houses? My house was built in 1962, will I be grandfathered in? How can O not work on my car in my own drive way? You people just want to regulate what anyone does on and in their own house.

Sent from my iPhone

## Mark Gebhart

**From:** Patrick Lewis <pdlewis@gmail.com>
**Sent:** Monday, April 26, 2021 6:47 PM
**To:** Mark Gebhart
**Subject:** Master Plan Document is Corrupt & Initial Notes on Master Plan Effort

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I started this email as a plan to provide comments on the Master Plan effort, but my attempts to even view the document resulted in multiple applications reporting the document as corrupted and only the first 3 or so page will render. Can you repost the document or email it to me so I may review it as a citizen of El Paso County.

Additionally, I would like to say that I am first off annoyed with the outreach method that has been used for the master plan development as it likely resulted in an over representation those who would opt for excessive government intervention, HOAs and government control while likely under represents those take a laissez-faire attitude to things so long as they do not interfere with their daily life. Due to someone asking me my thoughts on the recent flood of violation notifications sent to carports owners, I only today discovered that the El Paso County Land Development Code was changed in 2018 and that this master plan effort was going on. As an El Paso County resident of the Widefield area that chose the area due to lack of HOAs or other excessive rules or ordinances in the area, I was disturbed to review the El Paso County Land Development Code this evening and see is reads more like an HOA and not like that of a mixed urban/rural county. I worry that overall the new master plan will likely be a continuation of this extreme that as already resulted in over regulation resulting excessive increase in housing cost and bring in more negatives overall.

V/R
Patrick Lewis
719-209-1853

## Mark Gebhart

**From:** HORSTMEIER, DARREN T GS-12 USSF SPOC 50 CES/CENPL <darren.horstmeier@spaceforce.mil>
**Sent:** Monday, April 26, 2021 10:53 AM
**To:** Mark Gebhart
**Subject:** RE: El Paso County Master Plan Adoption hearings
**Attachments:** EPC Draft Master Plan - Schriever AFB Comments Check.pdf

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Mark,

Got it – thanks for considering our last-minute request. Attached is the questionnaire comments that we submitted on 6 April. The highlighted ones do not appear to be addressed in the revised plan. I also added comments boxes next to the highlighted text to help clarify the requested revisions. I agree that tracking the changes in Colorado State Land Board ownership near Schriever AFB has been a real challenge the past few years.

Has been a good master plan update process and it's a great product,

Darren T. Horstmeier
Community Planner
50 CES/CENPL
DSN 560-3186
COMM 719-567-3186

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**From:** Mark Gebhart <MarkGebhart@elpasoco.com>
**Sent:** Monday, April 26, 2021 10:26 AM
**To:** HORSTMEIER, DARREN T GS-12 USSF SPOC 50 CES/CENPL <darren.horstmeier@spaceforce.mil>
**Subject:** [Non-DoD Source] RE: El Paso County Master Plan Adoption hearings

any of those comments would be presented at the Planning Commission hearings, and any change would be directed from them. You can forward them to Tracey and me. I may be able to get those in the documents sent to the planning commission in their package, which has yet to go out.

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**From:** HORSTMEIER, DARREN T GS-12 USSF SPOC 50 CES/CENPL <darren.horstmeier@spaceforce.mil>
**Sent:** Monday, April 26, 2021 9:45 AM
**To:** Mark Gebhart <MarkGebhart@elpasoco.com>
**Subject:** RE: El Paso County Master Plan Adoption hearings

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Good Morning Mark,

The team did a great job of addressing most of our comments. Really appreciate you considering our feedback. There were a small number of comments that were still not addressed. Is there any chance I can send you those comments to relay to the consultant (for one last look over) or do we need to re-submit to Ms. Garcia as an exhibit for the 5 May public hearing? I'd prefer not to testify if we can avoid it.

Thanks,

Darren T. Horstmeier
Community Planner
50 CES/CENPL
DSN 560-3186
COMM 719-567-3186

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**From:** Mark Gebhart <MarkGebhart@elpasoco.com>
**Sent:** Friday, April 23, 2021 5:38 PM
**To:** Ross Williams <RossWilliams@elpasoco.com>; Susan Wheelan <SusanWheelan@elpasoco.com>; AubreyDay@elpasoco.com; DeAnn Ryberg <DeAnnRyberg@elpasoco.com>; sbrittainjack@aol.com; becky.fuller@hotmail.com; dstimple@classichomes.com; abarlow@nescolorado.com; mcarroll16@msn.com; tom@baileypeople.com; pthomas_j@hotmail.com; ryan@rnrcoffeecafe.com; volcheff@msn.com; Victoria Chavez <VictoriaChavez@elpasoco.com>; Crystal LaTier <CrystalLaTier@elpasoco.com>; awerner@ppacg.org; Randy Case <rwcase@crlr.net>; Steve Mack <SteveMack@elpasoco.com>; julia@juliamelendez.com; Lonnie Inzer <LonnieInzer@elpasoco.com>; KELLEY, AMY P GS-13 USAF USAFA 10 ABW/CVX <amy.kelley.3@us.af.mil>; WESTBAY, STEVEN E CTR USAF USAFA 10 CES/CENPP <steven.westbay.ctr@us.af.mil>; DUKES, ELIZABETH A CTR USAF USAFA 10 CES/CENPP <elizabeth.dukes.3.ctr@us.af.mil>; tvier@comcast.net; Tom@tlfels.net; EXTERNAL Black Forest News <EXTERNALBlackForestNews@elpasoco.com>; currykevin@comcast.net; HORSTMEIER, DARREN T GS-12 USSF SPOC 50 CES/CENPL <darren.horstmeier@spaceforce.mil>; Carl.Schueler@coloradosprings.gov; Peter.Wysocki@coloradosprings.gov; Brandon Wilson <BrandonWilson@elpasoco.com>; kevin.oneil@ogcos.com; Jennifer Irvine <jenniferirvine@elpasoco.com>; Kristy@fountaincolorado.org; clowenberg@manitouspringsco.gov; planning@tomgov.org; clerk@gmfco.us; townclerk@calhan.co; susanminer.twinpine@gmail.com; Nicolas_Jimenez@comcast.com; falcon20flier@msn.com; Gswolff@q.com; gdherring1@gmail.com; dwoodhockey@comcast.net; rvmock@gmail.com; marla@cshba.com; cheryl@cherylpixley.com; darrenth7@gmail.com; Kayla Huthoefer Nelson <KaylaHuthoeferNelson@elpasoco.com>; breeanna.jent@gazette.com; EXTERNAL Glen Canyon <Glencanyon1188@gmail.com>; kklaehn@aol.com; d4@ranchlands.com; Hannah.VanNimwegen@coloradosprings.gov; lesliestan1986@gmail.com; Greg Stachon <GregStachon@elpasoco.com>; Kevin.Keith@coloradosprings.gov; Kristine.Andrews@coloradosprings.gov; Debbie Flynn <Dflynn@tomgov.org>; tastokka@gmail.com; walrieduson@yahoo.com; Mark Gebhart <MarkGebhart@elpasoco.com>; Craig Dossey <craigdossey@elpasoco.com>; Traci Marques <TraciMarques@elpasoco.com>; Julie Krow <JulieKrow@elpasoco.com>; Tracey Garcia <TraceyGarcia@elpasoco.com>; Ryan Howser <RyanHowser@elpasoco.com>; Kari Parsons <kariparsons@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>; Lauren Tostenson <LaurenTostenson@elpasoco.com>; John Green <JohnGreen@elpasoco.com>; Sophie Kiepe <SophieKiepe@elpasoco.com>; bnolin@hlplanning.com; Sean Tapia <stapia@hlplanning.com>; jhouseal@hlplanning.com; dlavigne@hlplanning.com; Tracey Garcia <TraceyGarcia@elpasoco.com>; Mercedes Rivas <MercedesRivas@elpasoco.com>; Terry Stokka <terry.stokka@fobfpp.org>; PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB <ayoka.paek@spaceforce.mil>
**Subject:** [Non-DoD Source] El Paso County Master Plan Adoption hearings

Enclosed is the hearing instructions for the Planning Commission on May 5 and May 26.

Below is a link to the revised Draft Master Plan dated April 23, 2021 which will be presented to the Planning Commission on May 5 and May 26.

# El Paso County Master Plan - Draft Plan Questionnaire

This questionnaire is for you to provide feedback about the draft *Your El Paso Master Plan*. After review of the draft Plan and StoryMap, please identify any changes you would make to the document. For each change, please be sure to include the specific page number from the draft Plan. This will help us connect your comment to the correct section.

## What comments or questions do you have about Chapter 1 Introduction?

Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan.

Pg 6, Map: Change Airforce Base to Air Force Base for Schriever & Peterson. Cheyenne Mountain is an Air Force Station. Change labels for other plan maps (17, 20, 22, 49, 50, 64, 67, 74, 75, 127).
Pg 8, Map: See https://gis.colorado.gov/trustlands/ map for managed lands near Schriever AFB. Large Lots or Ranchettes incorrectly shown adjoining Schriever AFB to the NE (should be ½ mile gap) and West (only two small residential parcels located east of Curtis Road, surrounded by CSLB managed lands).

2

## What comments or questions do you have about Chapter 2 Community Vision?

Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan.

Pg 14, Goal 3.5: Ensure development is "compatible" with the installation.
Pg 15, Core Principles and Goals: Recommend replacing Military "Bases" with "Installations."

333

## What comments or questions do you have about Chapter 3 Land Use?

Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan.

Pg 20, Map: Developed Large-Lot Residential exists to the NE of Schriever AFB (see Pg 22 map).
Pg 22, Map: Area west of Schriever AFB to Curtis Road almost all Rural, not Large-Lot Residential.
Pg 23, Table: Parks and open space is a supporting land use on military installations (i.e., golf courses, rec fields, pavilions, trails, munitions clear zones & aircraft accident potential zones).
Pg 24, Map: See Pg 22 comment.
Pg 26, Map: See Pg 22 comment and Pg 8 comment in Ch. 1.
Pg 42, Character Para: Don't anticipate military installations to expand. Operations interference is a more important consideration. Cheyenne Mountain is an Air Force Station. Map: Add installations labels. Image: Replace outdated radomes image.
Pg 43, Image: Recommend moving the radomes further away from housing. Placetype Characteristics, Bullet D: Sidewalks and pathways provide a network to connect facilities.

104

## What comments or questions do you have about Chapter 4 Housing & Communities?

Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan.

Pg 49, Map: Large-Lot Residential enclave NE of Schriever AFB shouldn't be considered a priority area since it is already developed. Also areas west of Schriever AFB to Curtis Road are predominantly Rural.
Pg 53, Hwy 94, last para: Replace workers with community as it describes employees and residents. Schriever AFB, first para: Residential growth could also occur on base if missions grow. Last para: Emphasize mitigating traffic congestion near Schriever AFB to facilitate efficient traffic flow for installation commuters and residents. Map: Add label to show the location of Schriever AFB.
Pg 54, Hwy 94, first para: Residential growth could also occur on base if missions expand.
Pg 64, Conservation Easements: Colorado Cattlemen's Agricultural Land Trust is another local organization. Conservation Easements can also benefit the military. Recommend providing a brief description of the Readiness and Environmental Protection Integration (REPI) Program (https://www.repi.mil/).

15

## What comments or questions do you have about Chapter 5 Economic Development?

Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan

from the draft Plan.

Pg 66: Goal 3.5 - Coordinate with military installations to foster "compatible" new development and create new jobs.

884

## What comments or questions do you have about Chapter 6 Transportation & Mobility?

Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan.

Pg 84, Mountain Metro Transit section: Recommend describing MMT Metro Rides alternate commuting Vanpool services offered for military installation personnel. Schriever AFB personnel have participated in the program. See https://coloradosprings.gov/mountain-metro/page/vanpool?mlid=8586 for additional details.

691

## What comments or questions do you have about Chapter 7 Community Facilities?

Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan.

1000

## What comments or questions do you have about Chapter 8 Infrastructure?

Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan.

Pg 107, MVEA: Recommend noting that Schriever AFB receives electrical service from MVEA.

912

## What comments or questions do you have about Chapter 9 Military?

Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan.

Pg 111, Schriever AFB Total Pop. Is 9,053 per FY19 Schriever AFB Economic Impact Statement.
Pg 112, Schriever AFB: GPS = Global Positioning System. Schriever AFB employs over 7,255 personnel and has an annual economic impact of $766,254,782 (FY19 SAFB EIS).
Pg 112, JLUS Recommendations: Safety issues related to trash-hauling activities should be partially addressed by the CDOT MAMSIP SH 94 Blaney Road intersection reconfiguration project in 2021. Please add the following key JLUS Recommendations Implementation Strategies: (1) 2.1.1: improve the resilience and sustainability of local installation plans through infrastructure development. (2) 2.3.2: Pursue conservation partnering opportunities for compatible land use buffering. (3) 2.4.20: SH 94 safety & capacity improvements.

215

## What comments or questions do you have about Chapter 10 Recreation & Tourism?

Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan.

Pg 119, Map: State and Federal Lands are not depicted accurately for Schriever AFB or the parcels surrounding the installation. Portions of Schriever AFB along the NW, west, and south edges are not shown as Federal Land. See also https://gis.colorado.gov/trustlands/ map for Colorado State Land Board parcels (Other State Lands) adjacent to & near Schriever AFB.

637

## What comments or questions do you have about Chapter 11 Community Health?

Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number

from the draft Plan.

1000

## What comments or questions do you have about Chapter 12 Environment?

Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan.

1000

## What comments or questions do you have about Chapter 13 Resiliency & Hazard Mitigation?

Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan.

1000

## What comments or questions do you have about Chapter 14 Implementation?

Based on your review of this chapter of the draft Your El Paso Master Plan, share your requested revisions. For each change, please be sure to include the specific page number from the draft Plan.

Pg 163, Objective M1-3: Consider re-stating to prioritizing the improvement and expanding the capacity of existing roads or construct new roads to improve connectivity to and support of Schriever AFB operations.

789

Submit

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**Mark Gebhart**

**From:** Holly Williams
**Sent:** Thursday, April 22, 2021 1:00 PM
**To:** Mark Gebhart
**Subject:** FW: Issues with the master plan


***Commissioner Holly Williams***
El Paso County Colorado
200 South Cascade, Suite 100
Colorado Springs, CO 80903-2202
(719) 374-0856 (mobile)
(719) 520-6411 (office)


**From:** Mike Decker <mdecker791@gmail.com>
**Sent:** Sunday, April 18, 2021 10:39 AM
**To:** Holly Williams <HollyWilliams@elpasoco.com>
**Subject:** Issues with the master plan


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I have been a resident of Black Forest for decades. Air Academy High School graduate of 1975.

I live in the house I where I grew up, inheriting it after the death of my parents.

Right now, my home is worth a considerable amount of money here in Black Forest. I have a well and septic system on the property I now own and plan to spend a considerable amount of money this fall to safely upgrade my septic system to code standards.

My home is a major part of my retirement. Worth about 400k now, if the water runs out, it's worth $0.

The Black Forest Master Plan required 5 acres of property for a new house to be built. This was adopted in the 1970's, updated in the early 1980's and my parents were part of the process.

Allowing development in the Black Forest double the amount (per the new master plan) puts everything I hold dear in jeopardy.

I had high hopes of passing down this home to my children, but the encroachment of new housing puts my very heritage at risk.

My retirement, my home, my family heritage is worth nothing if the El Paso County Board of Commissioners allow the continued development of "close-in" properties here in Black Forest.

Not asking for all that much, (I'm a Republican as you are.)

As much as developers want to make money, I'd like to keep what I have.

Keep Black Forest development at 5 acres. When you hit the trees, please, just stop.

Michael Decker
11235 Fawn Lane
80908
719 495 4271

## Mark Gebhart

**From:** Mitch <mohhess@gmail.com>
**Sent:** Thursday, April 22, 2021 8:35 AM
**To:** Mark Gebhart
**Subject:** Additional County Master Plan Comments

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Mark,

I'd like to add some additional comments for inclusion into the packets provided at the upcoming public hearings for the County Master Plan.

As a resident in the area north of Falcon (addressed as Peyton) near Stapleton Drive and Meridian Road, I'd like to comment on a few concerns that I have with the Master Plan.

1. Annexation Map: I understand that the county used the same annexation map as the city in the draft master plan document. The draft shows areas that are called "Potential" and "Priority" areas of Annexation. I attended a recent Paint Brush Hills Metro District Meeting. From the information that I received in that meeting, residents in the Paint Brush Hills Metro District have no interest in being annexed into Colorado Springs. Even if the City has interest in annexing areas in Falcon and Peyton, we have no interest in being annexed. The existing map shows a portion of the Paint Brush Hills Metro District as being covered by a "Potential/Priority" Annexation Area. Since the El Paso County Master Plan is titled "Your El Paso County Master Plan", I would assume that it truly is the master plan of residents and not county (or city) staff. Please respect the views of county residents and revise the "potential" and "priority" annexation maps shown in the master plan to not include the Falcon and Peyton areas. Please prioritize the opinions and desires of the county residents over those of City and CSU Leadership.
2. Please have Stapleton Drive and Londonderry Drive added to the maps so residents can better understand the area maps. This may clear up some of the concerns mentioned in Item Number 1 and will help residents better understand what areas the city is trying to annex. The roadways may be there, but the line width is so thin that it's hard to see them. It would make sense to have these roadways shown as thick as Woodmen Hills Drive.
3. Transportation Map: It is my understanding and opinion that residents that live near Stapleton Drive DO NOT want the county to connect Staple Drive to a 4/6-lane highway. We would prefer that the county spend money on improving the existing street network that we have (including Woodmen Road). We understand the county needs to plan out future roadways to anticipate future development. Extending Stapleton Drive though is not the answer. Please respect county resident's opinions, as the master plan should be our "El Paso County Master Plan" and remove the Briargate-Stapleton Drive connection from the master plan.

Thank you for your time. Please confirm receipt of the comments. Please confirm these comments will be included in the public hearing packets.

Mitchell Hess

## Mark Gebhart

**From:** Hiram Champlin <hhchamplin@gmail.com>
**Sent:** Thursday, April 22, 2021 7:07 AM
**To:** Mark Gebhart
**Subject:** Re: Master Plan

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I live in Texas. Is there a way to participate at the hearings without traveling to Colorado?

On Apr 21, 2021, at 1:52 PM, Mark Gebhart <MarkGebhart@elpasoco.com> wrote:

The new master plan will continue to show this as rural. You are welcome to present your thoughts to the Planning Commission at the hearings in May. The relationship to the surrounding land uses is certainly a valid discussion if in the future you choose to request a rezoning of the property.

**From:** Hiram Champlin <hhchamplin@gmail.com>
**Sent:** Wednesday, April 21, 2021 11:45 AM
**To:** Mark Gebhart <MarkGebhart@elpasoco.com>
**Subject:** Re: Master Plan

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Hi Mark,

I would like to discuss the proposed master plan and how it affects my property. This link shows my parcels totaling 30 acres;
https://property.spatialest.com/co/elpaso/#/map/search/?term=RANCHO%20COLORADO%20LLC,%20PERMA%20PLAINTIFFS%20JOINT%20VENTURE&page=1

They are currently zoned R-5(two of the lots aren't even the required 5 acres) but that's not appropriate since they lots are literally bordered by two gravel pits, two landfills, and a proposed solar panel farm. I-2/3 zoning would be more appropriate since that's what on the other side of I-25 and that's what surrounds my land. The proposed master plan shows this land as rural. I would like to have the new master plan show this land industrial.

Thanks,

Hiram Champlin
(580)548-6580
HHChamplin@gmail.com

On Apr 21, 2021, at 12:06 PM, Mark Gebhart <MarkGebhart@elpasoco.com> wrote:

Hiram, you can review the draft plan here.
https://elpaso.hlplanning.com/pages/draft-plan-outreach

or the whole process here:
https://elpaso-hlplanning.hub.arcgis.com/

you can provide comments directly to me.

-----Original Message-----
From: Hiram Champlin <hhchamplin@gmail.com>
Sent: Wednesday, April 21, 2021 9:47 AM
To: Mark Gebhart <MarkGebhart@elpasoco.com>
Subject: Master Plan

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Mark,

I was unable to review the proposed master plan or take the questionnaire. Please help.

Thanks,

Hiram Champlin
(580)548-6580
HHChamplin@gmail.com

## Mark Gebhart

**From:** stevefwank1@aol.com
**Sent:** Wednesday, April 21, 2021 1:26 PM
**To:** Mark Gebhart
**Subject:** master plan

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4/21/2021

Mark Gebhart and county commissioners

This concept of "High Density" is all wrong for el Paso county! While this is being pushed nationally, its not what the people want now.

Covid has changed the landscape forever. Americans are flocking to the suburbs (el Paso County) including millennials. People want space not living on top of each other.

If your plea is affordable housing, which is the need all over the country, why not plan a starter home community with a bus route included in the planning if needed. A starter home is a place to begin the home buying experience. The people work hard , build equity and move up to next level of housing. What's wrong with this concept?

In closing, please don't reduce lot sizes from 5 acres to 1 acre. Can you consider a compromise of say 4-3 acre lots? Don't support parts of Master Plan which would destroy the character of our county!

Yes we are in a drought and it looks like it is a permanent change to our area.
Maybe we cannot accommodate all the people that want to move here. Limiting growth like Boulder should be a consideration.

Thank You,
Stev

## Mark Gebhart

**From:** Nina Ruiz
**Sent:** Wednesday, April 21, 2021 8:06 PM
**To:** Mark Gebhart
**Cc:** Sophie Kiepe
**Subject:** FW: Planning Inquiry

Mark- Looks like a late citizen comment below for the MP.

---

**From:** Sophie Kiepe <SophieKiepe@elpasoco.com>
**Sent:** Wednesday, April 21, 2021 11:19 AM
**To:** Nina Ruiz <NinaRuiz@elpasoco.com>
**Subject:** FW: Planning Inquiry

Hi Nina,

Please see below email; I told this individual that I would send his below correspondence/question over to you in case there's [still] any chance of changing the placetype category for his properties from "rural" to "employment center" or "utility". His vacant properties, zoned RR-5, are located just west (adjacent) of the I-25, and border some kind of industrial or utility (landfill, recycling) use in every direction. He would like to rezone the properties, but he is concerned about the drafter master plan identifying his property as Rural (which does seem potentially ill-fitting considering the existing/future surrounding uses) and how that might impact the properties and their chance of a successful rezone.

Here is a snip of what I believe to be his properties (the link in his email below take you to his parcels on the Assessor map):

Please let me know your thoughts 😊

Sophie Kiepe, Planner

El Paso Planning and Community Development
2880 International Circle, Colorado Springs, CO 80910
sophiekiepe@elpasoco.com
719.520.7943 (Direct) 719.322.6135 (Mobile)

EL PASO COUNTY

**WE NEED YOUR HELP!** The Planning and Community Development Department has been working on revising the Master Plan for El Paso County. Once adopted, this plan will help guide development for the next 20 years. The draft version of this plan is now available for public review and we are seeking public comments on the draft plan until April 9, 2021. You may do so here: https://elpaso.hlplanning.com/pages/draft-plan-outreach Thank you in advance for your feedback!

---

**From:** Hiram Champlin <hhchamplin@gmail.com>
**Sent:** Wednesday, April 21, 2021 10:22 AM
**To:** Sophie Kiepe <SophieKiepe@elpasoco.com>
**Subject:** Planning Inquiry

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---

Hi Sophie,

I would like to discuss the proposed master plan and how it affects my property. This link shows my parcels totaling 30 acres;
https://property.spatialest.com/co/elpaso/#/map/search/?term=RANCHO%20COLORADO%20LLC,%20PERMA%20PLAINTIFFS%20JOINT%20VENTURE&page=1

They are currently zoned R-5 but I've been told that's not appropriate since it's bordered by two gravel pits, two landfills, and a proposed solar panel farm. I'm told I-2/3 zoning would be more appropriate since that's what on the other side of I-25. I would like to make sure that the proposed master plan includes my land for industrial development.

Thanks,

Hiram Champlin
(580)548-6580
HHChamplin@gmail.com

## Mark Gebhart

**From:** Terry Stokka <tastokka@gmail.com>
**Sent:** Wednesday, April 21, 2021 6:53 AM
**To:** Mark Gebhart
**Subject:** Addition to draft master plan

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Mark,

On page 49, Priority Development Areas, I believe it would be more accurate to call it "Potential Development Areas." Also, the map is incomplete. If you want to include areas that are potential for development, LaForet is at the bottom of the list. Other areas much more likely would be the former Sanctuary In the Pines on the NE quadrant of Shoup and Vollmer (1400 acres), Seclusion on the NW quadrant of Goodson and Ayers (320 acres) and a bunch of other 40-acre and large parcels throughout the forest.

Terry

## Mark Gebhart

**From:** lhelmreich@centurylink.net
**Sent:** Tuesday, April 20, 2021 8:16 PM
**To:** Mark Gebhart
**Subject:** Comments on El Paso County Master Plan

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Hello,

I was unable to take the draft plan survey before it closed, but I'd like to provide these comments:

On the 'Key Areas' map: why is Black Forest not recognized as its own Key Area? It's only marked as 'forested area', but Black Forest is a locally unique area just as much as the Tri-Lakes area. There is a noticeable sense of community among Forest residents that is much more than just a rural community that happens to be forested.

I was born and raised in Black Forest, and it's very important to me that we preserve its unique characteristics, rather than allowing suburban development to erode the special nature of the Forest. I'd like to suggest that the following statement be added to page 26 in the paragraph labeled "Character":

> "Because of the unique nature of the timbered area of Black Forest in the Large Lot-Residential placetype (green area on page 17 Key Areas map) the lot density in the timbered area will be a minimum of 5 acres per lot."
> Black Forest is the only significant timbered residential area in the Large Lot-Residential placetype. This area has had a 5-acre minimum density rule for over 40 years to preserve the rural, residential nature of Black Forest. Even with the conservation focus of the new master plan, the 2.5-acre minimum lot size will result in lot densities smaller than 5 acres. The result will be greater destruction of trees and wildlife, more roads, increased traffic, greater fire danger and congestion and a degradation of the rural, country atmosphere. Because this is such a unique place in the county, this statement must be added to preserve the Black Forest.

Thank you very much,

Laura Helmreich
719-360-1217

## Mark Gebhart

**From:** Mark Gebhart
**Sent:** Thursday, April 22, 2021 8:19 AM
**To:** Terry Lowderman
**Subject:** FW: El Paso County Master Plan Impacts on Black Forest

Terry, we will likely get a lot more of these. Can we save them in an electronic folder so we can reproduce them?

---

**From:** PLNWEB <PLNWEB@elpasoco.com>
**Sent:** Thursday, April 22, 2021 7:20 AM
**To:** Mark Gebhart <MarkGebhart@elpasoco.com>
**Subject:** FW: El Paso County Master Plan Impacts on Black Forest

Mark,

Please see e-mail below regarding the County Master Plan.

Thank you

Terry Lowderman
719-520-6307
2880 International Circle Suite 110
Colorado Springs, Colorado 80910

---

**From:** Joe Hill <ujhill@gmail.com>
**Sent:** Wednesday, April 21, 2021 9:33 PM
**To:** PLNWEB <PLNWEB@elpasoco.com>
**Subject:** El Paso County Master Plan Impacts on Black Forest

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I'm writing to you about my concerns about the El Paso County Master Plan and impacts the plan may have upon the Black Forest region. I'm sure you are aware of concerns regarding water availability, fire dangers, increased traffic and population that has been voiced by Friends of the Black Forest. I have been a resident of the Black Forest for 28 years. My concern is the impacts on the way of life for residents that have moved to the Black Forest to escape from the city lifestyle of Colorado Springs. Most of us did not move out here hoping that someday the forest will become densely populated. We didn't move out here to expect or want to be annexed by the city. We enjoy our rural lifestyle and do not require nor expect the same level of services that our friends in the city do. We do things ourselves, enjoy the trees, the wildlife, our neighbors that aren't next door but still close, and our rural community. The Black Forest Preservation plan recommended a 5-acre lot size for a reason. They knew that denser home lots will eventually destroy the forest as they knew it. They knew that developers will continually pressure planners and commissioners to succumb to recommendations for smaller lots so that developers can continually profit from the destruction of our forest. I implore

the commission to preserve the forest for our future generations as a sanctuary from the city of Colorado Springs and maintain the 5-acre lot size recommended by the Preservation Plan.

Thank you for Your Time and Consideration,
Joseph Hill

## Mark Gebhart

**From:** Nina Ruiz
**Sent:** Tuesday, April 20, 2021 2:33 PM
**To:** Craig Dossey; 'Linda Samelson'
**Cc:** Mark Gebhart
**Subject:** RE: master plan

Hello Linda,

I hope you have been well- it has been a while! I would note that the draft plan is a downloadable PDF that you may want to print out at home for your own ease and convenience. We anticipated that there may be some folks who are more comfortable with viewing a hard copy and have a copy on hand at our front counter that may be viewed by the public. If you wish to bring the item home, we are more than happy to print out a copy of the Master plan for you and Randy to pick up at the front counter. Please let me know if you still would like a printed copy so that I may work with our staff to get it ready for you.

I hope you have a great evening!

**The Master Plan is Wrapping Up!** The Planning and Community Development Department has been working on revising the Master Plan for El Paso County. Once adopted, this plan will help guide development for the next 20 years. Two hearings have been scheduled before the Planning Comission for the Master Plan on May 5 and May 26. For additional information regarding the Plan, please visit the project website here: https://elpaso.hlplanning.com/pages/draft-plan-outreach

**Nina Ruiz**
Planning Manager
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! For status updates please visit https://elpaso-hlplanning.hub.arcgis.com/

Covid-19 Update: Due to concerns regarding the Covid-19 virus we are limiting our face-to-face public interactions. In person services are available by appointment only on Tuesday and Thursday from 7:30 to 3:30.

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

PERSONAL WORK SCHEDULE
Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS
Monday - Friday, 7:30 am to 4:30 pm

**From:** Craig Dossey <craigdossey@elpasoco.com>
**Sent:** Tuesday, April 20, 2021 2:22 PM
**To:** 'Linda Samelson' <linda.samelson@comcast.net>
**Cc:** Nina Ruiz <NinaRuiz@elpasoco.com>; Mark Gebhart <MarkGebhart@elpasoco.com>
**Subject:** RE: master plan

Linda,
Thank you for your email. I am copying Nina Ruiz in our office to see if she can assist.

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

YOUR EL PASO
MASTER PLAN

**WE NEED YOUR HELP!** The Planning and Community Development Department has been working on revising the Master Plan for El Paso County. Once adopted, this plan will help guide development for the next 20 years. The draft version of this plan is now available for public review and we are seeking public comments on the draft plan until April 9, 2021. You may do so here: https://elpaso.hlplanning.com/pages/draft-plan-outreach. Thank you in advance for your feedback!

**From:** Linda Samelson <linda.samelson@comcast.net>
**Sent:** Tuesday, April 20, 2021 2:18 PM
**To:** Craig Dossey <craigdossey@elpasoco.com>
**Subject:** master plan

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Hi Craig,

We met a few years ago when we fought against the ATT proposed cell tower across the street from our property at Shoup and 83. I hope this finds you well.

I am writing now to inquire if it is possible to get a hard copy of the El Paso County Master Plan as it currently stands. Randy and I are anxious to review it...but would prefer to have a copy in our hands, rather than on a computer screen.

I would appreciate your help with this. We are happy to pay for duplication expenses, if necessary.

Thank you,
Linda Samelson
719.659.5921

## Mark Gebhart

**From:** Elena Krebs
**Sent:** Thursday, April 15, 2021 2:13 PM
**To:** Mark Gebhart
**Cc:** Tracey Garcia
**Subject:** FW: Master plan meeting info

**Importance:** High

Mark,

How would you like us to handle these inquiries? Do you want us to forward them on to you or answer them?

**Best Regards,**

**Elena Krebs**
**Administrative Technician I**

**El Paso County**
**Planning & Community Development**
**2880 International Circle Suite 110**
**Colorado Springs, CO 80910**
**Business Hours: 7:30am – 4:30pm MST**
**Phone: (719) 520-7940**
**Fax: (719) 520-6695**

**WE NEED YOUR HELP!** The Planning and Community Development Department has been working on revising the Master Plan for El Paso County. Once adopted, this plan will help guide development for the next 20 years. The draft version of this plan is now available for public review and we are seeking public comments on the draft plan until April 9, 2021. You may do so here: https://elpaso.hlplanning.com/pages/draft-plan-outreach Thank you in advance for your feedback!

---

**From:** Kristen N Neveln <kneveln@me.com>
**Sent:** Thursday, April 15, 2021 2:03 PM
**To:** Elena Krebs <ElenaKrebs@elpasoco.com>
**Cc:** Francy <fjneveln@icloud.com>
**Subject:** Master plan meeting info
**Importance:** High

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Hello,
Where can we listen to a recording of the meetings?

My home is part of this plan but I am a bit confused as when on the map exactly my property is my address is 15015 e us highway 24 peyton, co 80831, ant help is greatly appericated.. Thank you
Kristen Neveln
7196490349

## Mark Gebhart

**From:** Kevin Curry <currykevin@comcast.net>
**Sent:** Wednesday, April 14, 2021 1:20 PM
**To:** Mark Gebhart
**Cc:** tim.trowbridge@centurylink.net; tom@baileypeople.com
**Subject:** Master Plan Review Process

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Mark,

I thought you did a great job of trying to move through the comments on the Master Plan today, and a similarly great job of summarizing the comments with elimination of the many duplicates. As impressed with your presentation as I was, I was less enamored with the review process itself.

For instance, while certain citizen comments were addressed from the Black Forest, mine representing a different area perspective were not - even though they covered completely different topics not touched on at all such as adding discussion of Metropolitan Districts and how they fit into the plan. The result is that the steering Committee will not have considered those comments formally and the only time the Planning Commission as a whole will hear them is at the public testimony on the 5th - likely too late for them to consider substantive changes like that. Another concern is that there were complaints that most comments were general and almost none actually included specific recommendations for change. Every one of my inputs had a specific recommendation for change and a rationale for doing so, yet they were not touched on. To be clear, this isn't a "me" thing. I'm only trying to point that when citizens DO make specific recommendations for change (as did some of the military installations and airport authorities), they should perhaps be acknowledged and addressed explicitly even if they are not recommended for inclusion. The final concern is that the process today did not allow for any citizen comment. The review of specific comments from EDARP and the ArcGIS site captured some of the issues, but since those did not have room for comments on the document as a whole (e.g., reconsider the emphasis on growth vs existing owner protections; Metro Districts and how they fit; etc.), there was not an opportunity for the committee to hear those and consder them.

To reiterate, this is not about sour grapes or whining about why my personal comments weren't reviewed. Rather, I offered my perspectives above on the process because the Committee has complained frequently about the lack of public involvement, but then paid short shrift to the review when they got more than anticipated.

Regards,
- Kevin Curry

## Mark Gebhart

**From:** Kevin Curry <currykevin@comcast.net>
**Sent:** Wednesday, April 14, 2021 2:24 PM
**To:** Mark Gebhart
**Cc:** tim.trowbridge@centurylink.net; tom@baileypeople.com; Craig Dossey
**Subject:** Re: Master Plan Review Process

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Thanks! I appreciate the feedback on these!

To clarify my comment on changing "Annexation" to "Annexation or Incorporation", I'm not suggesting taking a position on it. I'm simply saying that acknowleging the possibility is important. Just saying it's possible is no more of a position on whether it is good or bad, or will happen or not, than identifying areas for possible future development or possible future annexation. But not to acknowledge the possibility is short sighted because if it ever did occur (again, no matter how unlikely it might seem today), the PC and the PCD staff would not have Master Plan recommendations explaining it's potential impact on county land planning decisions.

On one other point, I'm curious as to why you recommend against identifying Elkhorn Estates and other large lot residential areas on the map if they aren't already included. They would absolutely be relevant to future development and it seems a simple matter to add the few square miles there (and elsewhere as applicable) as a matter of completeness.

Finally, let me say again how much I appreciate how you presented the review today. I was genuinely impressed given how little time you had to put it all together. Sure would have helped you and others if there had been more time between the close of comments and the review meeting.

Regards, and Thanks Again!
- Kevin

On 4/14/2021 1:46 PM, Mark Gebhart wrote:

> Kevin, here is excerpt from the spreadsheet of comments the committee was provided. The 3 hours went by so fast that it looks like they did not stop to review all individual comments, but they agreed with our recommendations. Policy recommendations regarding special districts should be in the that policy document, which is needing updated. Even PlanCOS did not get into this topic in any great detail, and their Comp Planner is their head special district person.
>
> We have stayed out of the discussion on incorporation. In the last two efforts (BF, Falcon) we stayed neutral, but provided information as requested by County Administration.
>
> kevin curry Of note, while it is often easy to take issue with included text, one of the more difficult things to do with a document review is to identify what is missing. I've identified three such topics: No mention of "density transitions", Virtually no discussion of Special Districts (incl Metropolitan Districts), and No acknowledgement of the possibility of independent incorporation of municipalities (regardless of how unlikely the authors may think that is). Each has important implications for future

County growth, yet none are discussed. I additionally made some recommendations for improving the document's readability, especially for those reviewing it on mobile devices with small screens. recommend adding language addressing updating Special District Policies. Here and in implementation.

17,18,50 RECOMMENDATION: On pages 17, 18, 50 and throughout the entire document, change "Potential areas for annexation" to "Potential areas for annexation or Incorporation" and add text explaining the implications of independent incorporation vs to annexation. [See specific rationale in Chapter 3 submission below] no change recommended

7 RECOMMENDATION: Add more extensive discussion of special districts (especially Metropolitan Districts) where appropriate throughout the document. RATIONALE: The plan has very few mentions of special districts or metropolitan districts, and the few it contains all relate to water. None discuss their role in land use or development application applicability. This is important to address because special districts are crucial factors in new development and in annexation. It is also important because the plan acknowledges the challenges they present, "The number of Special Districts and the ease with which they can be established has made water planning more challenging in parts of the County." (Draft Plan, Pg 7) MARK to LOOK INTO

RECOMMENDATION: Add the term "density transition" along with definition, explanatory text, and checklist items as they relate to transitions between dissimilar uses. RATIONALE: Arguably, with the possible exception of water, the biggest land planning issue in the county relates to the seams between urban and rural communities. For boundaries between certain dissimilar Placetypes such as Urban Residential and Large Lot residential, buffers alone are insufficient transitions for prudent planning. In those instances, density transitions are also needed (i.e., lower density at seams transitioning to higher density at centers). Yet there is not a single mention in the entire plan of "density transitions". The military section touches on the concept, but even that part lacks the phrase itself. And the reference to using multi-family structures like townhomes as a transition between high-intensity and low-intensity uses is ludicrous. add to implementation checklist under geographic considerations. MARK TO DO. New number 4 on transitions.

DOCUMENT FORMAT RECOMMENDATION: Reduce the file size and improve readability and level of detail, especially for users attempting to review on phones or other small screens. RATIONALE: File Size - 600 MB is too large a file size for many people to download and for much software to process without lags. Font - More importantly, the font size is much too small and is difficult to read, even on a large desktop computer screen. Those using phones or other portable devices could not possibly review the document. Level of Detail - Maps lack sufficient detail to identify boundaries between Placetypes. In some cases, this is not a problem, but in others (e.g., trying to determine likely annexation boundaries near existing developments), more detail is necessary so citizens can understand whether or not and how the plan might affect them. na

SPECIFIC COMMENTS SUBMITTED VIA ARCGIS SITE RECOMMENDATION: On pages 17, 18, 50 and others, change "Potential areas for annexation" to "Potential areas for annexation or Incorporation" and add text explaining the implications of independent incorporation vs to annexation. RATIONALE: Annexation alone might be appropriate for a City plan, but in the County, independent incorporation is a real possibility (especially in Falcon) and if that occurred, it would have different implications for Master Planning than annexation. Regardless of how likely authors think it might be, the possibility should be included in the event it occurs no change recommended

26 RECOMMENDATION: On page 26, add Elkhorn Estates HOA properties (generally along Towner Ave between Woodmen Hills Rd and Stapleton in Falcon) to the "Large Lot Residential" map. RATIONALE: Completeness. Since the Falcon area is identified as "Priority for Annexation", complete maps of the area are important. no change recommended

44 OMISSION: Page 44 refers to "transition graphic below" but there is no graphic identified as such. page 46- reword to say in the transition graphic to the right and next page.

Chapter 14 KUDOs: Checklists are a good inclusion!

OMISSION: Page 143 - checklist asks if the use is located within a "housing priority development area" but that term is not defined or referenced anywhere else in the document. housing priority development areas are depicted elsewhere in the plan

RECOMMENDATION: Add a step to the checklist, "Are appropriate density transitions and buffers provided?" RATIONALE: Transitions and buffers are necessary where dissimilar uses abut one another. Adding a checklist item will help ensure those are not overlooked. addressing above

TYPO: Page 149 (Specific Strategies > Priority) "...redevelopment will to be intense enough recommend change. New development will be intense enough..... Remove "to"

---

**From:** Kevin Curry <currykevin@comcast.net>
**Sent:** Wednesday, April 14, 2021 1:20 PM
**To:** Mark Gebhart <MarkGebhart@elpasoco.com>
**Cc:** tim.trowbridge@centurylink.net; tom@baileypeople.com
**Subject:** Master Plan Review Process

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Mark,

I thought you did a great job of trying to move through the comments on the Master Plan today, and a similarly great job of summarizing the comments with elimination of the many duplicates. As impressed with your presentation as I was, I was less enamored with the review process itself.

For instance, while certain citizen comments were addressed from the Black Forest, mine representing a different area perspective were not - even though they covered completely different topics not touched on at all such as adding discussion of Metropolitan Districts and how they fit into the plan. The result is that the steering Committee will not have considered those comments formally and the only time the Planning Commission as a whole will hear them is at the public testimony on the 5th - likely too late for them to consider substantive changes like that. Another concern is that there were complaints that most comments were general and almost none actually included specific recommendations for change. Every one of my inputs had a specific recommendation for change and a rationale for doing so, yet they were not touched on. To be clear, this isn't a "me" thing. I'm only trying to point that when citizens DO make specific recommendations for change (as did some of the military installations and airport authorities), they should perhaps be acknowledged and addressed explicitly even if they are not recommended for inclusion. The final concern is that the process today did not allow for any citizen comment. The review of specific comments from EDARP and the ArcGIS site captured some of the issues, but since those did not have room for comments on the document as a whole (e.g., reconsider the emphasis on growth vs existing owner protections; Metro Districts and how they fit; etc.), there was not an opportunity for the committee to hear those and consder them.

To reiterate, this is not about sour grapes or whining about why my personal comments weren't reviewed. Rather, I offered my perspectives above on the process because the Committee has complained frequently about the lack of public involvement, but then paid short shrift to the review when they got more than anticipated.

Regards,
- Kevin Curry

## Mark Gebhart

**From:** Kevin Curry <currykevin@comcast.net>
**Sent:** Wednesday, April 14, 2021 9:02 AM
**To:** Mark Gebhart
**Cc:** Trisha Parks
**Subject:** Re: Master Plan Advisory Committee April 14

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Mark,

I'm having a hard time understanding how the Word Cloud was put together. For example, the sharepoint document reflects a maximum word count of 14 ("Black") and shows "Rural" was mentioned less often (5) than was "Density" (6). I'm wondering if it was built early based on just a few responses, or if perhaps they took a different approach to it than I'm used to. My counts show the phrase "Black Forest" mentioned 358 times (some duplicate entries) and shows "Rural" mentioned 322 times; more than "Density" at 235 times. And taking the word "Density", I tried to find a way where it would be 6 but I'm stumped. It appears in comments for 12 chapters, and was mentioned by 219 of the 341 respondents. Given how close we are to the meeting, I don't need a personal response right now, but I strongly recommend HLA take another look at the word cloud to make sure it's accurate, especially since word clouds have only marginal utility for something like this anyway.

Regards,
- Kevin

On 4/14/2021 7:34 AM, Mark Gebhart wrote:

> Kevin, here is the excel spreadsheet that is the basis of the Survey123. It is searchable.
>
> **From:** Kevin Curry <currykevin@comcast.net>
> **Sent:** Wednesday, April 14, 2021 6:27 AM
> **To:** Mark Gebhart <MarkGebhart@elpasoco.com>
> **Subject:** Re: Master Plan Advisory Committee April 14
>
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>
> ---
>
> Mark,
>
> I continue to be frustrated and insulted that the consultant provides documents in formats that are not text searchable. Reviewing 107 page documents without the ability to search for text of interest is extremely inefficient and time consuming.

Regards,
- Kevin Curry

On 4/13/2021 4:54 PM, Mark Gebhart wrote:

> As a reminder, the Master Plan Advisory Committee will meet Wednesday April 14 at 10 am to 1pm to review agency and public comments regarding the Draft Master Plan (March 26 version). The meeting will be broadcasted by the county on the facebook page but better yet please register for the meeting here:
> https://register.gotowebinar.com/register/590003850677738768
>
> Below is a link to download a of summary of the public comments. The Survey123 summary created a word cloud for each chapter and also counted the number of instances there is an identical comment.
>
> El Paso County Master Plan - Draft Plan Questionnaire - Analyze 20210412.pdf
>
> Upcoming Meetings: Planning Commission Hearing May 5, 2021 at 9am
> Planning Commission Hearing May 26, 2021 at 9am

## Mark Gebhart

**From:** Terry Stokka <tastokka@gmail.com>
**Sent:** Wednesday, April 14, 2021 1:32 PM
**To:** Mark Gebhart; Craig Dossey; abarlow@nescolorado.com
**Subject:** Clarification in my defense

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Andrea, Craig and Mark,

I want to send this in my defense for the comments submitted to the county on the master plan.

It is obvious that someone (me) went out to the Friends and encouraged them to send in comments on the plan. The only issue I strongly recommended was the 5-acre rule for chapter 3.

I also gave suggestions for other comments such as removing Flying Horse North and LaForet from the plan, keeping Black Forest roads at 2-lanes and designating both sides of hwy 83 as future development.

I did not suggest putting those comments in multiple boxes that were not relevant. There so many repeats in irrelevant chapters and I felt badly about that.

I also did not suggest making some of the harsh and critical comments that were made.

I was trying to be civil and concise but some people got carried away.

Terry Stokka

## Mark Gebhart

**From:** Judy von Ahlefeldt <blackforestnews@earthlink.net>
**Sent:** Wednesday, April 14, 2021 8:29 AM
**To:** Mark Gebhart; Craig Dossey; Nina Ruiz
**Cc:** EXTERNAL Black Forest News
**Subject:** URGENT: The April 13 HLA Review Comments Summary Sheet for MPAC
**Attachments:** Vsion - Most Important.JPG; Vision - EPC Known For.JPG; HLA 04-13 Comments Numerics.xls

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Thursday, April 14, 2021 8:28 am

**Dear Mark, Craig and Nina,**

At this point I am sending this e-mail only to you three.

Thanks Mark for including me on the broadened list the April 13, 2021 HLA draft Master Plan Review Comment sheet that was sent out last night (14 hours before the MPAC meeting at 10:00 this morning. - 170 pages fro HLA).

For me this was the "High Tech" straw that broke the camels back (or retells the fable of the Emperor's New clothes in a New Age).

We saw the "Word Cloud technology" used by HLA at the December 11, 2019 Visioning Meeting held at PCD with about three dozen people in the room who could offer a single word in person verbally, or use a I-Phone, and about a dozen others on remote I-phones to answer the questions: " What is the most important topic discussed tonight for the Master Plan" and... What El Paso County will be known for in the future. I have attached the Word Clouds from that Meeting. I never saw an "expanded" or revised Word Cloud from Computer Input to HLA, or from doing this exercise with MPAC in December or January. I think this was the ONLY visioning meeting - and I believe the results were representative based on the questions asked by HLA, and the prioritized answers (at least in general) given from about 48 max respondents. (Yes I have photos of all the onscreen data). I think this was a valid use of this group electronic technique.

However I do not think this technique is useful to the late stages of the Review process

The 170 Summary Sheets sent out yesterday, which I assume is HLA's contribution to the MPAC meeting:

1. Looked like a raw computer "dump". I wonder if HLA even read this. Why wasn't this sorted, grouped? Real numbers provided?

Why wasn't this data presented to PCD/ HLA in a useful format? WHat they sent was not editable/writeable. Some of the Word Cloud "font collections" had words in big type that had little to do with the chapter topic. The Word Cloud apparently purports to relate word frequency to the"IMPORTANCE" of the word. Who picked these words from the Alphabet Soup of submittals?

This may have been valid at the In Person meetings in Dec. 2019 for Visioning as a visual tool for an In Person group meeting that allowed remote participation by I-Phone, but I don't see how this has any reasonable meaning in the context of the CHAPTER comments which are more ideas than they are esingle words.

Bottom line is this will be VERY difficult for MPAC to use. I'm curious to see what happens today, and what claims HLA makes for the "response" to their online Master Plan Review Questionnaire. I tallied up the comments for each page for pages 1-90 (Chapters 1-13) (see attached #3) and separatly for Chapter 14. My analysis is attached (#3) and below:

2. There were no Word Clouds for Chapters 9,10, 11 and 13.

3. Chapter 14 Word Cloud had 359 responses listed in a single column by frequency for Pages 90-107 22 per page for 16 of those pages and 7 on the last one). The Word Cloud appears to be made of all words on the first page (Highest frequencies 14 to 04) and page two (all "02" but not all OF "2") for Chapter 14.

This "listing" of words appears to be just like what was used from the public meetings and posted on the website in June 2019 as results of the public meetings held in person the second week of May, 2019, but which did not match the results I saw and photographed on the flip charts from the meetings I attended - so I believe the results posted from the public meetings also had data added to the lists from uncited sources. However, no "Word Clouds" were made from these initial meetings and the lists appeared random. (I should try this frewuency method on the data from the seven rogue, unauthorized, out-of-prescribed process meetings I held in Black Forest and do word counts form the lists from each meeting and compare it to the words for the Placetypes, Key Areas and Areas of Change that apply to Black Forest).

4. The number of responses varied greatly but several chapters (notably 3 and 4, but also others) had duplicate responses, as well as neutral or meaningless worlds ("see comment above, seemed fine, no comment" that did not include any of the "frequency "Key words"). Many of the duplicate responses were based on input from Black Forest Residents who were "supporting" Terry Stokka's comments. this does not make the input invalid, but it may have affected the Word Frequency counts which are likely based on the assumption of individual, unrelated responses regarding any particular chapter. So raw responses numbers are hard to interpret.

5. There were citizens who provided thoughtful, useful input.

6. There is no explanation for "Answered" and " Skipped" data but from what I glean from Chapter 14 (where HLA does provide both a Word Cloud and Raw Frequency data, but do not indicate how the words USED were chosen - I am assuming among ALL available word choices for each chapter) that "Answered" means how many words were used for the Word Cloud and how many were not. Chapter 12 had exactly 20 responses (which words and how not known).

**So what do I think about all this?**

**Not very good - looks like a program written by a beginning Computer language student.**

If HLA is out of "contract time" I would like to see PCD ask HLA for all its info **and documentation**, say "Adios", and then proceed over the next few months to have **meaningful discussions (both using virtual and in person) with a larger group of real people and real transparency** and work with the Planning Commissioners to lead and organize some authentic public participation using all forms of Media and outreach.

The RFP asks for certain deliverables - I think HLA has supplied those already. PCD will have to supply its own "digital format" so why not get this Large Format Landscape Double Sided Color (Expensive, uneditable and unwieldy format) Monster into something useful (writeable and editable, printable and e-mailable) ***now,*** and then proceed with some authentic public participation and refinement of this plan over the summer and try to have it completed In-House later this year. There is still a lot to do.

**This Plan is still a Rough Draft** with a lot of "floff" (espeially the awful 3-D images for Placetypes)- my previous comments still stand regarding Chapter Order, information balance and omissions, and other format issues. I think content issues over details (and some major recommendations too) will resolve if this plan can become a better communication tool.

***from RFP 18-111**

(*Deliverables: The consultant should provide 50 bound printed copies of the final Master Plan and implementation/action steps, including color maps upon adoption of the Plan which will also include the future land use maps. The future land use maps should strike a balance between flexibility and predictability and should be developed in a manner that makes them easily administered and
updateable periodically. The Master Plan needs to be fully searchable, mobile friendly (responsive design), compatible with all browsers, optimized for findability on popular search engines, and include a personalization feature (e.g., websites such as Amazon, Netflix, etc., personalize how customers interface with their respective websites). Separately, the consultant shall provide recommendations for additional studies or analysis. Identify recommendations for securing grants or other funding for additional plans or studies, including grant funding sources, timing cycles and deadlines, match requirements, and application qualifications.

All work products are to be provided to the County in "usable and editable/writable" formats, 10

The Contractor shall use MS Word (either 10 or 11 Arial or Calibri font size) and MS Excel (all Microsoft Office 2013), IBM PC compatible graphics packages to generate text, figures, tables, and drawings as needed. The Contractor shall obtain approval from the County of all graphics and other software proposed for use under this contract. All final deliverables shall be provided on CD and
flash drive. All deliverables shall be clearly organized and indexed for easy access and retrieval. 50 printed copies of the plan shall be provided after any approval action by the Planning Commission.

Contractor will have to complete a 'Contractor Geographic Information System Product License Agreement' prior to obtaining and using existing EPC GIS datasets requested. A sample form can be downloaded from the El Paso County website.

GIS formats to be compatible with ESRI ArcGIS products, to include shapefiles, or feature class datasets stored in an ESRI version 10.4.1 file geodatabase.

Projected coordinate system used is: NAD_1983_State_plane_Colorado_Central_FIPS_0502_Feet.) *from RFP 18-111

---

It is too bad they did not respect "All work products are to be provided to the County in "usable and editable/writable" formats, 10".

Judith von Ahlefeldt

Landscape Ecologist

Citizen

Virus-free. www.avg.com

ing Workshop

Respond at **PollEv.com/hlplanning962**

Text **HLPLANNING962** to **22333** once to join, then text your message

Watch later

Share

**ONE word, what was the most important topic discussed toni**

**with regard to the Master Plan?**

Answers to this poll are anonymous

sioning Workshop Respond at PollEv.com/hlplanning962

Watch later Share 1

**In ONE word, describe what El Paso County will be known for in the future.**

| 107 Pages | HLA Comment Sheet April 13 2021 | | | by JVA 04/13 |
|---|---|---|---|---|
| | PAGE | Comments | Answered | Skipped |
| Chapter 1 | 1 | 5 | | |
| | 2 | 13 | | |
| | 3 | 10 | | |
| | 4 | 7 | 35 | 306 |
| Chapter 2 | 5 | 5 | | |
| | 6 | 15 | | |
| | 7 | 7 | 27 | 314 |
| Chapter 3 | 8 | 2 | | |
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| | 48 | 4 | | |
| | 49 | 3 | | |
| | 50 | 1 | 301 | 40 |
| Chapter 4 Housing & Communities | 50 | 1 | | |
| | 51 | 6 | | |
| | 52 | 11 | | |
| | 53 | 8 | | |
| | 54 | 6 | | |
| | 55 | 7 | | |
| | 56 | 9 | | |
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| | 58 | 5 | | |
| | 58 | 8 | | |
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| | 61 | 5 | | |
| Chapter 5 Economic Development | 62 | 5 | 103 | 238 |
| | 63 | 4 | | |
| | 64 | 11 | | |
| | 65 | 5 | 21 | 320 |
| Chapter 6 Transportation & Mobility | 66 | 4 | | |
| | 67 | 7 | | |
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| | 69 | 4 | | |
| | 70 | 4 | | |
| | 71 | 7 | | |
| | 72 | 4 | | |
| | 73 | 9 | | |
| | 74 | 9 | | |
| | 75 | 1 | 90 | 251 |
| Chapter 7 Community Fac | 75 | 7 | | |
| | 76 | 7 | 15 | 328 |
| Chapter 8 Infrastructure | 77 | 5 | | |
| | 78 | 12 | | |

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| | 79 | 4 | 22 | 319 |
| Chapter 9 | 80 | 1 | | |
| Millitary | 81 | 9 | | |
| Needs 20 | 82 | 6 | 17 | 324 |
| Chapter 10 | 82 | 3 | | |
| Rec & Tourism | 83 | 10 | | |
| | 83 | 4 | 18 | 323 |
| Chapter 11 | 83 | 1 | | |
| Community | 84 | 9 | | |
| Health | 85 | 8 | 19 | 322 |
| Chapter 12 | 86 | 8 | | |
| Environment | 87 | 7 | | |
| | 88 | 5 | 21 | 320 |
| Chapter 13 | 89 | 10 | | |
| Resiliency HM | 89 | 3 | 15 | 326 |
| **TOTALS** | | **531** | **704** | **3731** |
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| **Ch 14** | **90-107** | | **22** | **319** |
| | **WORD** | | | |
| | **COUNT** | | | |

## Mark Gebhart

**From:** KEITH KLAEHN <kklaehn@aol.com>
**Sent:** Tuesday, April 13, 2021 5:53 PM
**To:** Mark Gebhart
**Subject:** Re: Master Plan Advisory Committee April 14

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Thanks Mark. Were you aware at any point along the way, of participation by anyone from Ft Carson? They had quite a lot of turnover this past year and I fear they haven't had a chance to look at your teams great work. If you are not aware of any participation on their part I can send it over to them for a quick review.

Keith

Sent from my iPhone

On Apr 13, 2021, at 4:14 PM, Mark Gebhart <MarkGebhart@elpasoco.com> wrote:

no.

---

**From:** KEITH KLAEHN <kklaehn@aol.com>
**Sent:** Tuesday, April 13, 2021 5:11 PM
**To:** Mark Gebhart <MarkGebhart@elpasoco.com>
**Subject:** Re: Master Plan Advisory Committee April 14

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Mark, Did you get comments from anyone at Ft Carson?

Keith Klaehn
Chairman
Defense Mission Task Force
(719)332-6098

Sent from my iPhone

On Apr 13, 2021, at 3:54 PM, Mark Gebhart <MarkGebhart@elpasoco.com> wrote:

As a reminder, the Master Plan Advisory Committee will meet Wednesday April 14 at 10 am to 1pm to review agency and public comments regarding the Draft Master Plan (March 26 version). The meeting will be broadcasted by the county on the facebook page but better yet please register for the meeting here:
https://register.gotowebinar.com/register/590003850677738768

Below is a link to download a of summary of the public comments. The Survey123 summary created a word cloud for each chapter and also counted the number of instances there is an identical comment.

<image001.png>
El Paso County Master Plan - Draft Plan Questionnaire - Analyze 20210412.pdf

Upcoming Meetings: Planning Commission Hearing May 5, 2021 at 9am
Planning Commission Hearing May 26, 2021 at 9am

**Mark Gebhart**

**From:** Jim Abendschan <jimabendschan@ymail.com>
**Sent:** Tuesday, April 13, 2021 10:11 PM
**To:** Mark Gebhart
**Subject:** Masterplan

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Dear Mr. Gebhart:

Because of the unique nature of the timbered area of Black Forest in the Large Lot-Residential placetype (green area on page 17 Key Areas map) the lot density in the timbered area will be a minimum of 5 acres per lot."

Black Forest is the only significant timbered residential area in the Large Lot-Residential placetype. This area has had a 5-acre minimum density rule for over 40 years to preserve the rural, residential nature of Black Forest. Even with the conservation focus of the new master plan, the 2.5-acre minimum lot size will result in lot densities smaller than 5 acres. The result will be greater destruction of trees and wildlife, more roads, increased traffic, greater fire danger and congestion and a degradation of the rural, country atmosphere. Because this is such a unique place in the county, this statement must be added to preserve the Black Forest.

==========

Other comcerns:

**1. Remove references for Flying Horse North and Shamrock Ranch regarding annexation. (Chapter 3)**

Page 17 & 50 – Why is Flying Horse North a "potential for annexation?" This development is over a mile from the nearest city limits. Page 7 shows the annexation requirements of 1/6 contiguity which cannot be met on Flying Horse North. There are rumors regarding the annexation of Flying Horse North and also a possible hotel on that parcel. Is this statement giving the developer a green light to try to annex?

Why is Shamrock Ranch included in the blue area marked "potential for annexation?" The owner of Shamrock Ranch has no desire to annex to the city.

On page 50, Flying Horse North is labeled "priority for annexation" What is the difference between this and "potential for annexation" on page 17? Is this another green light for annexation?

**2. If the area east of Hwy 83 near County Line Road is a priority development area, the area west of the highway should also be designated as such. (Chapter 4)**

Page 49 & 54 – Why is the area east of Hwy 83 and south of County Line Road labeled as a "priority development area" when the area west of hwy 83 is not? The open, undeveloped land is the same on both sides of Hwy 83 at this point.

**3. Remove LaForet as a priority development area. (Chapter 4)**

On pages 49 and 54, why is LaForet listed as a "priority development area?" This is a private camp that has sold large parcels with a stipulation for only one home and the rest of the parcel is retained for the LaForet camp.

**4. Roads in the Black Forest can be improved as long as the right-of-way is not increased in order to save trees and the natural environment. (Chapter 6)**

Page 81 – The residents of Black Forest are not opposed to roadway improvements as long as those improvements do not result in an increase in the right-of-way. An increased right-of-way may result in destruction of many trees and destroy the tree-lined roads that are such an attraction for the Black Forest. Bringing roads up to current standards may also require 3:1 slope ratios for banks along the road and this would also destroy the rural atmosphere. The 60-foot ROW for Black Forest roads must not be increased. Most roads could handle a 3-4 foot shoulder addition within the 60-foot ROW, but the ROW should not be any wider.

Sincerely Jim and Sharon Abendschan

**Mark Gebhart**

**From:** Craig Dossey
**Sent:** Tuesday, April 13, 2021 3:55 PM
**To:** Mark Gebhart
**Subject:** Fwd: Master Plan

FYI
Get Outlook for iOS

---

**From:** Holly Williams <HollyWilliams@elpasoco.com>
**Sent:** Tuesday, April 13, 2021 3:35 PM
**To:** Craig Dossey
**Subject:** Fw: Master Plan


***Commissioner Holly Williams***
200 S Cascade, Suite 100
Colorado Springs, CO 80903
(719) 520-6411 (office)
(719) 374-0856 (cell)


---

**From:** DeAnne Zupancic <ddzwings@yahoo.com>
**Sent:** Friday, April 9, 2021 9:59 AM
**To:** Holly Williams <HollyWilliams@elpasoco.com>
**Subject:** Master Plan


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Ms Williams,
As one of the people who voted you into office, I am writing to let you know how much I strongly object to the "Master Plan" put together by you and the rest of the commission. I do not want the annexation of Flying Horse North to the city of Colorado Springs as it means the end a way of life for those of us in the Black Forest area. If you don't live out here then you have no idea what the peace and quiet means to us. We moved out here 20+ years ago to start our family and get a way from the "city" life that was Colorado Springs then. And we enjoy it even more now that Colorado Springs has exploded in population.

Please consider the following:

- Those of us who live out in this area have endured, with great regret, the creation and development of FHN (Flying Horse North) on what was supposed to be a federally preserved parcel of land:

    - Which was originally approved for 5 acre lots of land, but then was allowed to be decreased to 2.5 acre lots of land
    - Which gives us all concern for the amount of water that is being pulled from the aquifers
    - Which gives us all concern for the rumored secret-backroom-deal of a hotel that classic homes/Jeff Smith wants to build over there
    - Which has already increase traffic on Black Forest road exponentially
        - to include, but not limited to, the constant tractor trailer traffic & construction traffic
- We accept the winter weather in which the county plows us last- if they finally come to plow us at all
- We have accepted and embrace a lack of access to cable & high speed internet
- We have embraced (and even revel in) the drive and time it takes to get to the city to grocery shop/go to the Doctors and dentists etc.....
- We, Black Forest, have a preservation plan (created in 1987) in place that was created specifically to stave off issues like this
    - when does the annexation and development of this area stop since those of us who live have thought ahead for these specific issues
- And we greatly take all of this on to live in the area we call Black Forest: to have the peace and quiet, dark skies and lack of traffic [and people] that it means to be in the Black Forest.

Please consider those of us who have made our homes and our lives in Black Forest before you look merely at the dollar signs that seem to make the decisions for all things city and county commission related. It seems odd to me that **you-** voted in by the people of Black Forest- would vote for something like this Master Plan knowing how much it will hurt and destroy our Black Forest area. It seems peculiar- no, actually I believe it is a conflict of interest, for you to be a county commissioner for the Black Forest area while your husband is on the city council. I wonder if there is a way to not only bring this issue to light but to make it a point of contention if/when the Master Plan is passed?

Please take the time to make the right decision and protect Black Forest.

DeAnne Zamora

## Mark Gebhart

**From:** Wendy Bentele <ncstate.wlv@gmail.com>
**Sent:** Tuesday, April 13, 2021 2:48 PM
**To:** Mark Gebhart
**Subject:** County Master Plan

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Apparently, the time has expired for me to fill in input for the master plan. I am so appalled that the County Commissioners have been IGNORING the original plan to keep Black Forest limited to 5 acre lots. We CANNOT handle all the current growth that is going on in our area. This growth is destroying our community by removing trees from our forest, taking away animal habitats and causing more vehicle wrecks. Those of us who purchased land in Black Forest chose this community for the forest and the peace that comes with it. PLEASE consider all the lives you are impacting with this unwanted growth.

## Mark Gebhart

**From:** Nina Ruiz
**Sent:** Monday, April 12, 2021 4:08 PM
**To:** Mark Gebhart
**Subject:** FW: Comments to Draft El Paso County Master Plan - Upper Black Squirrel Ground Water Management District

---

**From:** Mark Gebhart <MarkGebhart@elpasoco.com>
**Sent:** Monday, April 12, 2021 9:03 AM
**To:** Nina Ruiz <NinaRuiz@elpasoco.com>
**Subject:** FW: Comments to Draft El Paso County Master Plan - Upper Black Squirrel Ground Water Management District

Black squirrel tried to use the comment sheet rather than EDARP. Can we add these to EDARP so we don't lose them?

---

**From:** Mirko Kruse <mkruse@troutlaw.com>
**Sent:** Friday, April 9, 2021 8:43 PM
**To:** Mark Gebhart <MarkGebhart@elpasoco.com>
**Cc:** Lisa Thompson <lthompson@troutlaw.com>
**Subject:** Comments to Draft El Paso County Master Plan - Upper Black Squirrel Ground Water Management District

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Hello Mr. Gebhart,

Please see the comments below to the Draft El Paso County Master Plan submitted on behalf of the Upper Black Squirrel Groundwater Management District. The comments were drafted to fit within the character limit of the online questionnaire but that portal is now closed. The District submits these comments directly to you and will be submitting a letter expanding on these comments on Monday. Thank you.

-Mirko

Chapter 3: Land Use

- Pages 20/21: shows much of new development expected in the next 20 years will occur within the Upper Black Squirrel Groundwater Basin. Master Plan should explain that reliance on Denver Basin water is not sustainable and the alluvial aquifer is over-appropriated and new wells cannot be issued without a replacement plan. Also, groundwater levels are high in northern portion of the basin requiring underdrains and issues with septic systems.
- Pages 24/25: discusses the "rural placetype" and mentions that these homes are usually on a well and septic system. Master Plan should mention that septic systems are only appropriate on a limited basis and where high groundwater table does not exist.

- Pages 26/27: discusses the "large-lot residential placetype" and mentions that these homes are often on well and septic but might have access to central system. Master Plan should state that individual wells and septic systems are discouraged and connection to a central system is needed to protect water quality.

Chapter 12: Environment

- Page 129: mentions groundwater resources, but only the Denver Basin and Pierre Shale specifically. This section should describe the UBS Basin specifically and its alluvial aquifer as an important groundwater resource. Should also mention that (1) alluvial aquifer is over-appropriated and that no new wells can be drilled without a replacement plan, (2) the importance of protecting the quality of the groundwater in the basin and (3) there are concerns with developing the Upper Pierre Shale as a groundwater resource due to limited ability to withdraw water and water quality concerns.
- Page 129: The Plan should address the urgent need for management strategies for the sustainable use of water resources in the County instead of simply identifying a "water supply gap" between water supply and demand. Plan needs to acknowledge that gap cannot be filled with non-renewable supplies like Denver Basin water or the over-appropriated Upper Black Squirrel groundwater.
- Page 129: The Plan only states that "increases in average temperature may affect water availability," which does not capture the urgency to address climate change a factor in future water management.

**Mirko L. Kruse**

Trout Raley
Montaño • Freeman • Sinor • Thompson P.C.

TROUT RALEY MONTAÑO FREEMAN SINOR THOMPSON, P.C. 2021
RECOGNIZED BY
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## Mark Gebhart

**From:** Nina Ruiz
**Sent:** Monday, April 12, 2021 4:07 PM
**To:** Mark Gebhart
**Subject:** FW: El Paso County Master Plan comments
**Attachments:** TrailsAddendumR.pdf

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**From:** Cheryl Pixley <cheryl@cherylpixley.com>
**Sent:** Monday, April 12, 2021 9:06 AM
**To:** Nina Ruiz <NinaRuiz@elpasoco.com>
**Subject:** El Paso County Master Plan comments

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Good Morning Nina,

Attached is the file that I tried several times on Friday to upload along with the Black Forest Trails Association review comments for the county Master Plan, MP211.

I see no link included with our review comments on the EDARP site so am thinking that the file was not successfully sent.

Thank you,
Cheryl Pixley
Black Forest Trails Association
495-9295

# Trails Addendum

(Final Draft)
(5/19/99)

## SECTION A.1. INTRODUCTION AND PURPOSE

**Introduction**

This Trails Addendum provides planning for a network of non-motorized, multi-use trails within the Black Forest Planning Area. These trails will be linked to the Regional Trail System as outlined in the *El Paso County Master Plan for Parks, Trails and Open Space*, and the *City of Colorado Springs Open Space Master Plan*. The Trails Addendum is intended to provide guidelines to developers for establishing trails within new subdivisions as well as elicit the cooperation of existing residents for trail access across private property without compromising existing land uses and privacy.

Informational elements of this document begin in Section A.2 which provides reasons for a Trails Addendum. Issues, opportunities, and constraints are identified in Section A.3 to aid understanding of the complexities of developing a trail network throughout a large region. Guidelines for property owners, developers, and planners are presented in Section A.4. The map in Section A.5 shows existing and proposed trails. Finally, Section A.6 identifies committee members who generously volunteered their time and talent to prepare this document.

**Purpose**

The purpose of the Trails Addendum is to establish guidelines for the development and coordination of a network of multi-use, non-motorized neighborhood and community trail systems within the Black Forest Planning Area. These trails should be designed to integrate with the proposed El Paso County Parks, Trails, and Open Space Regional Trail System, where appropriate. Trails will serve to maintain and encourage the outdoor lifestyle that residents of the region enjoy and want to preserve as well as possibly provide alternate modes of commuting as our vehicle traffic continues to increase. Some can also serve as migration corridors for the benefit of wildlife. Developers can be encouraged to reserve unbuildable land, such as drainages and floodplains for use by the Trails System. Finally, the Trails Addendum, as the first of its kind, may provide a model for other El Paso County Topical and Small Area Plans. As such, it will improve the quality of life for people, and help preservation of wildlife, as well as make use of natural features of the land for outdoor recreation and wildlife habitat.

## SECTION A.2. BACKGROUND

Although encouragement to provide trails has been a part of the Black Forest Preservation Plan since 1974, few new developments included non-motorized trails in their plans. Also, many trails in older subdivisions had been abandoned and fences built that closed other trails. In addition, many changes have taken place in the County Planning Area including a new master plan for trails and open space, and new funding sources. More definitive language and guidelines for trails are necessary to keep the Black Forest Preservation Plan current and reflect the goals of our growing population.

In early 1998, the Black Forest Trails Association requested the El Paso County Board of County Commissioners to appoint a committee to draft a Trails Addendum to the Black Forest Preservation Plan. That committee was appointed by the County Commissioners and convened on April 28, 1998, at the Edith Wolford Elementary School in Black Forest. The committee (see Section A.6), held 14 meetings throughout the year. All meetings were open to the public with advanced notifications of the meetings posted by the El Paso County Planning Department. On February 21, 1999, the finalized draft addendum from the committee was submitted to the Planning Department for posting on the County web site and inter-governmental and public review and comment. In addition, a public meeting to provide copies of, brief and receive comments on the addendum was held for Black Forest Residents. Comments from all these reviews were addressed by the Committee and appropriate changes incorporated. On Jun 15th, 1999, the final draft was presented to the Planning Commission for approval and incorporation in appropriate planning documents.

## Section A.3. ISSUES, OPPORTUNITIES AND CONSTRAINTS

### A.3.1. Trails Integration

**Creation of a coarse network of regional trails, and the connection of regional**

**trails with local trails serving rural residential areas, are primary issues for trails integration.**

The 1997 *El Paso County Parks Trails and Open Space Plan* provides an excellent framework for a regional trails and open space system which will link County parks with other outdoor recreational opportunity areas within the Black Forest Planning Area. County trails also provide connections to trails and open space areas outside the Black Forest Planning Area. At present, this system exists largely on paper and trail locations are not precisely defined.

Creation of a fully integrated, non-motorized trail system is an opportunity to be a model for successful trails planning throughout the entire county. A high level of community interest and leadership in Black Forest will contribute to the success of the effort. To date, a number of community and local trail facilities have been developed, planned, or at least are available as corridors awaiting specific trail alignment or clearing.

Challenges to full implementation include funding constraints, physical barriers, and complex existing land ownership and development patterns. The local system is by no means itself complete or fully integrated and, in any case, will not be fully viable unless the framework of a regional system is implemented.

### A.3.2. Roads as Trails

**While unpaved roads may continue to be part of a trails network, they cannot continue to be the main opportunity for non-motorized trail use.**

Traditionally, many Black Forest residents have relied on a high percentage of unpaved roads as a surrogate equestrian, bicycle and pedestrian trails system. Factors precluding continued reliance on unpaved road as surrogate trails include population growth, increased traffic, safety concerns, and road surfacing policies prompted by air quality regulations and Department of Transportation objectives for maximized traffic flows.

Opportunities to use roads as trails include: 1) limiting the number of roads that are hard-surfaced and integrating these as a permanent part of the trails system; 2) accommodating trails within road rights-of way; 3) offsetting the paved surface of new roads within the right-of-way to allow space for a trail along one side; 4) increased right-of-way width; 5) design of shoulders to be used as trails, and 6) incorporation of trails into easements adjacent to roads.

Hard surfaced roads are not amenable to integration with a non- motorized trail system. Through roads, such as Black Forest, Vollmer and Shoup Rds., which may be most desirable for connecting park facilities or with regional trails, also carry the most motorized traffic.

### A.3.3. Trails in new subdivisions

**Inclusion of non-motorized trails in new subdivisions is an effective way to provide an expanding non-motorized trails network.**

There are no formal land dedication requirements for trails in subdivisions, but many developers recognize the demand for trails and the enhanced land values in subdivisions with trails.

El Paso County Parks emphasizes regional park and trail facilities. In most cases subdivision park dedication requirements translate into only small amounts of land and the County Parks Department ordinarily favors accepting fees in lieu of land in order to maximize their revenues for regional facilities and to limit their maintenance responsibilities.

Thus, if a large, well-integrated trails network is to be created, it must come largely from efforts by the private sector. Because new development in the Black Forest often occurs in a discontinuous and not fully predictable pattern, often within a framework of existing development, it is not reasonable to rely entirely on new development to achieve a functional integrated trails system.

New developments provide good opportunities to effectively and cooperatively identify and provide for trails. Compared to years past, the County and State have better policy and regulatory tools with which to assist property owners in accommodating trails, limiting liability, providing for signing and assuring that facilities are kept open and maintained.

Allowing only exclusive use of trails for residents within a subdivision is difficult to enforce and does not realistically recognize the connecting function of trails. Reconciliation of the desires of the residents of a particular subdivision for exclusivity with the external desires of the larger community for connectivity may be an issue.

# Trails Addendum

(Final Draft)
(5/19/99)

**A.3.4. Trails in older subdivisions and existing neighborhoods**

**Lack of trails, or closure of trails specified in covenants (but often not shown on subdivision plats), are two major issues for trails in older subdivisions and existing neighborhoods.**

Existing road and utility corridors may provide opportunities for connecting trails though previously developed areas. Proper placement of fences on property lines, rather than within the road right-of-way, may provide space for trails if the road is not centered in the right-of-way. Voluntary fence setback, or fence removal, would also provide space. There are many opportunities to incorporate trails into and through existing subdivisions on a voluntary basis.

The use of conservation easements is becoming more common in the planning area. This trend presents both an opportunity and a constraint depending on whether trails are an allowable use within the easement.

Trails have been incorporated into the approval of older developments, but this has not been accomplished within the context of a comprehensive planning framework.

Inclusion of trails as part of the subdivision process is preferable to retrofitting trails with individual owners after subdivision has occurred.

While some developments include excellent trails facilities, those associated with others are not functional or were never set aside in the first place. Nonfunctional trails result from many factors including lack of maintenance, legal and illegal closure, and physical barriers.

**A.3.5. Networking with Government and Trails Organizations**

**Trails planning and implementation will be most successful if supported by many organizations.**

Considerable progress has already been made in the past decade for trails planning and implementation in the Black Forest area. An active coalition has been formed which includes the Black Forest Trails Association, the Trails and Open Space Coalition for the Pikes Peak Region, the County Parks Department, other County departments and several developers and neighborhoods.

Coalitions are critical for effective access to, and use of, funding resources including those provided through Great Outdoors Colorado (GOCO) and Transportation Efficiency Act for the 21st Century (TEA21). Recognition of the importance of trails for community, safety, and as alternatives to motorized transportation in county wide and small-area plans, is an opportunity to strengthen these coalitions.

At present a constraint is that many of these coalitions are somewhat informal, short-lived, or dependent on volunteers.

**A.3.6. Funding**

**Funding for trail education, implementation and maintenance is critical.**

Many opportunities exist for trails funding. These include GOCO and TEA21 as well as Colorado State Trails . Both of these options allow an area to essentially compete for discretionary funds on the basis of the worthiness of a project rather than on a pure formula basis. Preference is given to projects which involve leveraging and partnerships.

The relatively competitive nature of the process creates a high standard for project acceptance. Projects also need to be "ready to go" before they will be funded. It is also clear that sources of funding should always be expected to be insufficient to meet total demand, thereby making prioritization an important and difficult process.

**A.3.7. Trail Maintenance**

**Trail maintenance is important for trail beauty and safety, and for public acceptance of trails as desirable. Where trails have not been maintained, they tend to become closed to public use.**

The County Parks Department already does an excellent job maintaining the existing County Regional Trail System. It will continue fulfilling this responsibility as the Regional Trails System expands throughout the County.

Local trails maintenance has been accomplished on a largely *ad-hoc* basis through neighborhood associations, the work of developers, and area-wide volunteer efforts. There is an opportunity for a significant portion of trail maintenance to be accomplished effectively through coordinated volunteer "adopt-a-trail" efforts.

# Trails Addendum

(Final Draft)
(5/19/99)

**A.3.8. Trail Education**

**Education of the public on the value and proper use of trails will contribute to the success of a non-motorized trail system.**

The physical presence of trails, and the presence of trail users, are viewed with apprehension by some property owners. Most evidence shows that well-planned trails enhance property marketability, and local trails foster a sense of community, help deter crime, and do not necessarily conflict with privacy.

Within this context there is a continuing concern with conflicts involving trails users who are not aware of trail etiquette and limitations, or do not choose to abide by reasonable rules. Because of the diversity of users, trail education can be expected to be a continuing need.

**A.3.9. Trail Design**

**Trail design is important for safe, attractive, low-maintenance trails.**

Standards for effective trail design have been developed in many places in the United States and other countries. In the Black Forest area, tread width, distance from fences and cut or fill slopes, vertical and horizontal clearance, properly marked road crossings, and separation of horse trails from other non-motorized uses (where possible) are important aspects of trail design.

Articulation of standards should be pursued. Application to specific areas (forest, grassland, hillslopes, wet areas) is an important element in trail implementation.

## A.4. GOALS, POLICIES AND PROPOSED ACTIONS

**Introduction**

This section is the primary applied portion of this Trails Addendum to the Black Forest Preservation Plan. The goals, policies and proposed actions, which follow, are intended to guide the review, administration, and implementation of trails decisions within the planning area in nine key areas:

1. Trails Integration
2. Roads as Trails
3. Trails in New Developments
4. Trails in Existing Neighbor- hoods
5. Networking with Government and Trails Organizations
6. Funding For Trails
7. Trail Maintenance
8. Trail Education
9. Trail Design

**A.4.1. Trail Integration**

**Goal**

A.4.1.A. Create a County Regional Trail and Open Space System that serves residents of the Black Forest Planning Area, and allows residents to integrate neighborhood trails into that system.

**Policy**

A.4.1.1. Support completion of the County Regional Trail and Open Space System in Black Forest.

**Proposed Actions**

A.4.1.a. Refine and establish the regional trail system through the Black Forest with the assistance of its residents and cooperation of the Development Community. (See map, Section A.5)

A.4.1.b. The Black Forest Trails Association should help the County Parks Department identify and map primary trail corridors in the Black Forest Planning Area.

**A.4.2. Roads as Trails**

**Goal**

A.4.2.A. Integrate unpaved roads and trails adjacent to paved roads into the trail network.

**Policies**

A.4.2.1. Support the DOT in creating the most conducive and safe means for transportation throughout the Black Forest.

A.4.2.2. Strongly encourage the DOT to consider the impact on the area's present and future trails when choosing dust abatement alternatives in Black Forest.

**Proposed Actions**

A.4.2.a. Provide a minimum 10-foot trail area along all new neighborhood roads in compliance with the County Road Surfacing Policy. This trail area will be platted as a public DOT non-motorized, shared-use easement when outside the road right-of-way. Public access within these easements will be protected by the County.

A.4.2.b. Support creation of a county-wide bicycle plan that identifies appropriate transportation corridors within Black Forest, then direct the DOT to add bike lanes on the identified roads as additional right-of-way is acquired, major road reconstruction is undertaken, and transportation enhancement funding permits.

A.4.2.c. Incorporate guidelines for trails

along neighborhood roads as well as guidelines for offset roads into all relevant DOT policies, manuals and guidelines.

A.4.2.d. Adopt best management practices as county guidelines for the pruning and removal of trees in the road right-of-way, in order to make room for trails on right-of-way of existing roads.

### A.4.3. Trails In New Developments

**Goals**

A.4.3.A. Provide neighborhood trails that can ultimately connect to the regional trail system for all new developments.

A.4.3.B. Protect trail easements recorded on plats and in covenants from closure through County action.

**Policies**

A.4.3.1. Encourage trail and public rights-of-way specific to: 1) the regional trails; 2) mapped trails in the planning area; 3) trails in adjacent and nearby neighborhoods; and 4) intra-development connecting trails.

A.4.3.2. Locate trails in areas that serve a multipurpose function and limit the impact on future property owners. Locations that may be considered but are not exclusive to trails are: utility easements, section lines, property lines, drainage ways, flood plains, preservation and conservation areas.

**Proposed Actions**

A.4.3.a. Include and protect trails on plat plans and by covenants.

A.4.3.b. Indicate all trails on plats and in covenants as open to all non-motorized trail users.

A.4.3.c. Provide trail easements to allow convenient, non-motorized travel throughout the entire subdivision. For example, trail easements could be located along interior roadways as well as around the entire development with at least one interior trail connecting to the perimeter trail. Ultimately, each new development should design a trail system that best fits its natural topography and the needs of its future users, while remaining sensitive to the concerns of adjoining property owners.

A.4.3.d. Encourage developers to meet with appropriate community members and adjoining property owners to review and discuss all aspects of proposed development plans before finalizing them for County consideration.

A.4.3.e. Indicate that all trails are open on the plat plans and in the covenants, as long as watersheds are protected from defoliation and erosion and wildlife trails and corridors are preserved for wildlife. At a minimum, there should be one designated open trail that allows users to traverse a neighborhood to reach an adjoining neighborhood or trail.

A.4.3.f. Encourage developers of business parks and commercial property to include a network of trails in their development plans. This network should also connect to surrounding neighborhoods and follow the policies stated above.

A.4.3.g. Install signage on all trails to help insure that users stay on them.

A.4.3.h. Revise County Planning Regulations to require new, rural, residential subdivisions not suited for sidewalks, to include a system of public, shared-use trails. Regional park fees should not be waived when fulfilling this County requirement.

A.4.3.i. Recommend that the County actively support all platted trail easements by protecting them from closure, thus ensuring the continuity of a subdivision's planned trail system for perpetuity.

### A.4.4. Trails In Existing Neighborhoods

**Goal**

A.4.4.A. Recognize the value of trails and the important role they play in the daily lives and the lifestyles of all residents in existing developments. Trails are safer than roads for non-motorized uses. Trails help deter neighborhood crime. Trails encourage social interaction and create tighter-knit communities.

**Policies**

A.4.4.1. Encourage residents to enforce and follow trail covenants and existing plat plans that include trails to ensure continuity of the trail system.

A.4.4.2. Encourage neighborhoods with trails to connect to the identified trail corridors (see map, Section A.5) as well as trails in adjoining neighborhoods.

A.4.4.3. Encourage residents in neighborhoods that do not have trails in their covenants or plat plans to create a local trail system.

**Proposed Actions**

A.4.4.a. Coordinate, between the County, residents, and homeowners associations, to work together to review plat plans of older subdivisions to identify and reopen abandoned trails and closed easements to ensure a complete trail system.

A.4.4.b. Establish a "Neighborhood Trail System", supported by covenant and legal documentation. These trails, established by residents and homeowners associations, may be located on unpaved roads, along interior paved roadways, on utility easements, and section lines, as well as in drainage ways, floodplains and preservation areas for minimum impact on property owners and wildlife.

A.4.4.c. Indicate all trails on plats and in covenants as open to all non-motorized trail users.

A.4.4.d. Install signage on all trails to help ensure that users stay on them.

A.4.4.e. Support local trail associations' educational efforts to educate existing developments of the benefits of trails (i.e., safety, crime reduction, social interaction, property value, etc.)

A.4.4.f. Establish a tax rebate program, supported by the County, for landowners who allow trails easements on their property. These easements can either create a connection to the Regional Trail System or create an open trail that allows an adjoining, existing development access to the Regional Trail System.

### A.4.5. Networking with Government and Trails Organizations

**Goal**

A.4.5.A. Improve ongoing communication between government agencies and trails organizations to increase the likelihood of project coordination and the ultimate success of those projects.

**Policy**

A.4.5.1. Promote an information-clearing house which government officials and trail advocates can access, to find each other and access project updates.

**Proposed Actions**

A.4.5.a. Increase the opportunities for communication and cooperation among County Parks, Planning, Transportation, the Colorado Division of Wildlife, and all other appropriate county departments and state agencies to work together for trail development within the county.

A.4.5.b. Ensure that trails are entered into all the appropriate transportation plans of local, regional, state and federal agencies.

A.4.5.c. Utilize volunteers to create and maintain a current database of appropriate local, regional, state and federal government agencies as well as trail organizations. The information should include the contact person, address, phone, and the organization's focus. It should also include the status on key local, regional, and state trail projects. The County Parks Department should assist this effort.

A.4.5.d. Make information available to all interested landowners, developers, and citizens from the database to help facilitate trail development.

### A.4.6. Funding for Trails

**Goals**

A.4.6.A. Obtain the funding necessary for the County to acquire and maintain regional trail corridors.

A.4.6.B. Develop County programs that financially support the development of trails.

**Policies**

A.4.6.1. Support increased County funding for trail development.

A.4.6.2. Encourage the County to apply for private and government grants to fund trail development.

**Proposed Actions**

A.4.6.a. Increase County Parks' overall budget, thereby increasing the amount earmarked for regional acquisition and development.

A.4.6.b. Identify opportunities to establish public/private partnerships to facilitate new trail easements on private land.

A.4.6.c. Investigate all funding sources and apply for those that are appropriate to finance trail projects.

A.4.6.d. Form public/private partnerships whenever possible to increase the number of grants for which the County would be eligible.

A.4.6.e. Utilize volunteers to work on fund-raising campaigns so that the County can raise the matching funds required to receive most trail grants.

A.4.6.f. Direct the County Department of Transportation to apply for transportation enhancement funding to implement a county-wide bicycle plan that identifies appropriate transportation corridors within the Black Forest.

### A.4.7. Trail Maintenance

**Goal**

A.4.7.A. Preserve well maintained, clean trails important to the area's ecology and which add to the enjoyment of living in the Black Forest.

**Policy**

A.4.7.1. Encourage ongoing cooperation between government organizations, homeowners

associations, trails organizations, community organizations and landowners to keep trails clean and in good repair and free of noxious weeds.

**Proposed Actions**

A.4.7.a. Organize, with the help of the Black Forest Trails Association, an annual Community Trail Day each spring to: 1) control and repair erosion; 2) repair and replace trail signs; 3) pick up trash; and 4) trim tree limbs to provide overhead and side clearance. Volunteers would also investigate and report on any recently closed trails.

A.4.7.b. Travel the trails each Fall to pick up trash and identify key project areas for repair during the next spring. Members of the Black Forest Trails Association should organize these trips.

A.4.7.c. Organize an adopt-a-trail program for ongoing cleanup of local trails. The Black Forest Trails Association should organize these groups. County trails will remain under the county adopt-a-trail program.

**A.4.8. Trail Education**

**Goal**

A.4.8.A. Foster trails education as the foundation for developing, maintaining and protecting a trail system in the planning area.

**Policy**

A.4.8.1. Support a comprehensive educational program for landowners and trail users of all ages that promotes the development of trails and their proper care and use.

**Proposed Actions**

A.4.8.a. Create a speakers bureau which will develop new and utilize existing printed materials, and institute a local media plan to help eliminate misconceptions and educate the community about trails. This should be done in cooperation among the County Parks Department, the Black Forest Trails Association, the Black Forest Land Use Committee, the County Department of Transportation, and the Trails and Open Space Coalition.

A.4.8.b. Identify liaisons to work with the Black Forest Trails Association, the Black Forest Land Use Committee and government officials in support of trails.

A.4.8.c. Name a trail coordinator, from homeowners associations with trails, who will educate and work with residents in their neighborhood to protect and maintain trails and encourage their proper use.

A.4.8.d. Educate school students about proper trail etiquette by using every opportunity to work with local schools.

**A.4.9. Trails Design**

**Goal**

A.4.9.A. Accommodate both the needs of wildlife and non-motorized trail users (including but not limited to walkers, joggers, hikers, off-road bicyclists, equestrians, and cross-country skiers) in the design of trails in the Black Forest.

**Policy**

A.4.9.1. Encourage trails that add to the general quality of life in Black Forest through their organized placement and natural dirt.

**Proposed Actions**

A.4.9.a. Design the optimum trail system in a subdivision, whether new or existing, to allow users: 1) to travel from their homes to a desired location by choosing among a variety of connecting loop trails that may be located between property lines, on other existing easements, along roads, in designated open space and any other areas deemed appropriate. 2) to connect to trails in neighboring subdivisions, which could exist now or may be built sometime in the future. 3) to connect to the County Regional Trail from their homes.

A.4.9.b. Ensure that trail easements are at least 20 feet wide to safely accommodate the variety of non-motorized users who may choose to utilize them.

A.4.9.c. Retain the existing natural dirt base, for the trail itself, to keep the character of the surrounding environment and eliminate construction costs as well as benefit the needs of the most varied number of users (walkers, joggers, equestrians, cross-country skiers, wildlife, etc). Trail erosion has not been a problem in Black Forest, as evidenced by popular, well-used neighborhood trails that are at least 20 years old. These trails are primarily used by area residents, not the entire County, as is the case on regional park trails.

A.4.9.d. Ensure that when the County constructs a surfaced trail, a parallel track be identified and left natural for those users who benefit from a softer, natural base.

A.4.9.e. Place trails located along roads within treed areas on the north and west sides of the road, whenever possible, to allow sunshine to melt ice and snow off the trail.

A.4.9.f. Mark all trails with signage to help

ensure that users stay within the designated trail easement.

A.4.9.g. Consider the potential impact of trails on the adjoining property owners when a neighborhood locates a trail along the adjoining property line of another subdivision. If warranted, the impact may be mitigated by landscaping, the use of topography in trail placement, and any other reasonable means that would address adjoining landowners' concerns.

A.4.9.h. Direct land developers, land planners, County Staff, homeowners associations and Black Forest residents to design trails that will provide the most benefit to resident users and wildlife.

## SECTION A.5. MAPS

### A.5.1. Introduction

The *El Paso County Master Plan for Parks Trails and Open Space* (1997) and the *City of Colorado Springs Open Space Master Plan* (1997) each refer to and outline a future vision of a Pikes Peak Regional Network of parks, trails and open space. The Black Forest Preservation Plan Area makes up a significant portion of the County Master Plan and it should be referred to for greater detail. Planned trail corridors (as of mid-1997) are indicated on the Regional Planning Map, along with planning for specific trail routes, as recommended in the master plans.

### A.5.2. Regional Trails – Ongoing Efforts

During the course of this Addendum Study for the Black Forest Preservation Plan Area, a number of specific ongoing planning efforts have been identified. These efforts are continuing by both City and County Parks staffs and trails advocacy organizations, such as the Trails and Open Space Coalition for the Pikes Peak Region, the Black Forest Trails Association and others. The efforts are specifically directed in the areas of: 1) proactive work with private developers, 2) use of conservation easements for open space planning and potential trail corridors, 3) Department of Transportation plans for new highway corridors and modification of existing public roadways, and 4) work with private property owners in reopening existing trail easements.

### A.5.3. Future Implementation Plans

The regional plan for trails is not a single effort, but a series of implementation projects over the course of the coming years. Each of these projects must meet the tests of: 1) be part of a master plan, 2) form partnerships for funding and implementation, and 3) obtain public approval and support. Examples of projects affecting the Black Forest Area, and shown on the Regional Planning Map, include: 1) the Black Forest Section 16 Partnership, and 2) the Jackson Creek Trail Segment from Fox Run Park to the New Santa Fe Trail. Each of these have resulted in planned trails presently scheduled for funding and implementation. Projects also included are the completed segments of major Regional "Spine" Trails: the New Santa Fe Trail (north/south), the Pikes Peak Greenway, and the Rock Island/Midland Trails Systems (east/west). A number of others are in the planning stages, i.e.: the Powers Boulevard Interchange with La Foret and Skyline Trails, and trail easements through several new developments in both city and county jurisdictions. These are all shown on the included regional map as completed trails, or as broad Regional Trail Corridors.

The Addendum Trails Corridors Map is attached as Figure 5.1.

## SECTION A.6 ACKNOWLEDGMENTS

The following residents and supporters of non-motorized Trails throughout the region gave their time and talent to develop this Trails Addendum to the Black Forest Preservation Plan:

* Erv Perelstein, Chairman
* Cal Utke, Vice Chairman
* Juel Kjeldsen
* Karen Laden
* Arthur Lapham
* Sherrie Oram-Smith
* Amy Phillips
* Ruth Ann Steele
* Kay Stricklan
* Dave Watt

* = *Appointed voting member by the Board of County Commissioners*

The following interested citizens also participated;
Barbara Hosmer
Iris Mosgrove
Judy von Ahlefeldt
Susie Witter

Other Key Contributors
Joe Salute, Planning Commission Liaison and

committee secretary
Carl Schueler, Planning Department Liaison
Jeff Brauer, Parks Department Liaison
Dave Watt, Department of Transportation Liaison

On behalf of the residents of the Black Forest Planning Area, the Trails Addendum Committee wishes to thank the El Paso County Board of County Commissioners, Planning Commission and Planning Department for their support in developing this Trails Addendum. As the first of it's kind in El Paso County, we hope to have provided the model for Small Area Comprehensive Plan support of the County's Regional Trails System.

Erv Perelstein, Chairman
May 18, 1999

Figure 5.1 Trails Addendum Trail Map

## Mark Gebhart

**From:** PLNWEB
**Sent:** Monday, April 12, 2021 12:11 PM
**To:** Mark Gebhart
**Subject:** FW: Proposed County Master Plan

Mark,

Please fee e-mail below.

Thank you

Terry Lowderman
719-520-6307
2880 International Circle Suite 110
Colorado Springs, Colorado 80910

---

**From:** Richard Babcock <richard.b@sasi-services.com>
**Sent:** Thursday, April 8, 2021 1:53 PM
**To:** PLNWEB <PLNWEB@elpasoco.com>
**Subject:** Proposed County Master Plan

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Sirs;

In addition to comments below I believe you must take into account the long term nature of residents of Black Forest. Attempts to incorporate have been soundly defeated in the past primarily because of fears of increased taxes. Clearly a majority of current residents do not desire increased taxes. With that in mind what is the rationale for any annexation efforts which most certainly would raise taxes?

In the past residents relied on the Black Forest Preservation Plan for some protection from encroachment and development. The BFPP became less and less considered by County Commissioners as the years passed and as monied developers saw financial opportunities in the Black Forest area. The current proposal is obviously developer friendly and opens the door to further compromise and disregard of the nature of the Black Forest. As a resident I understand progress however that must include understanding of the value of the Forest as it is. There must be assessment of the sewage and water issues not to mention increased traffic the current proposal allows. One has only to look at Baptist Camp to see what

will happen. Virtually all of the original lot promises regarding setback, spacing, dwellings per acre, etc. have been altered in favor of the developer. What will be different in the Black Forest?

It is your duty to hear and positively consider your proposal in light of public response. Allow the following:

Strongly recommend the following statement be added to page 26 in the paragraph labeled "Character."

"Because of the unique nature of the timbered area of Black Forest in the Large Lot-Residential placetype (green area on page 17 Key Areas map) the lot density in the timbered area will be a minimum of 5 acres per lot."

Black Forest is the only significant timbered residential area in the Large Lot-Residential placetype. This area has had a 5-acre minimum density rule for over 40 years to preserve the rural, residential nature of Black Forest. Even with the conservation focus of the new master plan, the 2.5-acre minimum lot size will result in lot densities smaller than 5 acres. The result will be greater destruction of trees and wildlife, more roads, increased traffic, greater fire danger and congestion and a degradation of the rural, country atmosphere. Because this is such a unique place in the county, this statement must be added to preserve the Black Forest.

==========

Here are some other concerns in the draft plan.

**1. Remove references for Flying Horse North and Shamrock Ranch regarding annexation. (Chapter 3)**

Page 17 & 50 – Why is Flying Horse North a "potential for annexation?" This development is over a mile from the nearest city limits. Page 7 shows the annexation requirements of 1/6 contiguity which cannot be met on Flying Horse North. There are rumors regarding the annexation of Flying Horse North and also a possible hotel on that parcel. Is this statement giving the developer a green light to try to annex?

Why is Shamrock Ranch included in the blue area marked "potential for annexation?" The owner of Shamrock Ranch has no desire to annex to the city.

On page 50, Flying Horse North is labeled "priority for annexation" What is the difference between this and "potential for annexation" on page 17? Is this another green light for annexation?

**2. If the area east of Hwy 83 near County Line Road is a priority development area, the area west of the highway should also be designated as such. (Chapter 4)**

Page 49 & 54 – Why is the area east of Hwy 83 and south of County Line Road labeled as a "priority development area" when the area west of hwy 83 is not? The open, undeveloped land is the same on both sides of Hwy 83 at this point.

**3. Remove LaForet as a priority development area. (Chapter 4)**

On pages 49 and 54, why is LaForet listed as a "priority development area?" This is a private camp that has sold large parcels with a stipulation for only one home and the rest of the parcel is retained for the LaForet camp.

**4. Roads in the Black Forest can be improved as long as the right-of-way is not increased in order to save trees and the natural environment. (Chapter 6)**

Page 81 – The residents of Black Forest are not opposed to roadway improvements as long as those improvements do not result in an increase in the right-of-way. An increased right-of-way may result in destruction of many trees and destroy the tree-lined roads that are such an attraction for the Black Forest. Bringing roads up to current standards may also require 3:1 slope ratios for banks along the road and this would also destroy the rural atmosphere. The 60-foot ROW for Black Forest roads must not be increased. Most roads could handle a 3-4 foot shoulder addition within the 60-foot ROW, but the ROW should not be any wider.

Respectfully,

Richard D. Babcock

4000 Crosslen Lane

Colorado Springs, CO 80908

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## Mark Gebhart

**From:** KMcCormick@protonmail.com
**Sent:** Monday, April 12, 2021 12:03 PM
**To:** Sean Tapia; Mark Gebhart
**Subject:** Suggestion for County Acquisition for Park or Trail Head El Paso County Master Plan

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Hi

Reference the open ranch land immediately adjacent to Palmer Divide (DO Cty 404) / Palmer Divide and Highway 83. This is beautiful undeveloped ranch land and forms the entrance to El Paso County when driving south into the county. There is an unobstructed view of Pikes Peak to the south for a couple of miles. This would be a perfect spot to have a county park or open space. It could even link to a trail system along Cherry Creek. As Colorado Springs and El Paso County are developed, we are losing our viewshed and from a car window, you could be anywhere in the country. It would be nice to maintain pieces of it. As an example, when driving into Colorado Springs along Highway 83 there used to be a beautiful view but now has multiple large featureless buildings with security fences and an In and Out warehouse blocking the view. It could be the prisons at Canon City and Florence for all the charm they have.

If this corner is marked for development, I hope the county controls it as Douglas County does – mandatory Dark Sky compliant lighting It, architecture that blends and low signage. Compare this corner as it is now with cresting Monument Hill coming south passing large bill boards, followed by RV parking and very unattractive commercial with towering signage.

I've pasted in a map and picture below so you can see it if you haven't had the chance to be up in this part of the county.

Thank you

Driving south into El Paso County:

North into Douglas County

**Mark Gebhart**

**From:** KMcCormick@protonmail.com
**Sent:** Monday, April 12, 2021 11:37 AM
**To:** Sean Tapia; Mark Gebhart
**Subject:** Disconnect for Our Area in Master Plan

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Hi,

I writing in reference to the draft El Paso County Master Plan treatment of the far north part of the county bordering Highway 83 in particular the portion in the area east of Highway 83.

The plan appears to be inconsistent in how our immediate geographic area is depicted. This area is bounded by Highway 83 on the west, Palmer Divide (Douglas Cty 404) / County Line Road on the north, Black Forest Road on the east and Walker Road on the south. Our mailing address is Colorado Springs 80908.

**On page 17, under Key Areas**, we are shaded as being in Tri-Lakes. I believe this was true for the previous master plan. However, in the intervening years, these have become two completely different areas with completely different characteristics and according to the master plan itself, in deciding key areas the master plan is based on current conditions not previous designations.

This area is large lot residential and undeveloped ranch land. Unlike the Tri-Lakes area, there are no municipal districts or municipal infrastructure in place. Homes use individual wells and septic systems. There is no medium or high density housing. Part of this area are heavily wooded. This are would most properly be included in **Black Forest Key Area**.

**On Page 20**, it is shaded as "Minimal change – developed." Much of it is developed but there is some undeveloped ranch land on the east and west side of Highway 83 but these parcels are not opposite each other..

**On Page 26**, it is shaded "large lot residential." This is accurate.

**On page 49** it is shaded with hashmarks indicating "Priority Development Areas" however, as previously indicated, it is largely developed with large lot residential although there are undeveloped open ranch land sections within this area. This also conflicts with the depiction on page 20 as "minimal change – developed"

At the intersection of Highway 83 and Palmer Divide (Douglas Cty 404) / County Line Road, you may want to carve out a small corridor on the west side Highway 83 for development however, the east side is an existing large lot subdivision.

Perhaps there is a reason for this but found the master plan as a whole hard to read and very general.

Thank you

Kathleen McCormick

Nina Ruiz
Project Manager MP211
El Paso County Master Plan

As a resident in El Paso County and as an employee of Peyton School District 23jt, I have some concerns about the draft of the Master Plan. According to the information in the plan, unincorporated areas comprise 27% of the county population. Unfortunately we are consistently under represented or neglected when it comes to matters like this, probably partially because we don't always vote as a block and are easily dismissed.

The reports appear to blame the Large Lot Residential for the water shortage. Yes we are on wells and we have large lots, but we do not water the entire acreage. Most of us have small grass areas close to our houses and the majority of our lots are natural grass & trees that are not watered with well water. Our aggregate water usage is lower than the Surburban Residential developments.

I do not believe schools have been included in the considerations. Our small rural school districts do not have the resources to absorb large numbers of new students, especially in a short time period. As the new developments are built in our areas, we will be overwhelmed if developers and the county do not share the burden of building facilities to support the student growth. A good example is what Peyton 23jt is facing with the proposed Grandview Reserve development. The district currently has approximately 600 students and in a few years could have over 3200 students from Grandview. Our current facilities do not have the capacity, multiple schools and related facilities will need to be built. We do not have the budget, mill levy or bonding capacity to finance these projects and the tax base from the new houses will not be realized until well after the students arrive.

Schools also require play fields and athletic fields which require water, I may have missed it but I do not see where that is accounted for in your Master Plan

I understand the growth is coming and we can't stop it (and may not want to stop it), but it is the unincorportated areas that are being developed and our way of life that is being threatened and / or eliminated. We must have County leaders that will plan and regulate responsible growth. As the urban sprawl continues to overtake the rural areas, please keep us in mind and our desire to retain our way of life and seek win / win solutions.

Thank you,

Greg Land
Facilities Director
Peyton School District
719-749-0074 option 2
13990 Bradshaw Rd.
Peyton, CO 80831

Resident:
18975 Pinon Park Rd.
Peyton, CO 80831

## Mark Gebhart

**From:** Rafael Chanza <rafchanza@msn.com>
**Sent:** Friday, April 9, 2021 7:30 PM
**To:** Mark Gebhart
**Subject:** Additional resident comments - El Paso County Master Plan - Draft Plan Questionnaire

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Addition to page #26:

Because of the unique nature of the timbered area of Black Forest in the Large Lot-Residential placetype the lot density in the timbered area will be a minimum of 5 acres per lot.

Black Forest is the only significant timbered residential area in the Large Lot-Residential placetype. This area has had a 5-acre minimum density rule for over 40 years to preserve the rural, residential nature of Black Forest. Even with the conservation focus of the new master plan, the 2.5-acre minimum lot size will result in lot densities smaller than 5 acres. The result will be greater destruction of trees and wildlife, more roads, increased traffic, greater fire danger and congestion and a degradation of the rural, country atmosphere. Because this is such a unique place in the county, this statement must be added to preserve the Black Forest.

Thank you,
Iliana Koultchitzka

## Mark Gebhart

**From:** Anderson,David <David.Anderson@ColoState.EDU>
**Sent:** Friday, April 9, 2021 11:26 AM
**To:** EXTERNAL Black Forest News; Mark Gebhart; Craig Dossey; Nina Ruiz; John Houseal; 'bnolin@hlplanning.com'; Tom; K Curry
**Cc:** Tracy Doran; Kathy Andrew; Stan VanderWerf; Longinos Gonzalez, Jr; Cami Bremer; Carrie Geitner; Holly Williams; Handwerk,Jill; Rondeau,Renee; Doyle,Georgia
**Subject:** RE: EPCMP draft Master Plan Review comment - Regional Open Space
**Attachments:** L4_PCA-Kelso's Prairie_11-27-2019.pdf

Dear El Paso County Partners,

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

Yours truly,

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

**From:** Judy von Ahlefeldt <blackforestnews@earthlink.net>
**Sent:** Thursday, April 8, 2021 2:12 PM
**To:** Mark Gebhart <markgebhart@elpasoco.com>; Craig Dossey <craigdossey@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>; John Houseal <Jhouseal@hlplanning.com>; 'bnolin@hlplanning.com' <bnolin@hlplanning.com>; Tom <tvier@comcast.net>; K Curry <currykevin@aol.com>
**Cc:** Anderson,David <David.Anderson@ColoState.EDU>; Tracy Doran <ubscgwmd@gmail.com>; Kathy Andrew <KathyAndrew@elpasoco.com>; Stan VanderWerf <stanvanderwerf@elpasoco.com>; Longinos Gonzalez Jr <longinosgonzalezjr@elpasoco.com>; Cami Bremer <CamiBremer@elpasoco.com>; Carrie Geitner <carriegeitner@elpasoco.com>; Holly Williams <hollywilliams@elpasoco.com>; me <blackforestnews@earthlink.net>
**Subject:** EPCMP draft Master Plan Review comment - Regional Open Space

To Mark Gebhart, and *Your El Paso* EPCMP Plan Team,

Attached is a .pdf of my Citizen Review Comment on Regional Open Space Placetype (Chapter 3) of the draft Master Plan (03/26/2021) which applies to the Placetypes Map for Regional Open Space on Page 38 of the draft Master Plan, to the Areas of Change Map in Chapter 3, and the Priority Development Map overlay of Placetypes at the beginning of Chapter 4.

It appears to me that some of the discontiguous and "edge" recommended Areas of Change, and Priority Development conflict directly with Candidate Open Space Areas (Map 8-3) in the EPC Parks 2013 Master Plan (Topical Element) and the Biological Resources of El Paso County (Environmental Division - 2020).

Information for both of these current documents are based on the Colorado Natural Heritage Program (CNHP) field work done for El Paso County. The forty Candidate Open Space Areas identified for the County are based on an assessment which the County (Parks Dept.) contracted for from the Colorado Natural Heritage Program 20 years ago. Most of these areas have not changed relative to their land uses and all are still important for the same states reasons in the 2001 CNHP Report. CNHP is continuing and refined, alive and well.

Colorado's State Level Natural Heritage Program, and its services to Counties, is not even recognized in the draft Master Plan, nor are its recommendations for Potential Candidate El Paso County Open Spaces (PCA's) which are memorialized in BOTH the current EPC Parks Master Plan Candidate Open Space information of 2013 and the May, 2020 Community Services Department's updated "Biological Resources of El Paso County" Environmental Division publication. This is a huge and serious omission of information.

The Regional Open Space Placetype Map on page 38 for the draft *Your El Paso Master Plan* does not recognize **any** FUTURE Open Space which has been in County Parks Master Plans (since they began in 2006), and which the County has had the information for since 2001.

This planning information (Map and Source) needs to be recognized in the EPCMP and carried forth into future conversations for protection of these identified areas if any Land Use Changes are proposed for them. The current Regional Open Space Map and discussion only recognizes EXISTING CONDITION Open Spaces,and there is no further information on this in Chapters 10 or 12.

The Judge Orr Road Open Space (now named Kelso's Prairie), and the Marksheffel Road Open Space, were identified as high risk twenty years ago and are in the Annexation Potential and Areas of Change paths now. They are both are at extreme risk now from Annexation and Areas of Change.

If Conservation Design is a serious constituent of the new County Master Plan, then certainly these long-standing PCA/Candidate open Spaces areas of protection concern should be at the front of Land Use discussions and Code

protection, not run over by subdivision proposals which ignore their existence, and are omitted from the Master Plan itself.

I have copied this to the BoCC and other interested parties on this comment for their information.

I would be happy to help in adding information for this item. There are links so source material in the attached six-page .pdf.

I am submitting this as a direct document to PCD because there is not any way to do this through the HLA constrained short comment sheet on the *Your El Paso* Master Plan website.

This is one of several problematic high level issues with the Master Plan at this stage, which are deserving of some Planing Commission Workshops and more than just the two perfunctory Adoption hearings currently scheduled for May, 2021.

Dr. Judith von Ahlefeldt,PhD

Landscape Ecologist

719-337-5918 (cell)

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## Mark Gebhart

**From:** Terry Stokka <tastokka@gmail.com>
**Sent:** Wednesday, April 7, 2021 12:44 PM
**To:** Craig Dossey; Mark Gebhart
**Cc:** Steven Gutman; nancy piasecki; EXTERNAL Black Forest News
**Subject:** Black Forest Overlay to Master Plan?
**Attachments:** BFPP Vision 2020 - 2021 revision.doc

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Mark and Craig,

What would be the chance to get a "Black Forest Overlay" to the master plan that would look something like the attached Black Forest Vision 2020?" With just a few exceptions, this vision statement does not violate any land development codes and gives firm definitions to density, clusters, conservation easements, etc. This vision statement could be modified slightly to be a valuable addition to the master plan. It would give us the protection that we are desiring.

The draft master plan must be general in some ways but for special circumstances it needs to have more specifics.

Terry

## Mark Gebhart

**From:** Craig Dossey
**Sent:** Wednesday, April 7, 2021 3:09 PM
**To:** Mark Gebhart
**Cc:** Trisha Parks; John Houseal (JHouseal@hlplanning.com)
**Subject:** FW: Review of Draft "Your El Paso Master Plan" dated March 26, 2021
**Attachments:** Review of El Paso County Master Plan dated March 26, 2021.pdf

FYI


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


YOUR EL PASO MASTER PLAN

**WE NEED YOUR HELP!** The Planning and Community Development Department has been working on revising the Master Plan for El Paso County. Once adopted, this plan will help guide development for the next 20 years. The draft version of this plan is now available for public review and we are seeking public comments on the draft plan until April 9, 2021. You may do so here: https://elpaso.hlplanning.com/pages/draft-plan-outreach. Thank you in advance for your feedback!

---

**From:** Holly Williams <HollyWilliams@elpasoco.com>
**Sent:** Wednesday, April 7, 2021 3:04 PM
**To:** Craig Dossey <craigdossey@elpasoco.com>
**Subject:** Fw: Review of Draft "Your El Paso Master Plan" dated March 26, 2021


***Commissioner Holly Williams***
200 S Cascade, Suite 100
Colorado Springs, CO 80903
(719) 520-6411 (office)
(719) 374-0856 (cell)


---

**From:** David Belote <david.e.belote@gmail.com>
**Sent:** Wednesday, April 7, 2021 1:38 PM
**To:** Holly Williams <HollyWilliams@elpasoco.com>
**Subject:** Review of Draft "Your El Paso Master Plan" dated March 26, 2021

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Holly,

I have reviewed the draft "Your El Paso Master Plan" dated March 26, 2021 and have attached my comments. It is generally an excellent document and those that worked on it should be commended.

I do not know whom to send my comments to and that is why I am sending them to you. I'm figuring that you can get them to the right person. There seems to be no facility on the website to upload comments. I finally figured out that the website has a link for a Questionnaire (kind of a strange name for comments), but it is organized by Chapter and doesn't allocate enough characters per chapter for my comments (I tried and gave up). I did my review page by page and put them into a Microsoft Word document which I've attached a PDF copy of here.

David Belote
(719) 661-1849
david.e.belote@gmail.com

April 7, 2021

Review of the draft "Your El Paso Master Plan" dated March 26, 2021.

Review Time: 5.5 hours.

Reviewer: David E Belote, 12330 Woodlake Road, Elbert, CO 80106. (719) 661-1849.

General: The plan is generally excellent, but I do have a few comments and questions as shown below.

| Page | Comment or Question |
|---|---|
| 81 | U.S. Route 24 is incorrectly labeled as Interstate 24. |
| 81 | What east-west roads are being extended into Falcon as shown by the New Road Construction markings? Getting these roads in should be a priority. Many people who live in Falcon use Burgess road to transit from Falcon to Colorado Springs. I would like to see these people have a different, non-forest route to the Springs. Forest dwellers think about fire mitigation a lot. I've seen more than one car throw out a cigarette on Burgess and then come to the end and turn right to go towards Falcon. |
| 71 & 88 | The Master Plan should allocate land for aircraft hangars that would expand the boundaries of both Meadowlake and Colorado Springs airports. Rationale: Both have a shortage of affordable hangars for private aircraft. At Meadowlake, it is because they have allowed businesses (e.g., auto storage and repair) to use hangars that were built for private aircraft, rather than making them solely for use by general aviation. At Colorado Springs where I am keep my airplane, the airport authority keeps the number of general aviation hangars to just a few which has forced hangar prices to egregiously high levels. There is El Paso County land near both of these airports that could be allocated exclusively for general aviation hangar use. If there were a way to force Meadowlake Airport to not allow businesses to use airport hangars for non-airplane use, that would be great too. |
| 88 | The master plan needs to provide for take-off and landing corridors for Colorado Springs / Peterson AFB and Meadowlake airports. These corridors need to be wide enough to accommodate emergency aircraft operations. Buildings, parks, or other places where people my congregate should not be allowed in these airport corridors. Recent examples where this has not been followed are the new multistory Amazon building that is in the direct pathway of Colorado Springs runways 17R and 35L. If an aircraft emergency occurs on take-off or landing, that building directly in the flight path. I just saw in the Gazette that a development has been approved east of Marksheffel Road that I believe might also be under the flight path of runway 13-31. I haven't flow off of that runway recently, so I'm not sure. |

| | |
|---|---|
| 89 | Front Range passenger rail service should be made a priority to link Colorado Springs with the Amtrak hub at Denver's Union Station and its links to Denver International airport. This would be a terrific improvement for Colorado Springs. My personal belief is that a North-South rail link the Northernmost Amtrak rail service in Montana and the Southernmost Amtrak rail service in New Mexico along a North-South line coming through Denver and Trinidad. At a minimum, passenger Rail should be provided from at least Fort Collins to Trinidad where it could link up to Amtrak at both Denver & Trinidad. |
| 91 | The entire paragraph on Taxes needs to be changed. This paragraph is obviously about property taxes from its content and is written by someone who is using this paragraph inappropriately to lobby for TABOR to be gotten rid of, a stance that I believe is inappropriate for the El Paso Planning Commission to formally take.<br><br>The entire Tax paragraph should be replaced with, "Funding has been a limiting factor in the improvement and expansion of public facilities and services. In line with residents' desires to maintain lower property taxes, state amendments such as the Taxpayer's Bill of Rights (TABOR), which prohibits state and local governments from raising tax rates or spending surplus revenues without voter approval, impact the ability to regulate certain causes or tax projects based on local needs. Other non-property tax forms of funding need to be identified to fund public projects." |
| 106 | The map on Page-106 is incomprehensible due to the lack of road name or landmarks on it. |
| 115 | Certainly you can find a more appropriate picture for the Air Force Academy than what I think is a confidence course / jungle gym (I don't know what to call it). |
| 120 | The second picture at the top from left should be replaced. It has to be one of the most architecturally boring buildings I have ever seen. Perhaps it is the back side. |
| Missing Appendix | The public review should include the complete document. The appendix cited on Page 3 is missing. It is an important part of the document as it states, "The complete list of documents being retained and replaced can be found in the Appendix." These documents such as The Black Forest Preservation Plan. I can't find it now, but I read somewhere that something like 200 plans will be superseded by this Master Plan. |

| | |
|---|---|
| Movie | In the movie, Nina Ruiz states that Compliance with the Plan and says the plan will be released in early March (actual is at least after publication on March 26th) and will have a one month public review. That would mean that the review period should at least be from the 1st public notification on or after March 26th for one month. I would contend that six weeks would be more appropriate for a draft final of the plan. |
| 64 | What is the greyed out area on Sweet Road. Is it the old Eastonville townsite boundaries? I think so. If so, is it somehow excluded from the El Paso County Planning Commission's jurisdiction? If so, why? There are private homes and fenced off land where the Eastonville townsite used to be. |
| 73 | I'm glad to see that home-based businesses are encouraged in the master plan. |

## Mark Gebhart

**From:** Judy von Ahlefeldt <blackforestnews@earthlink.net>
**Sent:** Wednesday, April 7, 2021 3:12 PM
**To:** Terry Stokka; Craig Dossey; Mark Gebhart
**Cc:** Steven Gutman; nancy piasecki; Tom; K Curry; EXTERNAL Black Forest News
**Subject:** Re: Black Forest Overlay to Master Plan?
**Attachments:** 1 Areas of CHange - Sotrymap Zoom 03-08 EPCMP.JPG; 2 Priority Dev aras - online Mar 9.JPG; 3 Existing Dev - Large Lots-Ranchettes ECR.JPG; 4 Key AReas - NEP -Storymap March 8 2021.JPG

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To All:

I think it would be fair to point out that the "Minimal Change: Undeveloped" polygon at least in Black Forest Area (whether Forested or grassland) is really a misnomer.

Are five- acre zoned tracts and existing lots (of various historical sizes) east of BF road really Undeveloped (vacant) land? WHAT IS THE DEFINITION OF UNDEVELOPED? (Uh Oh - no definition- no Glossary for this Master Plan!)

Five Acre minimum lots, based on 5 acre development density for zoning is a legitimate form of Development - even it if harks back to the maligned and scorned Small Area Plan in effect for about 47 years and is what gives Black Forest Much of its character and identity and helps protect the land surface and aquifer.

t is like the County is "pretending" that existing 5 acre tracts are not "Development" when the Existing Conditions Map of Dec. 2019 clearly identifies them in the area of Large lots -Ranchettes) - 3rd attachment

The Areas of Change map (Attachment 1) labels the area for "Minimal Change: Undeveloped" in the "Forested Area Key Area" (Attachment 4) as mostly east of BF Road. In the northern area, and it is really NOT different from ALREADY DEVELOPED five acre properties in what is legitimately the Forested Key Areas west of Hwy 83.

The Key Area map also has the turquoise polygon Flying Horse and Shamrock Ranch+ Potential annexation Area in it. The AOC Map is a little short on leaving out that Potential Annexation polygon of Flying Horse North and Shamrock Ranch. Is this an intentional omission?

See the High Priority Development overlay (Attachment 2) of the Placetypes Map from the beginning of Chapter 4 in the Master Plan, where the hatch marks are on top of the Forested Key Area yellow polygons well. **This is map to pay attention to** It conflicts with other maps Land Use Maps, and sprinkles Urbanization Holy Water on the Key Area Forested Areas. Attempts to preserve the high quality residential area in what was the Black Forest timbered area of the Black Forest Preservation Plan is taken away by:

**Page 26 in DRAFT Master Plan:**

"The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this

placetype still fosters a sense of community and is more connected and less remote than Rural areas.
Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities. **If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.**

Any citizen familiar with the manipulation of PUDs to do spot urban clusters when acre zoning is changed to promote urban densities is not going to buy off on all the potential urban density issues this and the "one-offs" in Chapter 14 invoke.

and it is really not a great idea to increase density in the WUI just because there is a Metro District around to do it. That conflicts significantly with the wildfire concerns of Chapter 13.

No one from PCD/HLA has ever bothered to discuss this with Tri-Lakes and Black Forest That I am aware of.

The Forested Key Area is minimally identified and Placetypes,high Priority Development and Areas of Change pretty well ignore it.

The Conservation Design Concept is untested and I do not think it is supported by Developers per what has been said at MPAC meetings.

Judy von Ahlefeldt

On 4/7/2021 12:43 PM, Terry Stokka wrote:

> Mark and Craig,
>
> What would be the chance to get a "Black Forest Overlay" to the master plan that would look something like the attached Black Forest Vision 2020?" With just a few exceptions, this vision statement does not violate any land development codes and gives firm definitions to density, clusters, conservation easements, etc. This vision statement could be modified slightly to be a valuable addition to the master plan. It would give us the protection that we are desiring.
>
> The draft master plan must be general in some ways but for special circumstances it needs to have more specifics.
>
> Terry

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## Mark Gebhart

**From:** Nina Ruiz
**Sent:** Wednesday, April 7, 2021 12:27 PM
**To:** Steven Gutman
**Cc:** Terry Stokka; Craig Dossey; Mark Gebhart
**Subject:** RE: Comment on the MP Update Survey

Hi Steve,

I hope 2021 is going well for you! We are so appreciative of any citizen who takes time out of their busy lives to review the draft Master Plan. I can assure you that each and every one of those comments are being reviewed by our staff as well as by the consultant and are being discussed to determine if adjustment are needed.

Additionally, I did want to let you know that there appears to be quite a bit of misinformation regarding the Black Forest area and what the Master Plan proposes to recommend in this area. The plan does not anticipating doubling the densities of the Black Forest area, in fact, it anticipates that not much will change in the Black Forest area. If you review the proposed "Areas of Change" map you will see that Black Forest falls within the "Minimum Change: Undeveloped" and "Minimal Change: Developed" areas. You reviewed the plan and may have seen this already, but I thought I would point it out specifically.

Thank you once again for reviewing the plan! If you have any further questions or comments on the plan please do forward them over to us. Try to get out and enjoy this beautiful weather!

**WE NEED YOUR HELP!** The Planning and Community Development Department has been working on revising the Master Plan for El Paso County. Once adopted, this plan will help guide development for the next 20 years. The draft version of this plan is now available for public review and we are seeking public comments on the draft plan until April 9, 2021. You may do so here: https://elpaso.hlplanning.com/pages/draft-plan-outreach Thank you in advance for your feedback!

**Nina Ruiz**
Planning Manager
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! For status updates please visit https://elpaso-hlplanning.hub.arcgis.com/

Covid-19 Update: Due to concerns regarding the Covid-19 virus we are limiting our face-to-face public interactions. In person services are available by appointment only on Tuesday and Thursday from 7:30 to 3:30.

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

PERSONAL WORK SCHEDULE
Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS
Monday - Friday, 7:30 am to 4:30 pm

---

**From:** Steven Gutman <avantisteve@gmail.com>
**Sent:** Wednesday, April 7, 2021 11:47 AM
**To:** Nina Ruiz <NinaRuiz@elpasoco.com>
**Cc:** Terry Stokka <tastokka@gmail.com>
**Subject:** Comment on the MP Update Survey

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Hi Nina, hope you and yours are well. All is fine up here in Walden except universal concern about the Master Plan Update.
Specifically, I need to share my frustration and disappointment that citizen input on the Master Plan Update Survey was limited to only 1000 CHARACTERS per chapter, not even words! That is a really limit! I had to chop up the comments I (and many others) spent much time preparing, and submit them in more than half a dozen different submittals. The impression I get, shared by other professionals you know well, is that extensive comments on the update are not really being encouraged. Why did the Survey's authors not include a clear opportunity for people to comment outside the survey? It begs a lot of questions, especially when we see the recommended doubling of the current 5acre min lot size and prioritization of development in the Black Forest.
Can you please provide me any reassurance that my concern is not warranted?
Thank you, Nina.
Steve Gutman

## Mark Gebhart

**From:** Steven Gutman <avantisteve@gmail.com>
**Sent:** Wednesday, April 7, 2021 2:19 PM
**To:** Terry Stokka
**Cc:** Craig Dossey; Mark Gebhart; nancy piasecki; EXTERNAL Black Forest News
**Subject:** Re: Black Forest Overlay to Master Plan?

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Thanks for that recommendation, Terry. I made the same recommendation for a Rural Overlay in my responses to the Land Use section of the MP Update Survey.

I have lived in a Rural Overlay area elsewhere and it worked as advertised. When Karon and I lived in South Florida we lived in the rural area west of Palm Beach and West Palm Beach known as Loxahatchee Groves. We had a very active Land Owners Association that developed the "Rural Vista" document that guided development for many years. The County required developers to present first to the LGLA, and the County did not buck the landowners until development really heated up and developers began paying off high County officials in exchange for radical upzoning like what we are seeing today in part of the Black Forest. Don't take my word for it: Google "Corruption County" for a description of how three out of five Palm Beach County Commissioners and two other key development approval officials (I forget their positions) ended up in federal lock-up for five-year terms, which they actually served. This prompted the formation of a citizen committee to study the feasibility of incorporating the County's 38th municipality, and a subsequent three-year effort to draft a charter with help from the National League of Cities in Denver, followed by a special election of residents within the new "city limits" to approve incorporation. The Town of Loxahatchee Groves is today continuing to thrive under self-government and has maintained its rural character. Property values have continued to rise.
The key takeaway from my ramble is that it is in fact possible for a county...OUR county... to accommodate the needs of close-in rural areas that need protection against runaway growth and development intensity. The Black Forest Protection Plan and Friends of the BFPP are positioned to partner with El Paso County in managing growth, instead of battling over every outrageous new urban development proposal in our area. I urge the County to take a clear position to protect and help carry out the vision for the Forest expressed in the Black Forest Vision 2020. Residents in our area deserve to know that they will not need to constantly mobilize against large-scale upzoning in the Forest in the future, that rural will be respected and protected as the big developments will be directed to areas served by surface water supplies.

One additional concern: We MUST get rid of "Sketch Plan" approvals that can bestow fabulous increases in development density to developers without public participation hearings, water sufficiency studies, and environmental impact analysis. The PUD process instead of Sketch Plan approval should be used as it provides opportunities for public review not included in the Sketch Plan review process.
Steve Gutman
17770 Woodhaven Drive
Northern El Paso County

On Wed, Apr 7, 2021 at 12:43 PM Terry Stokka <tastokka@gmail.com> wrote:

Mark and Craig,

What would be the chance to get a "Black Forest Overlay" to the master plan that would look something like the attached Black Forest Vision 2020?" With just a few exceptions, this vision statement does not violate any land development codes and gives firm definitions to density, clusters, conservation easements, etc. This vision statement could be modified slightly to be a valuable addition to the master plan. It would give us the protection that we are desiring.

The draft master plan must be general in some ways but for special circumstances it needs to have more specifics.

Terry

## Mark Gebhart

**From:** Steven Gutman <avantisteve@gmail.com>
**Sent:** Wednesday, April 7, 2021 5:56 PM
**To:** Nina Ruiz
**Cc:** Terry Stokka; Craig Dossey; Mark Gebhart
**Subject:** Re: Comment on the MP Update Survey

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Nina, thank you for your reply, which unfortunately does little (nothing) to reassure me that the rural Black Forest will be protected by the Plan from the kind of development exemplified by "the Ranch." Question: How do you reconcile protection of rural with draft language found on page 26 in of the Draft and quoted below:

"The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas.
Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas."

You know that many in my area believe that our neighborhood has already experienced the worst of County Planning, which resulted in the disputed siting of Monument Academy at an incredibly inappropriate/dangerous place. For years, concerned citizens have invested countless hours in preparing for three minutes to present comments on urban density proposals like The Ranch, only to have County staff parrot developer presentations and mock our electronic petitions. We simply do not trust County to just do the right thing to preserve the rural character of our area, not when there is so much wiggle room in the proposed Master Plan and County planning policies and procedures for developers to propose and be granted approval for more urbanization with zero public involvement ("Sketch Plans"). So, please, consider getting rid of Sketch Plans in lieu of PUDs, which require a lot more public input and government consideration. And, the Master Plan Update should not label the Black Forest as "undeveloped." The area is actually well developed with rural large-lot residential and agricultural/equestrian uses. This development character needs to be protected for existing and future residents, not handed to developers as their land bank.

Please, recommend that the Planning Commissioners do the right thing by their constituents and designate the Black Forest planning area as a Rural Overlay with specific protections including 5 acre minimum lots, as well as continue to allow the Friends of the BFPP to have legal standing to receive notice, and to review and comment on development proposals affecting our area.
Be well,
Steve

On Wed, Apr 7, 2021 at 12:27 PM Nina Ruiz <NinaRuiz@elpasoco.com> wrote:

Hi Steve,

I hope 2021 is going well for you! We are so appreciative of any citizen who takes time out of their busy lives to review the draft Master Plan. I can assure you that each and every one of those comments are being reviewed by our staff as well as by the consultant and are being discussed to determine if adjustment are needed.

Additionally, I did want to let you know that there appears to be quite a bit of misinformation regarding the Black Forest area and what the Master Plan proposes to recommend in this area. The plan does not anticipating doubling the densities of the Black Forest area, in fact, it anticipates that not much will change in the Black Forest area. If you review the proposed "Areas of Change" map you will see that Black Forest falls within the "Minimum Change: Undeveloped" and "Minimal Change: Developed" areas. You reviewed the plan and may have seen this already, but I thought I would point it out specifically.

Thank you once again for reviewing the plan! If you have any further questions or comments on the plan please do forward them over to us. Try to get out and enjoy this beautiful weather!

**WE NEED YOUR HELP!** The Planning and Community Development Department has been working on revising the Master Plan for El Paso County. Once adopted, this plan will help guide development for the next 20 years. The draft version of this plan is now available for public review and we are seeking public comments on the draft plan until April 9, 2021. You may do so here: https://elpaso.hlplanning.com/pages/draft-plan-outreach Thank you in advance for your feedback!

**Nina Ruiz**

Planning Manager

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! For status updates please visit https://elpaso-hlplanning.hub.arcgis.com/

Covid-19 Update: Due to concerns regarding the Covid-19 virus we are limiting our face-to-face public interactions. In person services are available by appointment only on Tuesday and Thursday from 7:30 to 3:30.

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

PERSONAL WORK SCHEDULE
Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS
Monday - Friday, 7:30 am to 4:30 pm

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**From:** Steven Gutman <avantisteve@gmail.com>
**Sent:** Wednesday, April 7, 2021 11:47 AM
**To:** Nina Ruiz <NinaRuiz@elpasoco.com>
**Cc:** Terry Stokka <tastokka@gmail.com>
**Subject:** Comment on the MP Update Survey

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Hi Nina, hope you and yours are well. All is fine up here in Walden except universal concern about the Master Plan Update.

Specifically, I need to share my frustration and disappointment that citizen input on the Master Plan Update Survey was limited to only 1000 CHARACTERS per chapter, not even words! That is a really limit! I had to chop up the comments I (and many others) spent much time preparing, and submit them in more than half a dozen different submittals. The impression I get, shared by other professionals you know well, is that extensive comments on the update are not really being encouraged. Why did the Survey's authors not include a clear opportunity for people to comment outside the survey? It begs a lot of questions, especially when we see the recommended doubling of the current 5acre min lot size and prioritization of development in the Black Forest.

Can you please provide me any reassurance that my concern is not warranted?

Thank you, Nina.

Steve Gutman

## Mark Gebhart

**From:** Judy von Ahlefeldt <blackforestnews@earthlink.net>
**Sent:** Tuesday, April 6, 2021 11:12 AM
**To:** Mark Gebhart; Craig Dossey; John Houseal
**Cc:** Tom; K Curry; thomas fellows; tastokka@gmail.com; EXTERNAL Black Forest News
**Subject:** MP Review Input -The Aerial Photo on Page 2 of both draft Master Plans
**Attachments:** Full Aerial photo page 2 draft EPCMP 03-26.JPG; Goog Earth All County.JPG

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Comment for the EPCMP Review Record - submitted April 6, 2021

To all:

The photo on page 2 of the draft Master Plan does not appear to include all of the County.

There is nothing said at all about this photo in the text, but one would assume since it is an 11 x 17 landscape-oriented aerial photo on the second page of a draft County Master Plan that it would include the entire County. There is no scale, no north arrow, no date or source cited - so it makes a lot of assumptions on the part of the reader.

I have attached the full page photo, and a 2010 (pre-2013 fire) Google earth photo which includes roads, and the boundaries for all counties in light green. The Google Earth photo clearly shows where Forested areas and are not as well as the small occurrence of center-pivot irrigation along the main stem of Upper Black Squirrel Creek..

The crop line for the top of the photo is about 5 miles south of the correct northern El Paso County line.

The east-west road road just south of the top of the photo and east of Hwy 83 and I-25 goes through about the middle of Mount Herman, it is barely north of Bristlecone Lake in Forest Lakes subdivision, and the visible part of the road in the Forested area appears to be Hodgen Road. The angle in the EXCEL power line across Kiowa Creek Valley just south of Hodgen Road is a good place to start to see how much of the northern County has been cropped off.

The east side crop line also appears to be short of the eastern County line. Much of Horse Creek is missing

Pikes Peak summit is included on the west but it is not clear were the County Line really is and the rest the west boundary it is not straight north/south.

Over 10 miles of the southern part of the County is missing.The Crop Line is just south of Cheyenne Mtn and Turkey Creek main valley.

The aerial photo is valuable and necessary to the Plan, but the entire County needs to be included, along with the date, source and a scale for the photo and directional north arrow.

Thank you,

Judith von Ahlefeldt

Landscape Ecologist

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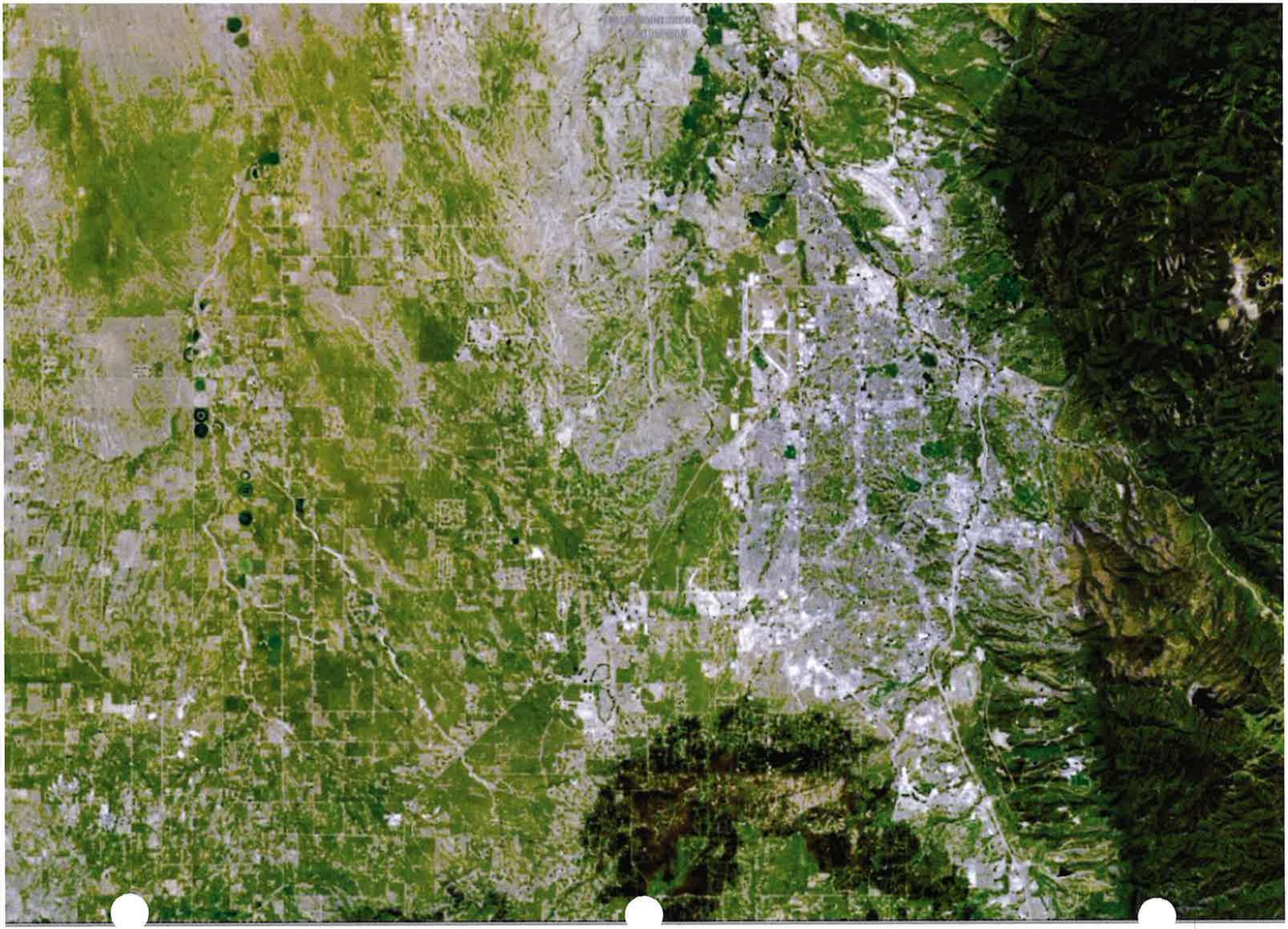
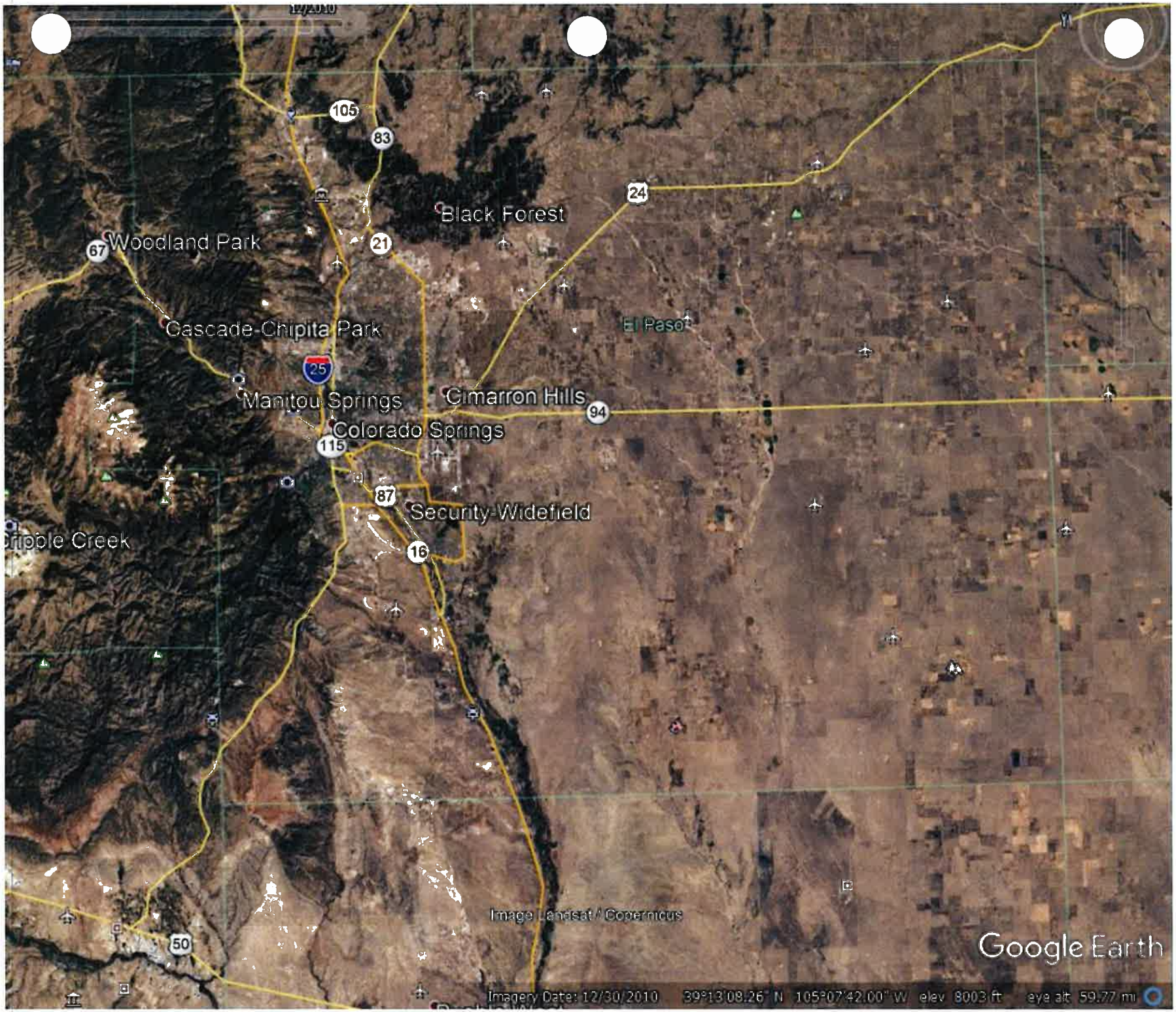
This email has been checked for viruses by AVG.
https://www.avg.com




105
83
24
Black Forest
Woodland Park
67
21
Cascade-Chipita Park
El Paso
25
Manitou Springs
Cimarron Hills
94
Colorado Springs
115
87
Security-Widefield
Cripple Creek
16
Image Landsat / Copernicus
50
Google Earth
Imagery Date: 12/30/2010 39°13'08.26" N 105°07'42.00" W elev 8003 ft eye alt 59.77 mi

## Mark Gebhart

**From:** Judy von Ahlefeldt <blackforestnews@earthlink.net>
**Sent:** Thursday, April 1, 2021 10:44 AM
**To:** Mark Gebhart
**Cc:** EXTERNAL Black Forest News
**Subject:** Re: Master Plan meeting last night/review

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I saw the meeting at the very end of the Website on the Calendar, and knew from past errors that one needs to read the tiny print about signing up for a link. So I signed up about 2 seeks ago for both the MPAC meeting and this broadcast.

Do why wasn't there a nice banner at the FRONT of the HLA sebsite inviting people to sing up for the Zoom session which had 1000 spaces? instead of a tiny whisper buried at the end of the website.

I made an incorrect assumption that this would be boradcast on the county site ALSO and if you wanted to ask a question (perhaps) you 0ocould sign up for the Zoom links. (I have attended dozens of other ecology-biology-forestry - fire science Zoom meetings in the past 10 months and **all have options for phone or computer audio, an option for unmute your mike of use your cell phone audio, or a chat box.** The HLA site did not appear to have **ANY** of this options even though I had a proper Zoom link.

My take on this is that this broadcast was just a box that HLA checked off their "to do" list, and there was never any discussion with this about broadcasting it on the County TV/Facebook Channels as had been standard procedure for the MPAC meetings. I guess this must be Prescribed Process.

I could never ask questions at the MPAC broadcasts either and have also had difficulty with that aspect at some of the PC or BoCC hearings (unless used phone for the audition which was a nightmare because of broadcast "lag" and the "Chair" waiting about three seconds after asking if there were any questions from the public and then going on before connection could be made . With abut a 20-second lag that doesn't work very well.

As you know I asked Tracey and Lauren about "rebroadcast" of this on Tuesday morning and neither knew the answer, and then you answered me that it would be recorded by HLA and posted, and then John said last night (rather grudgingly) that they would post the power point (implying that it would *not* be a recording of the broadcast).

**If there were 21 questions - how did they get submitted and why were only 25% of those asked? Who decided?**

So who is watching out for the interests of the public here?

Apparently neither HLA or PCD.

I hope HLA posts the full broadcast - today.

Judy von Ahlefeldt Landscape Ecologist
Black Forest

On 4/1/2021 10:20 AM, Mark Gebhart wrote:

thanks for the info.

Did you have problems registering for the meeting, or finding where to register on the website? If you registered, you should have gotten an email on how to join.

The meeting is recorded, and will be put on the Master Plan website, perhaps later today. We have asked our PIO whether the meeting can be linked on the County's main page.

It looks there were 49 who signed up but did not participate and 41 that attended. There were 21 questions asked, which I am sorting through right now.

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**From:** Terry Stokka <tastokka@gmail.com>
**Sent:** Thursday, April 1, 2021 10:01 AM
**To:** Mark Gebhart <MarkGebhart@elpasoco.com>
**Subject:** Re: Master Plan meeting last night/review

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Yes, we advertised the meeting to all of our 2000 members of the Friends of Black Forest but many of them, including me, had serious problems finding and getting into the meeting. I thought there would be more also. I believe from the questions that many of the participants were from Black Forest. I finally got into it at 630pm.

Do I understand correctly that the meeting was not taped so others can view it later?

Here is the edits and suggestions.

Terry

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On 4/1/2021 9:20 AM, Mark Gebhart wrote:

Terry, you had great edits/typos for the document. Could you forward that to me electronically so I can cut and paste those changes into a review sheet for all comments?

Did you advise your mailing list of the meeting last night? I thought there would be more participants.

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