



South Central Comprehensive Plan

El Paso County
Land Use Department
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Colorado Springs, Colorado
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ACKNOWLEDGEMENTS

With the publication of this Small Area Plan or the South Central Area of the County we have reached a high point in participatory community planning. In no other comprehensive planning effort has such a high percentage of local residents been directly involved in preparing a land use plan for their area. Recognition should be given to every individual who took the time to participate in this planning process.

Special recognition should be given to the firm of Shapins/Moss as the consultants for the project. As primary coordinator and author, Ann Moss did an excellent job of developing a rapport with area residents, designing an appropriate process and putting together a complete and responsive plan. This provided an excellent framework for the Land Use Department to refine for final adoption and publication.

The adoption of this South Central Comprehensive Plan signifies the completion of one step and the initiation of another. It is now contingent on the County, the development community and local residents to see that this Plan is both implemented and kept current. To aid in this task several members of the Advisory Committee have volunteered to remain on semi-active status. With this level of continued commitment the prognosis is excellent that this document will serve as a valuable planning tool for the County.

Respectfully submitted,

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CHAPTER I. INTRODUCTION

OVERVIEW

El Paso County officials became aware that the South Central Planning Area was becoming less removed from the pressures of surrounding growth. Even though the area is rural in character and out of the immediate stream of growth, pressures are beginning to occur at the planning area boundaries. The most significant pressures include the State Lands Development Project near the Falcon Air Force Station, expansion of Colorado Springs and growth in and around the City of Fountain. In addition, the area has been included in several studies as a potential site for hazardous waste facilities, utility corridors and radio towers.

County officials felt the need to develop a plan for this area so that an organized guide and policy system could be in place before growth and development pressures became significant. The major objectives of the plan are to determine if, where, and how growth should be accommodated to ensure that an attractive and healthy environment can continue as changes occur.

In contrast to more developed portions of the County, the South Central Area provides a unique and challenging opportunity for the establishment of an on-going plan for an area which has yet to experience significant growth and development. Opportunities still exist for planning future land use, preventing incompatible development and promoting publicly desirable land uses while protecting visual corridors, natural areas, ranchlands and water quality.

PURPOSE

This comprehensive plan is meant to provide a framework for the guidance of potential growth and development within the South Central Area. The plan should act as an instrument which establishes policies for the physical development of the area in a coordinated, unified manner both during the short and long range. The document is not meant to be a regulatory instrument nor a complex technical report. Instead the plan is meant to provide guidance and advice for County officials and landowners.

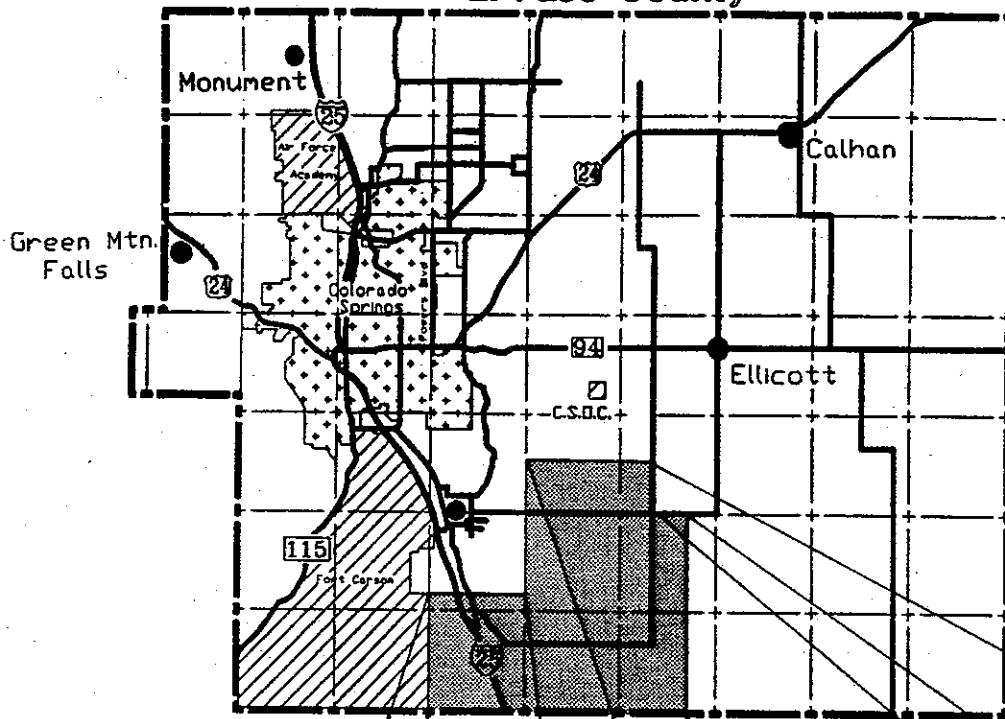
LEGAL FRAMEWORK

The County is granted the authority to develop a comprehensive plan for an unincorporated area through state "enabling" legislation. According to Sections 30-28-106, and 30-28-108, of the amended C.R.S. 1973, the drafting and adopting of a master plan may be carried out at the discretion of the County Planning Commission. The Commission shall, by Section 30-28-109, C.R.S. 1973, as amended, certify the plan to the Board of County Commissioners. Sections 30-28-106 and 30-28-107, C.R.S. 1973, as amended, specify the contents of the plan, its purpose and the authority for its amendment.

THE PLANNING AREA

The South Central Planning Area consists of approximately 130 square miles of land located along Interstate 25 at the southern border of El Paso County. The site's northern boundary is two miles south of Drennan Road. The southern boundary is the Pueblo County line. The western boundary is the Fort Carson Military Reservation and the eastern boundary is approximately two miles east of Peyton Highway. The site is south and east of the City of Fountain (see the Vicinity Map).

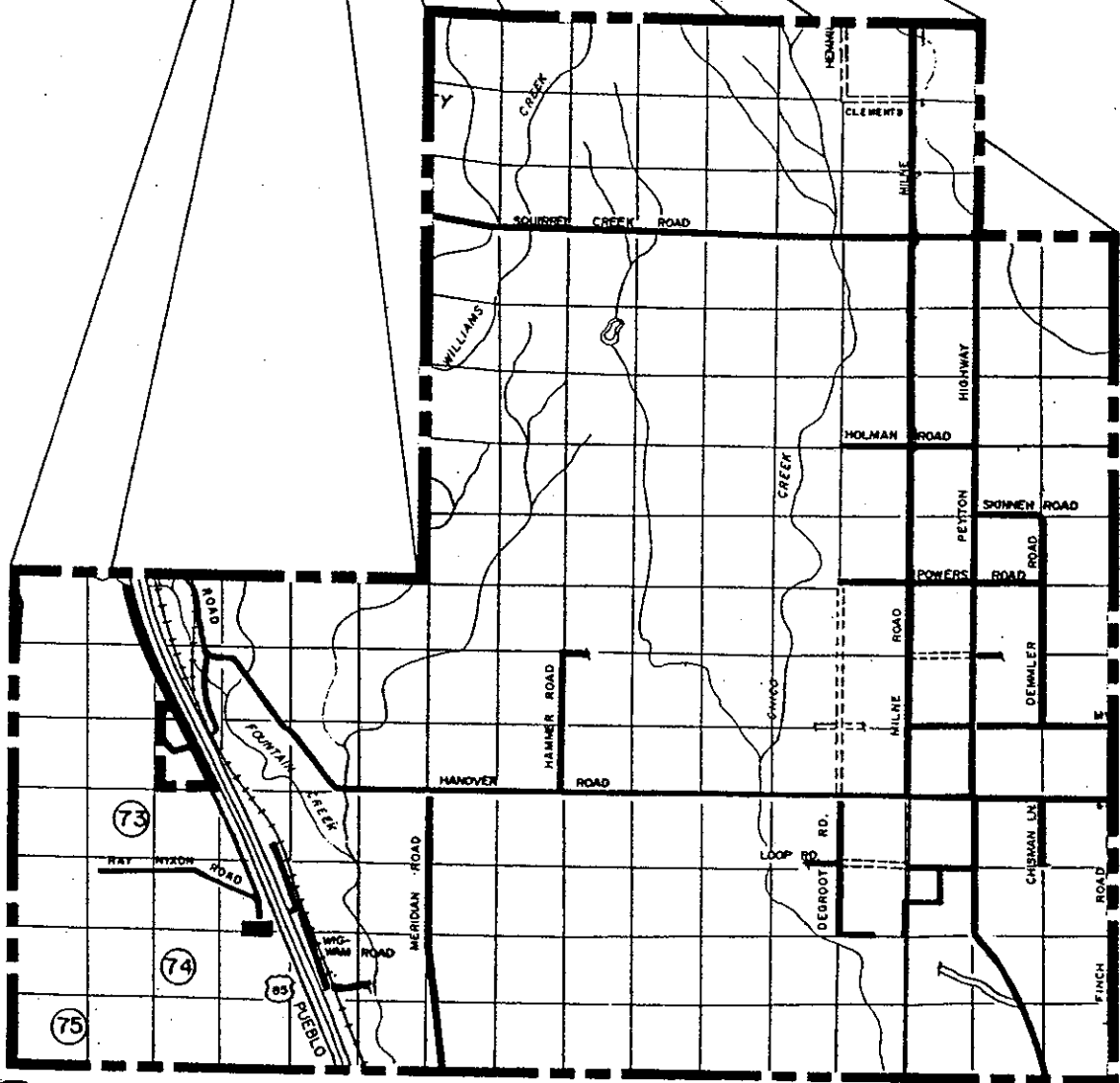
El Paso County



NORTH

No Scale

Vicinity Map



South Central Planning Area

The site is in between the City of Colorado Springs and the City of Pueblo and is presently outside of the major growth zones of any city or town. The closest municipality is the City of Fountain which is located approximately one mile from the northwestern boundary of the site. The major access through the site is along Interstate 25 which runs north/south along the western portion of the area adjacent to Fountain Creek.

The lands adjacent to all boundaries of the planning area are open and predominantly used for grazing. The northern boundary is open ranchland, much of which is presently being studied by the State for future development. The northern boundary near the City of Fountain is ranchland, yet portions of the area are being studied for future development. The west is bounded by the Fort Carson limited access military reservation. Both the eastern and southern boundaries are adjacent to open ranchland.

PLANNING AREA EVOLUTION AND HISTORY

Environmental conditions have played a major factor in the history of the South Central Area. These environmental conditions include rough hilly terrain near the foothills, only one perennial stream and a large expanse of open plains. Within this area, ordinary snow storms can be transformed into life-threatening blizzards, localized fires can rapidly spread for miles, and acres of topsoil can disappear with the wind. Perhaps worst of all is the continuous threat of a water shortage. Beyond this is the psychological condition imposed by a landscape which is open and devoid of trees, streams or edges. Due to these environmental constraints, homesteading came late, with the first settlers arriving in 1909.

Critical to the success of the early plains settlers were their proximity and access to water. Lack of water and sparse vegetation rendered the traditional 160 acre parcel stipulated by the 1862 Homestead Act insufficient to provide a livelihood. For these reasons, much of the land was either never homesteaded or was historically kept in large land holdings. Two of the oldest ranches were owned by the Love and Holmes families. Other historic ranches which still exist today include Hanna, Frost, Edwards and Ackerman Ranches. Each of these ranches consist of many thousands of acres. Only by utilizing these vast acres of land could ranchers begin to support an adequate number of cattle to be profitable.

The Hanover community is located at the intersection of Hanover Road and Peyton Highway. The Hanover post office opened in 1913 and was discontinued in 1921. The first Hanover School was built in 1913. This intersection remains a very small community with a church, school, fire station and a few homes.

Due to the historic lack of population and sparse number of ranches, very few historic sites remain today. Only two are listed in the El Paso County report on historic sites and structures. One is the Lincoln Trading Post which existed nine miles south of the City of Fountain on Wigwam Road. The other was the Chico Basin Ranch which existed on Peyton Road just two miles north of the Pueblo County Line.

Another unique historical factor which affects the land use pattern today involves the vast number of state-owned lands in the south central portion of the County. Over 80 square miles of land are owned by the State within this planning area alone. These lands were granted by the federal government through enabling legislation in the early 1900's. The State was granted every 16th and 36th section within Colorado, but when it came time to claim these lands many had already been pre-empted or were owned by the Ute Indians. The State was then allowed to select other lands in lieu of the lands which had already been claimed. Colorado's policy in

choosing lands was to select large contiguous parcels and choose lands near a major stream. Therefore, extensive contiguous parcels were chosen in the South Central Area near Fountain Creek.

PUBLIC PARTICIPATION

Citizen participation was important in the development of the South Central Area Plan. A Citizen's Advisory Committee was appointed by the Board of County Commissioners. This Committee consisted of property owners from different backgrounds and professions to ensure that diverse opinions could be generated and different planning policies could be debated. In addition, all meetings were open to the general public and well advertised so any interested citizens could attend and provide comment during critical stages of the plan's development. All meetings were well attended and concerns, issues and planning solutions were addressed in detail. Minutes of all of these meetings are included as part of the Land Use Department records.

POSITION STATEMENTS

The following community positions were identified through a series of public input meetings. These positions were agreed upon by the committee members in the South Central Area. It is understood that it is not within the purview of this Plan to directly address each of these considerations, but all of them are included for the sake of completeness. Several additional immediate concerns are listed in Chapter X-Guidelines and Policies in the Guideline Section.

I. NATURAL ENVIRONMENT

A. Preservation

- 1.) Future growth should not degrade the existing natural environment and should minimize disturbance to the natural hazard areas.
- 2.) Floodplains should be preserved as open space, whenever possible.
- 3.) Erosion should be carefully controlled and minimized.

B. Drainage

The discharge of storm water from developments should not exceed historic flows unless that increase can be controlled so as not to negatively impact adjacent properties or lands downstream.

2. LAND USE

A. Agriculture

The area's rural character needs to be preserved.

B. Housing/ Commercial/ Industrial/ Open Space

- 1.) New growth should improve the character and land values in the area.
- 2.) New growth should mitigate any negative impacts which that growth creates.
- 3.) Speculative growth should be discouraged. Developers should show a need for their proposed project.
- 4.) Commercial and industrial growth, which uses little water, should be encouraged.

- 5.) State land projects should follow the policies of this Comprehensive Plan and all other regulations of El Paso County.
- 6.) Area landowners should be made aware of proposed State land projects and have a chance to comment.
- 7.) Parks and open space should be appropriately preserved as growth occurs.
- 8.) The State Trail along Fountain Creek should be built when connections can be made north or south.

C. Special Uses (Hazardous Wastes/Refuse)

- 1.) Residents of the South Central Area do not want a hazardous or radioactive waste site placed within this planning area.
- 2.) Mineral resources should be adequately protected to ensure development does not preclude their eventual extraction.

3. TRANSPORTATION

A. Front Range Toll Road/I-25 By-Pass:

- 1.) The Front Range Toll Road or an equivalent Interstate bypass should minimize all the impacts which it will generate.
- 2.) An interchange onto this corridor should be encouraged within the South Central Area as long as the negative impacts can be mitigated.
- 3.) Transmission towers should be collocated where possible.

B. Existing Roads:

- 1.) Existing County paved roads, within the area, should be improved.
- 2.) The intersection of I-25 at Buttes should be improved. The improvements need to include:
 - a. The bridge crossing at Fountain Creek.
 - b. The road alignment approaching the interchange from Fountain Creek.
 - c. The intersection at Hanover and Old Pueblo Roads.
 - d. The railroad crossing just east of the overpass.

C. Mass Transit Corridor:

The Land Use Department and others should work as quickly as possible to establish a north-south corridor for mass transit through the planning area.

4. TECHNICAL SERVICES (water, wastewater, utilities)

A. Water Supply

- 1.) Adequate water must be provided for any new development.
- 2.) The area's existing water supplies should be used for projects within this area, and not sold for use elsewhere.
- 3.) If new water and sanitation districts are established in the future, the developer should demonstrate adequate resources to ensure long term quality and quantity.

B. Utilities

Utility corridors and towers should be carefully located to minimize visual and environmental disturbance.

5. COMMUNITY SERVICES

A. General

Adequate community facilities and services should be provided as growth occurs. This includes fire protection, schools, police, medical facilities and parks.

B. Fire

1.) Developments should have adequate water supplies nearby for fire suppression.

2.) The State should provide more aid for fire protection in the South Central Area.

C. Schools

Additional students should be encouraged at Hanover School so more programs can be made available.

CHAPTER II. SOCIOECONOMIC PROFILE

PLANNING AREA PROFILE

The purpose of the planning area profile is to acquaint the user with some of the social and cultural information which is available about the area. This information helps to ensure that goals and policies relate to the type of people and the community that the plan is addressing.

In 1980 the population of the 130 square mile planning area was approximately 192. This represents only .06% of the overall County population.

According to aerial photographic studies, only about 60 housing units exist in the area. At 3.21 the area has a significantly higher population per household than the County average of 2.73. This higher average is most likely due to the fact that the vast majority of the dwellings are single family ranches.

The largest age group is in the range of 25 to 45 years of age, the second largest is between 0-18 years of age and there is a significant drop in the age range. Approximately 98% of the population in the planning area are white with only 2% being non-white.

The largest employment category is agriculture, but agriculture is not the only form of employment for many of the residents. Many ranchers in the planning area also have other jobs so it is difficult to obtain an accurate overall picture of employment.

Table I
Planning Area Profile
South Central Area

Enumeration Dist. (ED)	39	38	37	Total
% of ED in South Central Area	50	25	3	
	15	31	14	60
Area Pop. Per Household	3.21	3.21	3.21	
County Pop. Per Household	2.73	2.73	2.73	
Total Pop.	48	100	44	192
Total County Pop.				309,424
% County				.06%
Racial Breakdown				
White	46	100	43	
Non-White	2	0	1	

Source: U.S. Bureau of Census, 1980; Pikes Peak Area Council of Governments; El Paso County Land Use Department, Shapins/Moss, Inc.

ASSUMPTIONS/METHODOLOGY

The South Central Area does not conform to the boundaries of the 1980 U.S. Census tracts and enumeration districts (ED's). An enumeration district is the rural equivalent of what would be a block group in an urban area, and it is the smallest area that data is collected for. Because the geography of the Census does not match the planning area boundaries, it was necessary to use an indirect method to derive sociological information. In order to obtain the area's population, it was necessary to estimate the total number of housing units and the population per household. The number of housing units was derived from aerial photographs and field observation. The numbers for the remaining categories (race and age) were developed by applying a weighted average of the Census data for the three ED's to this population.

REGIONAL INFLUENCES

Development of the South Central Area will be influenced by a myriad of factors external to the area itself. This section will examine the development potential of the South Central Area as it is influenced by the growth of Colorado Springs and by its attractiveness for various types of development. Various plans and expectations potentially influencing the future of the South Central Area will be considered.

METROPOLITAN GROWTH FACTORS

The attractiveness of the Colorado Springs area for job-creating economic growth is the primary factor influencing the development of the South Central Area. El Paso County's population grew by 31.1 percent between the 1970 and 1980 Censuses. This is equivalent to an annual rate of 2.8 percent. For the 1980-1987 period, this rate of growth has declined slightly. The estimated population of the County is now about 370,000. Colorado Springs is a rapidly growing metropolitan area and promises to continue this growth in the future. Economic development efforts have been successful in attracting high tech industry and tourism related development. Forecasts of future growth indicate continued growth, but at a declining rate, through the year 2005. Table 2 shows growth projections from the Consolidated Space Operations Center (CSOC) Scenario produced by the Pikes Peak Area Council of Governments. The 1987 figures may be high, but were the most up to date figures at the time of this study. Employment is expected to follow a similar slowing growth rate.

**Table 2
Forecast of Employment, Households and Housing El Paso County-
CSOC Scenario**

<u>Year</u>	<u>Total Employees</u>	<u>Population</u>	<u>Households</u>
1987	193,655	383,219	142,586
1990	209,958	418,730	158,737
1995	234,009	469,705	183,691
2000	257,676	511,944	206,474
2005	282,135	556,084	231,471

Source: Pikes Peak Area Council of Governments

The projected growth rate for housing and for various types of employment can be compared to the land developments already planned in the region to indicate the remaining development pressure that might be felt in the South Central Area. Table 3 provides a summary of the development capacity in Colorado Springs, Fountain, and unincorporated El Paso County. This capacity analysis is based on a combination of approved master plans and zoning information collected in early 1986. At that time there was sufficient master planned and zoned land available to provide 148,575 new single family homes, or 2.4 times the 1986-2005 demand indicated by the CSOC Scenario projections contained in Table 2. If demand for single family housing after 2005 continued at the average rate projected for the 1986-2005 period, approved developments could provide a 48 year supply of single family housing. Similarly, approved developments and current zoning could provide a 60 year supply of multi-family housing, a 166 year supply of office space, a 272 year supply of commercial space, and a 210 year supply of industrial space. These commercial, office and industrial (COI) absorption projections do not consider land master planned in either the office/commercial or office/industrial categories. Obviously, development plans and zoning approvals have far outstripped even the long term projected market demand. More importantly, though, this comparison indicates that, even if those approved developments that are unlikely to be built in the foreseeable future are discounted, sufficient development capacity exists in areas closer to the developed metropolitan area. Simple consumption of development capacity will not put substantial development pressure on the South Central Area. (It should also be noted that the Aries and State Land Board properties are not included in the summary of the development capacity.) This is not to say that the South Central Area land cannot develop, but that the projects must have a competitive advantage over other regional developments.

Table 3
El Paso County Development Capacity (by 1000 building Sq. ft.)

	Single Family Units	Multi Family Units	Office	Commercial	Industrial	Office/Comm.	Office/ Industrial
Master Planned	75,377	73,232	46,227	39,695	84,676	18,658	6,725
Non Master Planned	73,198	37,504	11,690	49,192	65,336	--	--
Total Supply	148,575	110,736	57,917	88,887	150,012	18,658	6,725
Demand 1986-2005 (not including 6,677 mobile homes)	62,905	36,994	6,999	6,514	13,952	NA	NA
Average Annual Demand	3,145	1,850	350	326	698	NA	NA
Total Supply Divided By Demand	2.4	3.0	8.3	13.6	10.8	NA	NA
1986-2005 Years Supply	48	60	166	272	216	NA	NA

Source: El Paso County Land Use Department, City of Colorado Springs, PPACG, 1986

INFLUENCES OF PLANNED PROJECTS

Specific projects will greatly influence the market demand for land within the South Central Area. Some of these projects are started, some are on the drawing boards and some are concepts. Most likely none of these will be accomplished exactly as they are currently planned. Changes in the expectations of the future, and in the implementation of those expectations, will inevitably occur over time. Some of the major projects currently anticipated in the area are examined here.

FALCON AIR FORCE STATION

The Falcon Air Force Station (FAFS) with its Consolidated Space Operations Center (CSOC) is the major project likely to affect the South Central Area. FAFS, located four miles north of the South Central Area's northern boundary, is partially constructed and now employs approximately 1,900 persons. This employment is expected to increase to 3,500 by 1992. Projections discussed earlier for El Paso County's growth assumed this operating level. However, the future of FAFS, the need for CSOC, the potential use of FAFS as a Strategic Defense Initiative research and test facility, and other potential military missions for FAFS remain hotly debated and highly political issues. Having been constructed at a cost of \$1.2 billion, it is very likely that the Air Force Station will continue to operate in some capacity well into the future. There is a strong possibility that additional space-related research, development and operations will locate at this site.

Falcon Air Force Station created a major reason for development to move east from Colorado Springs at an increased rate. While much of Colorado Springs growth had been moving to the north and south along I-25, Falcon Air Force Station contributed to increased interest in development in the immediate vicinity of FAFS. Development plans in the immediate area include the Aerospace Center (3,764 acres office and industrial), Nova Technological Center (1,117 acres mixed use, East Glen Phase I (298 acres mixed use), East Glen Heights (398 acres mixed use) and the State Land Board Project (Up to 16,000 acres mixed use). These plans anticipate that:

1. Proximity to FAFS will be highly desirable for high technology government contractors and related businesses.
2. Employment at FAFS and the adjacent government contractors will create residential demand in the immediate area
3. Commercial development will be needed to serve both the employment and residential markets.

STATE LAND BOARD DEVELOPMENT

The State Land Board (SLB) is preparing a land use plan for the development of state owned property located mostly to the south of FAFS. The southern sections of the parcel are within the South Central Area. The project has been described as a "New Town" centered around the intersection of Drennan and Curtis Roads, approximately one and one half miles north of the South Central Area. The market study for this development anticipates sufficient market demand to partially build out approximately 5,000 acres of this parcel by 2012 (excluding such uses as public infrastructure, parks and preserved open space). It appears likely that residential development from this project will eventually extend into the northern portion of the South Central Planning Area. The SLB development plans are now being produced and will not be available until after this plan is completed. Adjustments may need to be made once the plan is finalized and made accessible to the public.

MULTI-USE TRANSPORTATION CORRIDOR

The Front Range Toll Road Authority, a private company, is planning a major multi-use transportation and utility corridor stretching from Pueblo to Fort Collins. Conceptual corridor planning places this toll road near Peyton Highway. The exact alignment has not been established. While the highway may create a visual and physical barrier between the east and west sides of the corridor, it is unlikely to create significant development pressure on the South Central Area unless an interchange is constructed in the vicinity of the planning area. This intersection would, most likely, only be constructed if significant commercial and industrial development was proposed in this location.

ROADWAYS

Roadway improvements are being considered for long range planning throughout the area. The Transportation Map (Map 6) shows the numerous road extensions which may occur in the South Central Area many years into the future. The roadways which will encourage development are those such as Marksheffel and Peaceful Valley Roads which create natural extensions of existing development

CHAPTER III. NATURAL RESOURCES

CLIMATE

The South Central Area experiences a wide range of climatic extremes within the cycle of a single year. Because the climate is semi-arid, the relative humidity and precipitation are low and the evaporation rate is high. Mean annual relative humidity in the planning area is 50-55 percent. The mean annual evaporation rate of 60-70 inches exceeds the mean annual precipitation of 12-14 inches. Temperature ranges from -30 degrees Fahrenheit to 105 degrees. There is an average of over 300 sunny days a year, making the use of solar energy advantageous. Even though the planning area receives less than 40 inches of annual snowfall, high winds and an almost complete lack of protection often combine to produce severe winter storms.

The climate influences land use and development to the extent that site selection, siting, orientation, design, landscaping and building materials have to be carefully planned to avoid unnecessary economic and environmental problems. Through the weathering processes the climate controls soil formation and erosion, plant distribution and growth, and the amount, quantity and dependability of water in the ecosystem.

SOILS

SOIL SUITABILITY FOR BUILDING

The soils within the South Central Area have been divided into four categories for building suitability. The categories correspond to a range of potential problems from minor to severe. There are two severe categories due to the different types of problems encountered. Soil suitabilities are graphically depicted on Map 2, and described in Table 4.

The majority of the planning area consists of soils which have moderate constraints for development and includes nearly all upland areas in the planning area. The constraints consist of moderately low strength, moderate shrink/swell, moderate to severe frost action, and some areas of moderate slope (8-15%). In addition, some of the soils have a high potential for blowing and erosion. These soils consist of sandy loams, loams, silt loams and sands.

Adjacent to these moderately constraining soils are a limited number of soils which have few constraints for development. The only problems typically are cutbank cave-ins which occur particularly when disturbance to the soil occurs. Blowing soils could be a problem in disturbed areas.

One category of soils with severe constraints consists of those soils which have severe shrink/swell, low strength, dense clays, cutbank cave-ins, shallow depth to bedrock and some areas of large stones. These soils are primarily located near drainages on moderate to steep slopes. These areas will require special design solutions for buildings, sanitation facilities and roads to ensure that safe housing and transportation systems result.

The other severe category consists of soils which are wet or prone to flooding. They are located directly adjacent to the creeks and drainages within the planning area. These soils present a major hazard to development and should be avoided.

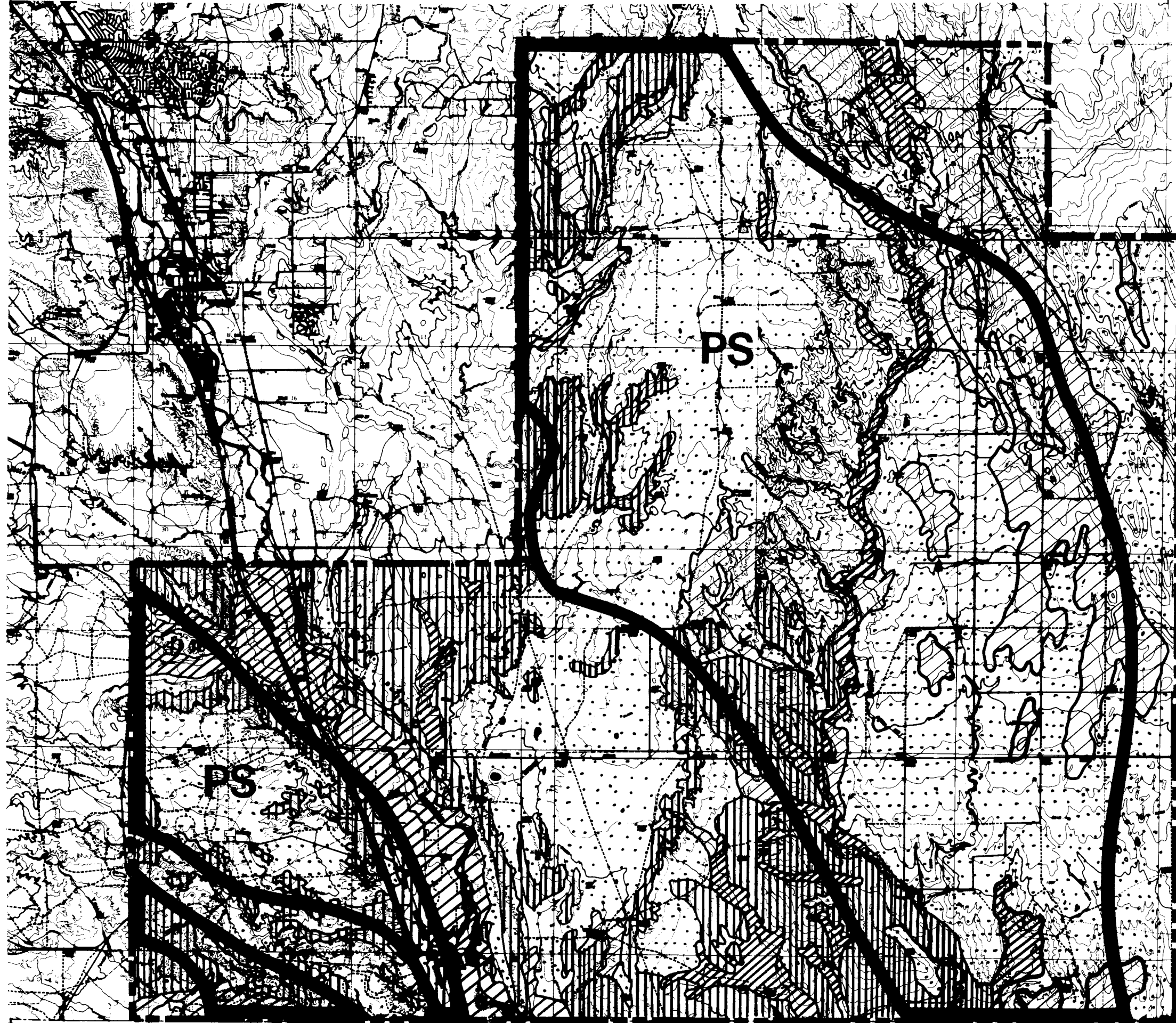
AGRICULTURAL SUITABILITY

The U.S. Department of Agriculture rates soils in the County by agricultural capability class. Soils are rated from class I to 8. The majority of the soils in this area are rated as 4, 6 and 7 which is at the middle and lower end of the capability ratings. The soils along Fountain Creek tend to have slightly higher ratings and are generally more suitable for irrigated crops. These lands also have access to the water of Fountain Creek. Soils out of the Fountain Creek corridor tend to be sandy loams, with moderate to poor soil retention and erosion problems. In this area, very little of the land is well suited for irrigated or dry land farming with the vast majority being used for grazing. Due to the sandy characteristics of most of the soils, even grazing must be carefully managed to ensure land degradation does not occur.

Table 4: Soil Suitability






Soil Type Tank Suitability	Sand	Gravel	Building Site Suitability	Agricultural	Septic Suitability
2,3 Ascalon	Moderate: low strength shrink/swell	IV non irr. III irr.	Slight	Unsuitable	Unsuitable
5,6,7 Bijou	Slight: cutbank caves	III/VI non irr. IV to VI irr.	Slight	Poor: excess fines	Unsuitable
10 Blendon	Slight: cutbank caves	III	Slight	Fair: excess fines	Unsuited
18 Chaseville- Midway	Severe: slope shrink/swell low strength	VII slope	Severe:	Fair: excess fines	Fair: excess fines
28 Ellicott	Severe: floods	VI	Severe floods	Fair: excess fines	Unsuited
29 Fluvaquentic Haplaquolls	Severe: floods	V floods	Severe:	---	---
30, 31 Fort Collins	Moderate: low strength shrink/swell	IV to VI	Moderate: percs slowly	Unsuited	Unsuited
39 Keith	Moderate: shrink/swell	IV non irr. II irr.	Slight	Unsuited	Unsuited
43 Kim	Moderate: low strength	VI	Slight	Unsuited	Unsuited
47 Limon	Severe: floods shrink/swell	IV non irr. III irr. percs slowly	Severe: floods	Unsuited	Unsuited

This map is for planning purposes and should not be used for precise measurement.



MAP 2

SOIL SUITABILITY

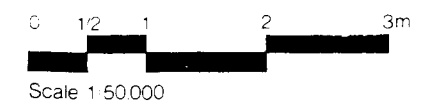
-  **SLIGHT:** Few Problems for Construction. Problem to Consider; cutback caves.
-  **MODERATE:** Moderate Problems for Construction. Problems to Consider; moderate low strength, moderate shrink/swell, moderate/serve frost action, moderate slopes (8-15%).
-  **SEVERE:** Severe Problems for Construction. Problems to Consider; severe shrink/swell, severe low strength, dense clays, cutbanks caves, some shallow depths to bedrock, some large stones.
-  **SEVERE:** Severe Problems for Construction. Problems to Consider; wetness, floods.
-  **PIERRE SHALE**

Source: Soil Survey of EL Paso County Area, Colorado United States Department of Agriculture Soil Conservation Service in cooperation with the Colorado Agriculture Experiment Station.

El Paso County Land Use Department Source was U.S. Geological Survey, 1980.

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51,52,53 Manzanola	Severe: IV non irr. shrink/swell II irr.	Severe: percs slowly	Unsuited	Unsuited
54 Midway	Severe: VII shrink/swell low strength depth to bedrock	Severe: percs slowly depth to bedrock	Unsuited	Unsuited
56 Nelson	Mod./Severe: VI slope, low strength depth to bedrock	Severe: depth to bedrock	Unsuited	Unsuited
59 Nunn	Severe: III non irr. shrink/swell II irr. low strength	Severe: percs slowly	Unsuited	Unsuited
60,61 Olney	Moderate: IV shrink/swell	Slight	Poor: excess fines	Unsuited
62 Olney-Vona	Moderate: VI shrink/swell frost action	Slight	Poor: excess fines	Unsuited
73,74 Razor	Severe: VI to VII shrink/swell low strength depth to bedrock clayey	Severe: depth to rock percs slowly	Unsuited	Unsuited
75 Razor- Miday	Severe: VI shrink/swell low strength depth to bedrock	Severe: percs slowly depth to bedrock	Unsuited	Unsuited
78 Sampson	Moderate: IV non irr. low strength II irr. shrink/swell	Moderate: percs slowly	Unsuited	Unsuited
82 Schamber- finesRazor	Severe: VII shrink/swell low strength	Severe: slope	Poor: excess fines	Poor: excess
86, 87 Stoneham	Moderate: VI slope	Moderate: percs slowly	Unsuited	Unsuited
101 Ustic Torrifluvents	Severe: III non irr. floods II irr.	Severe: floods	---	---

02, 103 Valent	Moderate: slope cutbank caves	VI	Slight	Fair: excess fines	Unsuited
104, 105 Vona	Slight III irr.	IV non irr.	Slight	Poor: excess fines	Unsuited
106 Wigton	Slight: cutbank caves	VI non irr. IV irr.	Slight	Fair: excess fines	Unsuited
107,108	Moderate: low strength	IV to VI	Moderate: percs slowly	Unsuited	Unsuited

Source: Soil Survey of El Paso County Area, Colorado; U.S. Soil Conservation Service, 1981.

GEOLOGY

Nearly all of the South Central Area is underlain by Pierre Shale. This several thousand foot thick bedrock formation is very impermeable and can pose problems for building construction when it occurs near the surface. Due to its impermeability, very little water exists within it. The small amount of water which does exist occurs in scattered lenses and is often brackish. This is one of the major reasons for the lack of water in this area. It is also one of the reasons why various waste disposal sites have periodically been proposed in this area.

SURFACE AND GROUND WATER

Surface and groundwater information is discussed under Technical Services/Water and Wastewater section include later in this document.

FLOODPLAINS AND DRAINAGES

Fountain Creek is the only perennial stream within the South Central Area. Associated with this creek is a major 100 year floodplain designated by the Federal Emergency Management Administration (refer to Map 3). Other drainages within the planning area also have designated 100 year floodplains. These drainages include Williams Creek, Chico Creek, Young Hollow Creek, Sand Creek and a series of small tributaries within the northwest portion of the area.

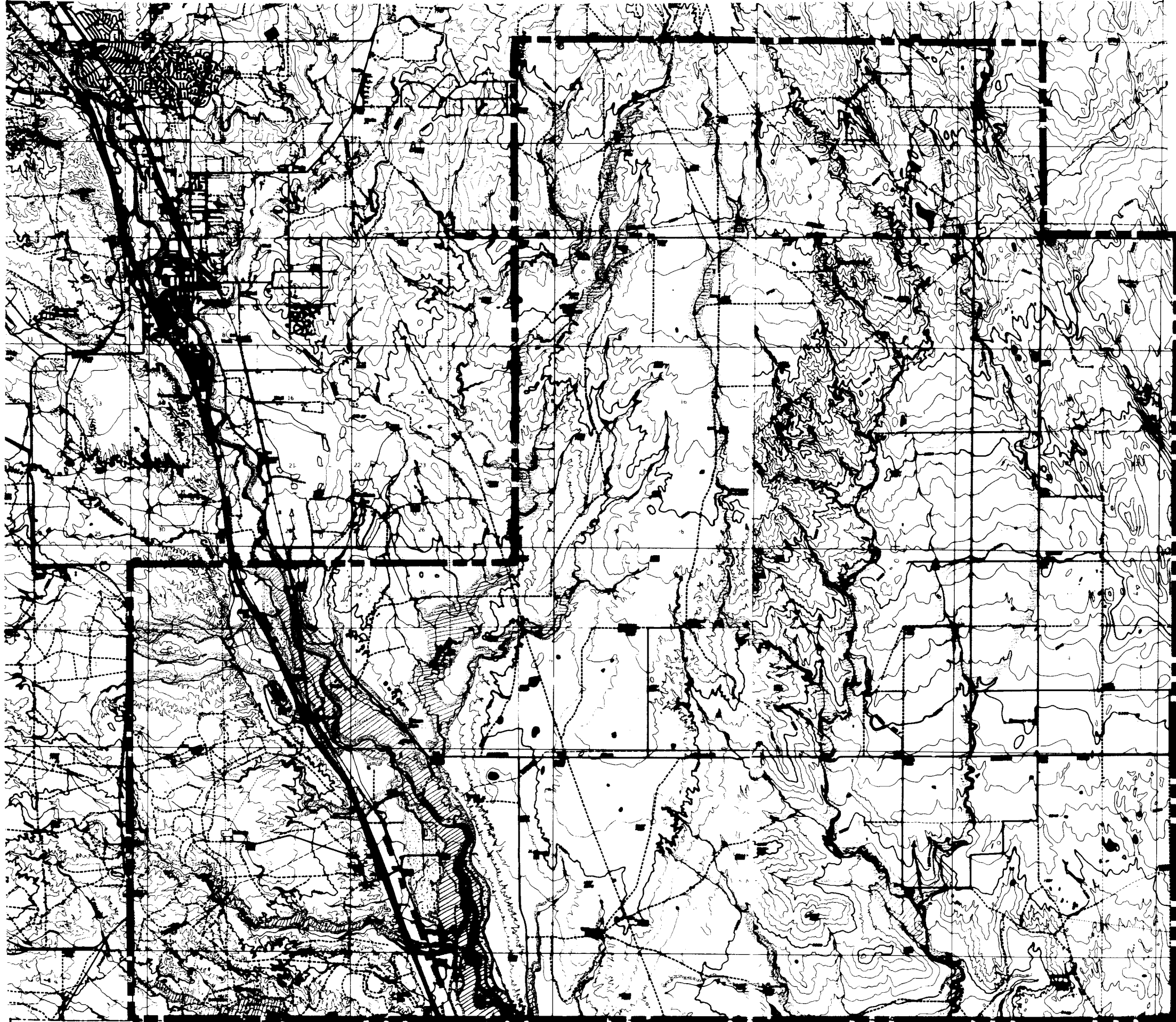
The drainages and floodplains provide natural corridors where open space is often critical to preserve wildlife, unique vegetation and ensure human life and safety. Land development near drainages and floodplains needs to be carefully designed, and flow increases due to development need to be studied on a regional basis to ensure appropriate measures are applied to adequately control excess runoff. Encroachment upon the floodplain should be minimized.

VEGETATION

Prairie and plains grassland ecosystems are the primary vegetation classifications occurring within the planning area. The vegetation consists mainly of native grasses with cottonwood and willow trees occurring along Fountain Creek and a few of the drainages.

The upland grasses typically consist of blue grama, western wheatgrass, side-oats, grama and sand dropseed. Needleandthread, big bluestem and native bluegrasses occur in lesser quantities.

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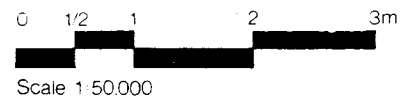


MAP 3 FLOOD PLAINS

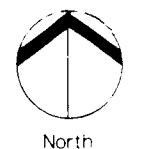
- 100 YEAR FLOOD: Special Flood Hazard Areas inundated by 100 year flood.
- 500 YEAR FLOOD AREAS: Areas subject to floods with average return period less than 100 or with drainage less than 1 square mile, not protected by levees from 100 year flood.
- LEVEE PROTECTED AREAS: Areas protected by levees from 100 year flood.
- LEVEE BREACH AREAS: Areas protected by levees from 100 year flood.
- LEVEE BREACH AREAS: Areas protected by levees from 100 year flood.

El Paso County Land Use Department

South Central Comprehensive Plan



Scale 1:50,000



North

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There are a number of areas, particularly in the northeastern portion of the site, which consist of eolian sands. The typical plants in these areas are prairie sandreed, sand bluestem, needleandthread and sand dropseed. Prickly pear cactus, yucca, sand burrs and sagebrush occur in disturbed or overgrazed areas.

The periodically wet areas contain switchgrass, indiagrass, sedges, rushes, prairie cordgrass, western wheatgrass and bluegrass. Cattails and bulrushes commonly grow in the swampy areas. Along Fountain Creek, cottonwood trees and willows occur. The erosion hazard over much of the site is high. Droughts and overgrazing have altered the vegetation types. Many of the intrusive plants are less effective in controlling soil erosion than the native grassland vegetation. Proper erosion control techniques, such as carefully phased grazing, immediate revegetation of disturbed areas and proper selection of vegetative cover can mitigate many of the problems associated with land development.

WILDLIFE

The wildlife in the planning area is abundant and varied due to different environmental conditions, the lack of human population and an extensive quantity of open land. Fountain Creek supports a significant riparian ecosystem which provides habitat for different animal species. The wildlife found in this area include: mule deer, white-tailed deer, pronghorn antelope, bobcat, Rio grande turkey, ring-necked pheasant, scaled quail, cottontail rabbit, jackrabbit, coyote, red fox, swift fox, raccoon, porcupine, striped skunk, badger, and several varieties of waterfowl which are both resident and migratory. In addition, an occasional mountain lion, black bear and elk may wonder through. Nongame wildlife are extremely diverse and include: golden eagle, prairie falcon, red-tailed hawk, northern harrier, Swainson's hawk, ferruginous hawk, American kestrel, barn owl, great-horned owl, sawwhet owl, burrowing owl and a hundred species of song birds and shorebirds.

In upland arid areas, the wildlife resource consists most notably of pronghorn antelope. Mule deer also frequent the area along the drainage ways. Coyote, swift fox and grey fox are primary predators. Birds of prey are common and include: golden eagle, Swainson's hawk, red-tailed hawk, ferruginous hawk, prairie falcon, American kestrel, northern harrier, great-horned owl, and burrowing owl. Other wildlife which inhabits these open grassland areas include prairie dogs, mice and ground squirrels.

Planning for the preservation of wildlife is critical to ensure a healthy ecosystem. Appropriate habitat, cover, food and movement corridors need to be preserved as growth and development occurs. Potential impacts on wildlife need to be assessed when development proposals are submitted so protection and mitigation can occur.

El Paso County's recently adopted Wildlife Maps and Habitat Descriptors provide additional site-specific wildlife information. They are best consulted as an initial step in the planning process. If necessary, the Colorado Division of Wildlife can then be contacted for clarification and a more detailed site evaluation.

MINERAL RESOURCES

Colorado House Bill 1529 requires the planning commission of every county having a population of 65,000 inhabitants or more to conduct a study of the commercial mineral deposits located within its jurisdiction and to develop a master plan for the extraction of such deposits. In response to this legislation, the Board of County Commissioners adopted the Master Plan for the

Extraction of Commercial Mineral Deposits, El Paso County in 1975 and amended this document in 1982.

There are several areas identified as potential mineral resource deposits in the SCA. Sand and gravel resources exist along Fountain Creek and in an area along the most northern boundary of the site just east of Chico Creek. Gravel deposits are predominantly located along the edges of Fountain Creek. A seam of strippable coal traverses the northeastern corner of the site. The thickness of this coal seam is unknown. On a case by case basis, the Board of County Commissioners determines if a commercially extractable deposit exists. If the land is found to contain commercially extractable deposits, land uses which would interfere with the extraction of the deposit must not be approved. In the case of sand and gravel deposits it can often be demonstrated that sufficient alternative sources exist to allow the development of any particular site.

CHAPTER IV. LAND USE/ZONING

SURROUNDING LAND USE

The surrounding land uses can significantly impact the South Central Area. The following is a description of the major existing and proposed land uses in and around the planning area. Many of these uses are depicted on Map 4.

1. State Lands Project

The State owns a large quantity of land adjacent to and south of the Falcon Air Force Station (FAFS). Sixteen-thousand acres of this land are presently being studied to determine their development feasibility. The State Board of Land Commissioners proposal is to develop the land as a new town with a mixed-use center at the intersection of Curtis and Drennan Roads. Development would be phased, with the earlier phases occurring north and west near FAFS and Colorado Springs. The latter phases may extend into the South Central Area with large residential lots and localized support services. This project is still in the early planning stages and detailed development plans have not been made available. If the State Lands Project is implemented, it is likely to affect the South Central Area. However, its impact will not be directly felt for many years.

2. Valley Ranch

The Valley Ranch is located south of the City of Fountain and extends about a half mile into the South Central Area near Old Pueblo Road. This ranch consists of approximately 7,000 total acres. Approximately 800 acres of this parcel are within the planning area. The developer has been negotiating for the northern 3,000 acres of this land to be annexed to the City of Fountain. This land is north of the South Central Area, closer to Fountain. A very conceptual master plan presently exists. The plan shows the lands within the South Central Area to be in a holding zone with no designated uses. There is also the possibility that the developer will submit development plans to the County. In either case, the portion within the South Central Area is not anticipated to experience substantial growth for several decades.

3. City of Fountain

The City of Fountain has designated an Urban Service Area which encompasses approximately eight square miles of land within the planning area. Its eastern boundary is located one mile west of the South Central Area boundary. This Urban Service Area boundary designates the extra-territorial area which the City of Fountain feels it needs to address in terms of possible future annexation or service provision. The City would like to ensure the following:

- That they are allowed to review and provide input to any projects which occur within these boundaries.
- That proposed development is designed so annexation at a future date is feasible and cost effective.
- That more urbanized development occurs within this area.

Within the Urban Service Area, but west of the planning area are several properties in addition to Valley Ranch which are being studied for possible annexation to the City of Fountain. These include the Fountain Center and Peaceful Valley developments. Peaceful Valley Estates is adjacent to the South Central Area, and if annexation of this area occurs, water and perhaps wastewater facilities would be extended, putting these services nearer to the South Central Area.

4. City of Colorado Springs Lands

The City of Colorado Springs Department of Utilities owns a large parcel of land along the northwestern boundary of the planning area. This land extends approximately two miles south into the South Central Area. The Nixon Power Plant presently occupies the northern portion of the site outside the South Central Area study boundaries. Within the planning area boundaries sludge ponds and an ash dump site exist. Colorado Springs presently has no master plan addressing future land uses but does see the potential need for expanding electrical facilities and possibly expanding existing sludge handling facilities in the future.

5. Other Surrounding Land Uses

All adjacent lands east and south of the planning area consist of open ranchland. There are no recent proposals which have been submitted to either El Paso County or Pueblo County for any major land use or zoning changes in these areas.

SUPPORT FACILITIES FOR THE SURROUNDING AREA

The South Central Planning Area is predominantly open ranchland and removed from major populated areas. However, this area is constantly being impacted by land uses critical to the support of the surrounding urban area. The planning area houses the City of Colorado Springs sludge ponds, ash dump sites from the Nixon Power Plant, a radio tower, a microwave transmission tower and utility corridors. The area is being studied for utility corridor expansions and has recently been studied as a potential location for hazardous and radioactive disposal sites as well as conventional landfills. In the future, this area is likely to see more proposals for the special use support facilities of nearby urban areas. Special attention must be given to these proposals to ensure that these uses do not degrade the present quality of life and the environment.

AGRICULTURE

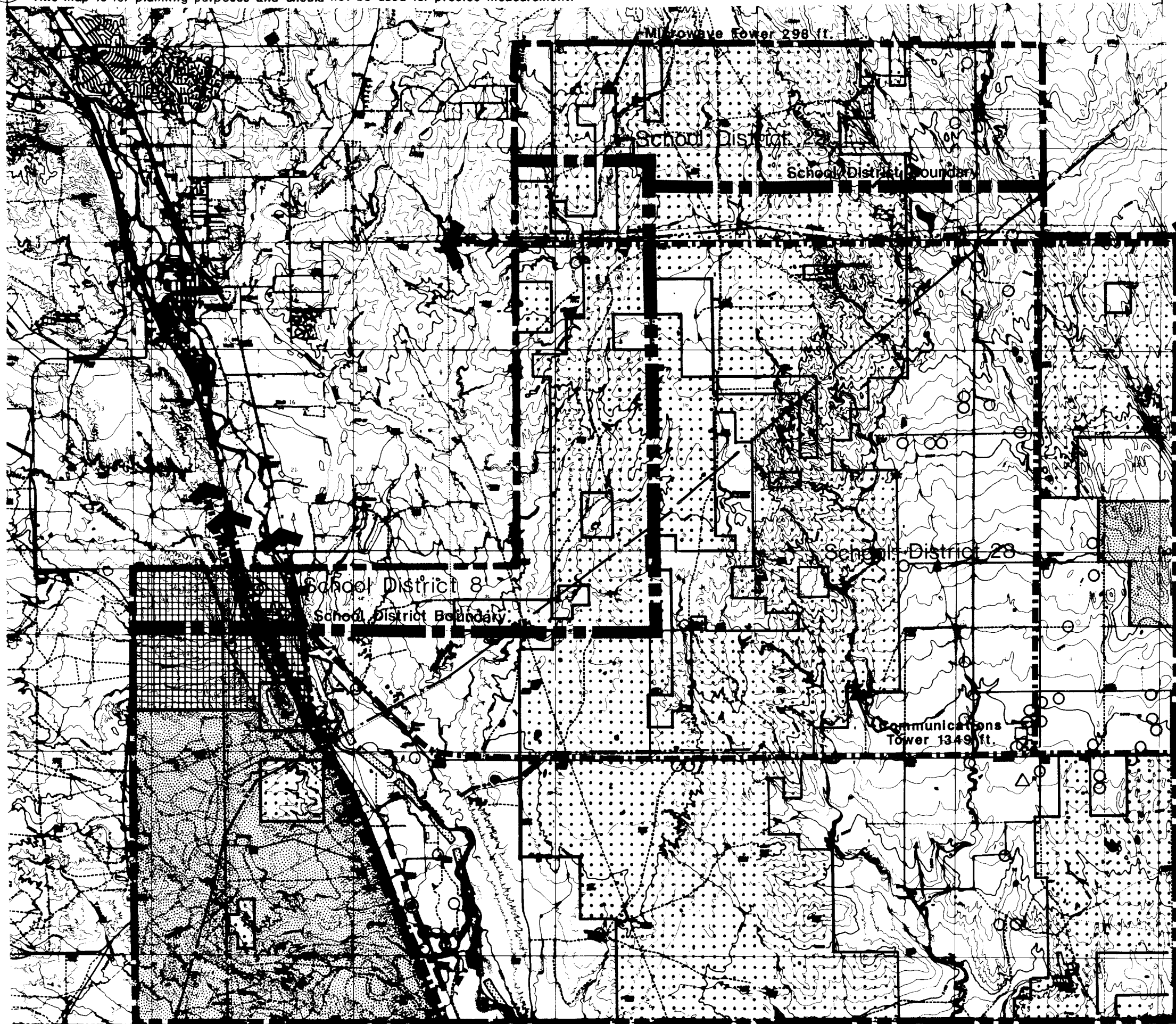
The vast majority of the land within the South Central Area is used for ranching. Most of the ranches consist of cattle farms. However, there are several large horse farms adjacent to I-25. These horse farms and the cattle ranches provide an attractive rural character.

The Box-T Ranch is a major land holding which is located partially within the South Central Area and extends down into Pueblo County. Approximately 75,000 acres of land are either owned or leased by this ranch. The land is presently used for grazing, but historically there have been attempts to develop the property into large scale mixed-use facilities.
















HOUSING

The planning area is characterized by very sparse housing, mostly consisting of rural ranches. There are two subdivisions within the planning area. Fox Springs Ranch Subdivision is approximately two miles from the Hanover School and consists of 35-40 acre lots. Rancho Colorado is west of I-25 and consists of several 5 and 10 acre lot subdivisions. Neither development has experienced any construction. The limiting factor in Rancho Colorado has been an adequate water supply since the subdivisions sit on top of Pierre Shale. There are only about 60 residential units within the entire South Central Area. Portions of the Valley Ranch and the State Land's Project are in the planning area. Both plans indicate that growth within the South Central Area will not take place until well into the future.

This map is for planning purposes and should not be used for precise measurement.



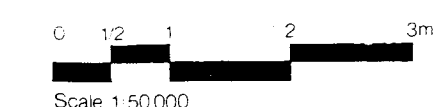
Map 4 LAND USE

-  STATE LANDS
-  CITY OF COLORADO SPRINGS LANDS
-  APPROVED SUBDIVISIONS
-  COMMERCIAL
-  INDUSTRIAL
-  SINGLE FAMILY / FARM SITES
-  HANOVER FIRE STATION
-  HANOVER SCHOOL K-12
-  CHURCH
-  UTILITY TRANSMISSION CORRIDOR
-  RURAL AIRPORT LANDING STRIP
-  MAJOR ROADS
-  STATE HIGHWAY
-  PIPELINE
-  PROPOSED STATE TRAIL CORRIDOR

Source: El Paso County Land Use Department

El Paso County Land Use Department

South Central Comprehensive Plan



Scale 1:50,000



North

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COMMERCIAL USES

There are no active commercial sites within the planning area. There is one vacant horse racing track known as the Pikes Peaks Meadows Race Track which is located adjacent to the planning area. This property was recently annexed by Fountain. The owners of this facility contemplate a mixed-use development on the site.

The closest shopping areas are located in the City of Fountain and in the City of Pueblo. These can be up to 20 miles from rural residences in the eastern portion of the planning area.

INDUSTRIAL/SPECIAL USES

There are a few small industrial sites within the planning area. These are adjacent to I-25 and the railroad. In this area, the potential for expanding industrial development is limited due to the encroachment of the floodplain of Fountain Creek and steeply sloping terrain west of I-25.

Portions of the lands within the planning area owned by the City of Colorado Springs Utility Department are presently being used by the City as sludge ponds, or for utility transmission corridors and ash dump sites. The City is considering building a detention dam and reservoir within their property boundaries. In addition, the City is considering using a portion of their lands near I-25 for future industrial sites.

A radio tower presently exists within the planning area. This tower is 1,350 feet tall and is visible from many portions of the South Central Area, particularly at night. In addition, a 295 foot microwave transmission tower has recently been approved within the northern portion of the planning area just east of the Peaceful Valley Lake Estates Subdivision.

The Electric Transmission and Distribution Division of the Colorado Springs Department of Utilities (ET&D) is currently doing a study to locate transmission line rights-of-way and substations to serve future demands for the next 50 years. Five new circuits are being planned. These will require anywhere from 3 to 5 transmission lines. The study is called the East Side Transmission Project and encompasses 226 square miles of land, most of which is outside the South Central Area. The project's southern boundary is Hanover Road, the eastern boundary is 7 miles east of I-25, the northern boundary is 2 miles north of Falcon Highway, and the western boundary generally runs just east of the major urban development of Colorado Springs, Security, Widefield and Fountain (refer to Land Use Map).

Alternative corridor locations have been presented at public meetings. ET&D carefully studied the social, visual, economic, land use and environmental impacts potentially caused by the new transmission lines and substations. They tried to identify the least disruptive routes and respond to public concerns. Even though the exact corridor has not been finalized, it appears that it will run along the boundary of the planning area, approximately 4 miles east of the City of Fountain.

The first use of these transmission line rights-of-way will occur in 1990 in the northern area, far outside of the planning area. In the mid-1990's, a new unit is expected to be installed at the Nixon generation facility. At that time, transmission lines will be needed to connect the Nixon facility at the southern end of the transmission system to the northern end of the system. During this phase the planning area will be impacted with additional circuits. Careful consideration will have to be given in the siting to minimize the negative visual, environmental and social impacts which these additional transmission lines can cause.

PARKS AND OPEN SPACE

There are no existing parks within the South Central Area. The closest parks are in the City of Fountain, including a 400 acre County park which is currently under development within the Fountain city limits. Another proposed 700 acre Colorado Springs regional park may be located approximately seven miles from the most northern boundary of the site near the intersection of State Highway 94 and U.S. 24 as part of the Aries development. The State Division of Wildlife does maintain the Hanna Ranch Wildlife Management Area on the City-owned property near the Nixon power plant. Part of this area is open to hunting.

Within the planning area, the State Division of Parks and Outdoor Recreation and the El Paso County Parks Department have designated a proposed trail corridor along Fountain Creek. This corridor will provide a trail connection from the City of Pueblo to the northern portion of El Paso County. Ultimately, it is expected to connect many of the major cities and towns along the Front Range.

The County asks for land dedication or easements along designated trail corridors when development is proposed. Ordinarily a 100 foot wide right-of-way is requested for trails. This corridor may be on either side of Fountain Creek, whichever is best for trail development.

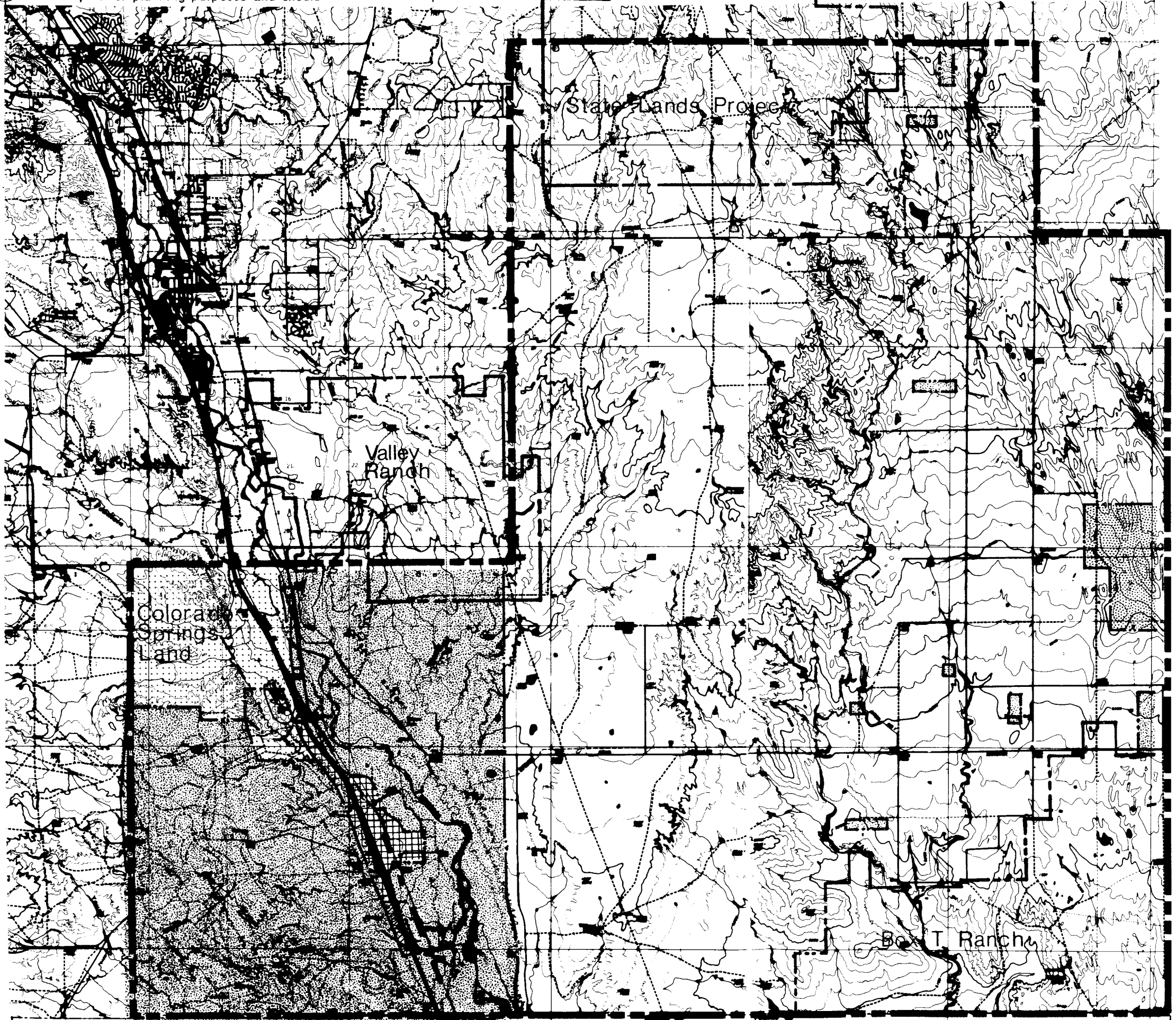
EXISTING ZONING









Existing zoning (shown on Map 5) is a reflection of the development pattern which has historically occurred in this area and the land's relationship to major transportation corridors. The land adjacent to I-25 tends to have a higher zoning classification than lands further east where fewer man-made facilities exist. The most northerly portion of the planning area, west of I-25 is zoned A-2 (Agriculture). This zone allows for 5 acre minimum lot sizes, but through El Paso County's special use review process some higher density or industrial uses, such as a duplexes or mineral extraction may be allowed. The remaining area east of Meridian Road is zoned A-4 (Agriculture). This A-4 zone also allows for lots of 5 acres or larger, and is generally less permissive than the A-2 zone. Within the I-25 corridor a small portion of land is also zoned PID (Planned Industrial Development) or PHID (Planned Heavy Industrial Development). Nearly all the land east of Meridian Road is zoned A-35 (Agricultural) which allows for tracts of 35 acres or larger. There are a few small parcels of land within this larger area that are zoned A-4 (refer to Map 5).

This map is for planning purposes and should not be used for precise measurement

MAP 5

ZONING/LARGE LAND OWNERS



-  A-4 AGRICULTURE 5 ACRES
-  A-2 AGRICULTURE 5 ACRES
-  ANNEXED BY CITY OF FOUNTAIN
-  PID - PLANNED INDUSTRIAL DISTRICT
-  PHID - PLANNED HIGHWAY INDUSTRIAL DISTRICT
-  A-35
-  MAJOR LAND OWNERS OR DEVELOPMENT BOUNDARIES
-  COLORADO SPRINGS LANDS

Source: El Paso County Land Use Department

El Paso County Land Use Department

South Central Comprehensive Plan



Scale 1:50,000



North

Shapins/Moss

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Boulder, Co 449-8831

CHAPTER V. TRANSPORTATION

EXISTING ROADS

The western portion of the South Central Area is bisected by I-25, which runs in a north/south direction. This highway supports large volumes of Front Range interstate traffic. I-25 is served by four interchanges within the South Central Area. The Buttes interchange provides an overpass connecting the east and west sides of the highway. However, this overpass leads only into narrow paved or gravel roads. The other interchanges provide access to and from I-25 yet provide only minor underpass connections to the east and west sides of the highway. These other interchanges provide access to low use gravel roads, which in most cases dead end.

The present usefulness of the four interchanges in providing access to the majority of the South Central Area is limited. They provide only limited access to directly adjacent properties and are effected by major environmental constraints which inhibit road expansion.

The remainder of the planning area is served by a limited number of roads, very few of which are paved. The paved roads include Old Pueblo Road, Hanover Road, Peyton Highway and Squirrel Creek Road.

Old Pueblo Road runs north/south, parallel to I-25, and connects the South Central Area to the City of Fountain. Hanover Road intersects Old Pueblo Road and provides east/west access through the southern portion of the planning area. Peyton Highway runs north/south and provides access to the eastern portion of the planning area. Peyton Highway eventually connects to State Highway 94 north of the site. Squirrel Creek Road provides east/west access to the northern portion of the site and provides a link to the western edge of the City of Fountain.

All other roads within the planning area are gravel or dirt and are designed for only limited, rural use.

PROPOSED ROAD CORRIDORS

The road system in the South Central Planning Area is likely to undergo major changes in the future. However, many of these changes will probably not occur for at least a few decades. Although the exact nature of the future road system can not be predicted, a reasonable option is suggested on Map 6. This proposed transportation plan shows major road expansion from the City of Colorado Springs linking south to the City of Pueblo. Many of the road extensions within the South Central Area would occur through open lands currently not served by roads. Only corridors are shown since exact alignments and locations have not been established.

POTENTIAL NORTH/SOUTH EXPANSION

The major north/south expansions could include Powers Boulevard, Marksheffel, Meridian, Curtis Road and Peyton Highway. Whether these roads become expressways or arterials will depend upon future need and development within the region.

Powers Boulevard is proposed to connect to I-25. The alignment of Marksheffel will depend upon development within the planning area and to the north. Marksheffel may tie into Meridian or connect to I-25. The scale of Meridian and Curtis roads will depend upon future need and growth in and around the area.

The Peyton Highway corridor is being considered for the possible the future alignment of the Front Range Toll Road/I-25 By-pass. The Front Range Toll Road is presently only a planned venture. It is being designed by private developers to have a 300-400 foot wide right-of-way which would include a double-lane toll highway in each direction, two railroad tracks splitting the north/south traffic lanes, provision for a high voltage power conduit, a water line and possibly a gas line. The toll road would connect Fort Collins to Pueblo and provide for fast, efficient transportation along the Front Range. Interchange locations have not been determined, but the Hanover Road intersection is being discussed as one possible location. The interchange would most likely occur if major industrial uses were proposed near the Front Range Toll Road in the Hanover area.

The State Department of Highways is now doing computer models to analyze land use patterns within 20 miles of the Peyton Highway Corridor. They are studying the level of usage up to the year 2010 to see if the project is viable due to an increase in demand. The State will be meeting with the Front Range Council of Governments to discuss and determine the impacts which the toll road corridor might have upon the entire Front Range.

POTENTIAL EAST/WEST EXPANSION

Proposed east/west arterial corridors along the northern portion of the planning area include Peaceful Valley Road and a corridor one mile north of this alignment. Peaceful Valley Road is likely to be an expressway and may be expanded eastward into the South Central Area within the next twenty years. The timing for expansion depends upon traffic at the airport, the final designation of Drennan/Bradley Road and future growth patterns in this area.

Squirrel Creek and Hanover Roads, which also run east/west, are proposed to be major arterial corridors in the future.

ROADWAY CONCLUSIONS

In conclusion, the existing road pattern provides limited access to the majority of the South Central Area. Long range transportation plans show the possibility for many additional transportation links. Some of these proposed plans may happen while some may never occur. The development of the proposed roads will involve many factors including land use, traffic patterns and influences in and around the South Central Area.

The County's policy to ensure that right-of-way corridors are reserved in case they are needed in the future is the following:

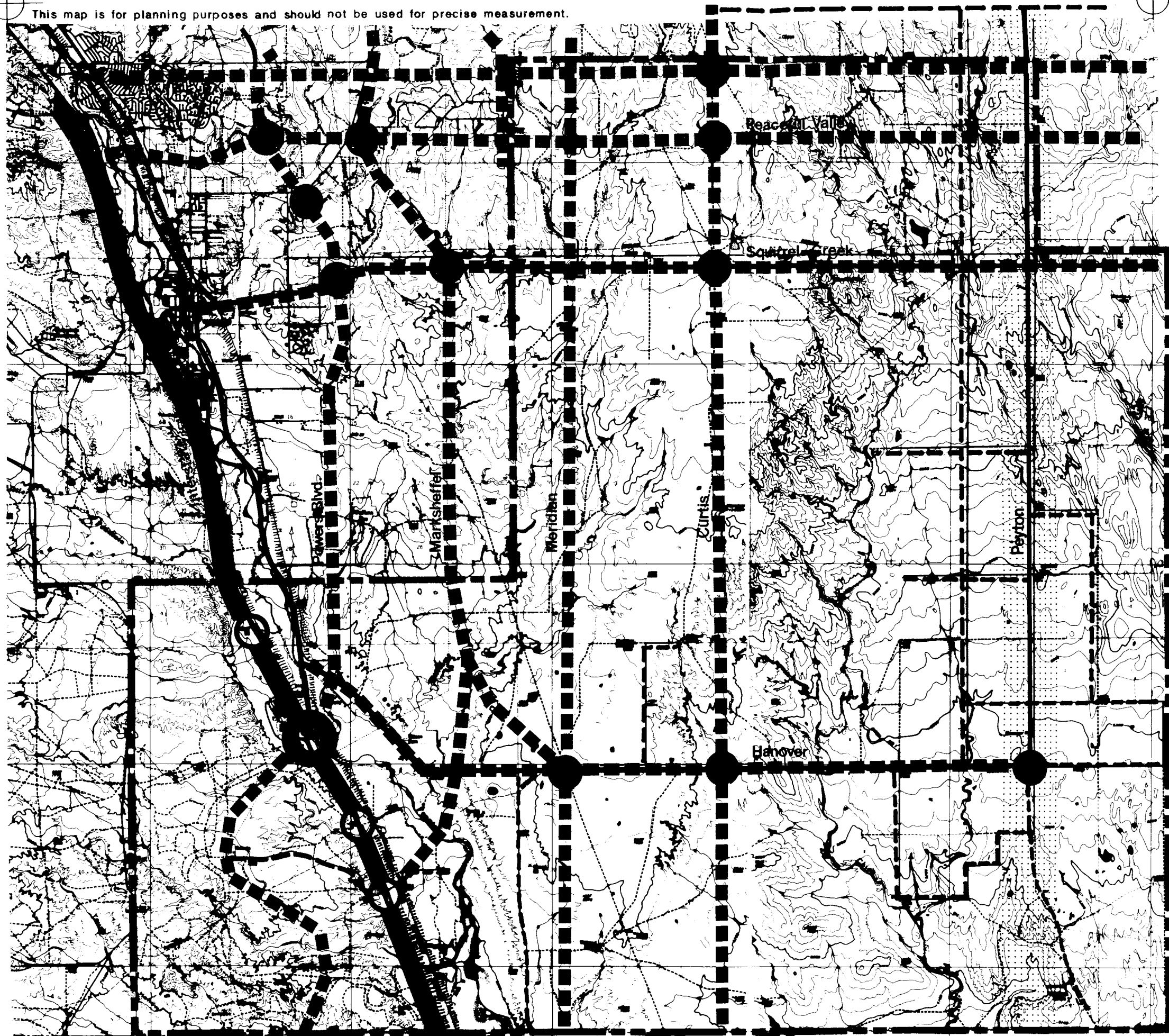
- When development is planned, the precise alignment within the property boundaries is determined.
- The developer works with adjacent property owners to gain consensus on the proposed alignment.
- Either an easement is proposed or land is dedicated to the County so that development of structures or other costly improvements does not occur within the right-of-way.
- When future adjacent development occurs, the already existing and approved roads are linked into.
- Arterial right-of-way corridors are 120 feet in width.
- Expressway right-of-way corridors are 210 feet in width.



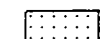
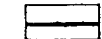
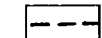

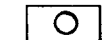
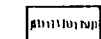
The County does not ordinarily develop roads, but it does provide transportation master plans and development approvals to ensure adequate road locations, sizing and construction.

This map is for planning purposes and should not be used for precise measurement.

Map 6

TRANSPORTATION

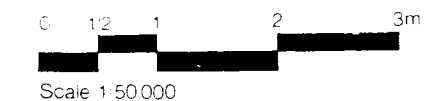


-  INTERSTATE
-  PROPOSED CORRIDOR
-  FRONT RANGE TOLL ROAD CORRIDOR
water, electric, rail, possible gas
-  EXISTING PAVED ROADS
-  EXISTING GRAVEL ROADS
-  EXISTING MAJOR INTERCHANGE
-  EXISTING MINOR INTERCHANGE
-  RAILROAD

Source: El Paso County Dept of Public Works

El Paso County Land Use Department

South Central Comprehensive Plan



Shapins/Moss

Planners Landscape Architects
Boulder Co 443-6831

RAILROAD

There are two railroad companies which have lines running through the South Central Area. These are the Santa Fe/Burlington Northern and the Denver and Rio Grande Railroads. Both rail lines run just east of I-25 along the edge of Fountain Creek. Both companies operate approximately 10 trains a day consisting of coal and mixed freight. Neither company presently makes stops within the planning area, but rail sidings do exist adjacent to closed companies or ones which currently do not need rail service.

No expansion plans along either rail corridor are currently anticipated. Any future expansions will depend upon the coal industry and future Front Range growth. Rail siding expansion and stops in the planning area could easily be accommodated on lands near the existing tracks. To create siding expansions and stops, a development use agreement typically is negotiated between the industry and the railway company.

CHAPTER VI. TECHNICAL SERVICES WATER/WASTEWATER/ELECTRIC

WATER

EXISTING WATER RESOURCES

The major factors concerning water resources in the area are:

1. Existing water resources are limited.

- Nearly all of the water in the planning area has been acquired through prior surface and groundwater appropriations. In addition, much of this appropriation is for use outside of the planning area.
- The bedrock underlying the vast majority of the planning area contains limited water resources.
- There are no existing special water districts or companies which presently import water into the area.
- Colorado Springs water policies state that water will not be supplied to suburban areas outside the city limits other than those already being supplied.

2. City of Fountain and wholesale water may be available to portions of the South Central Area in the future.

- The City of Fountain may extend a water line to the Pikes Peak Race Track since this area is annexed. This line extension will run along the west side of I-25 along a strip of land which would need to be annexed.
- Some wholesale water is available north and west of the South Central Area. This water is for sale on the open market and could potentially be purchased for use in the South Central Area. There is a 10 inch water line running along Drennan Road a mile north of the South Central Area's northern boundary. This water may presently be available, but line extensions and a water company/district would need to be created to properly establish and maintain water distribution in the area.

SURFACE WATER

The planning area is located in portions of the Fountain, Williams and Chico Creek drainage basins. All are tributaries of the Arkansas River. Fountain Creek is the only perennial stream in the planning area. The surface water from this creek has been appropriated for use mainly outside the region. Its mean annual surface flow through the planning area is 39,000 acre feet. Almost all of this flow originates well to the north. Discharge from Williams Creek, a tributary of Fountain Creek, is 70 acre feet a year. Chico Creek has a mean annual discharge of approximately 220 acre feet per year.

The Black Squirrel Creek is approximately four miles east of the planning area. This creek is presently over-appropriated and has only a small amount of surface water available. Surface runoff which originates in the planning area could theoretically accommodate approximately 600 dwellings. However, because this water is subject to appropriation within the priority system it is unlikely that it will be available for internal use. Extensive treatment facilities

would need to be provided in any case. In some places in the planning area alkalinity and salt concentrations have also been elevated as a result of irrigation practices. Small projects with low densities may not be feasible due to the high cost of purchasing, treatment and distribution of water. Economical projects would need to consist of either very low density, 35 acre lots or larger, or large scale, relatively high density projects.

GROUNDWATER

Alluvial Groundwater

Alluvial groundwater in the planning area is primarily limited to aquifers associated with Fountain, Williams and Chico Creeks. The aquifers along Williams and Chico Creeks are discontinuous and shallow. They have limited usefulness due to the quantity and quality of the water. Mean annual groundwater flow through the Fountain Creek alluvium is approximately 4,000 acre feet per year. Total ground water flow through the other aquifers is unknown. This water is already appropriated and any water taken out must be augmented. If this water could be acquired, a large scale high density project would be needed to support all the facilities needed to augment, treat and distribute the water. Upper Black Squirrel Creek, located just to the east of the planning area, yields between 5,000 to 6,000 acre feet of water a year. Again, this water is over-appropriated.

Bedrock Groundwater

Nearly the entire planning area is underlain by Pierre Shale. This geologic formation contains very little water and water which is typically of poor quality. The Pierre Shale may be as deep as 5,000 feet over portions of the site. Beneath the Pierre Shale lies Dakota Sandstone which can yield up to 200 gallons per minute, but drilling costs are high. The layer of Pierre Shale is thinner, in the planning area, for about six miles east of I-25. Within this band, the Dakota Sandstone begins to outcrop. If water can be reached within 1,500 feet of the surface, a well may be economically reasonable to consider. According to the Colorado Division of Water Resources, essentially all of the groundwater in the South Central Planning Area is considered tributary to surface waters. This means that appropriation of groundwater for tracts of less than 35 acres will probably require augmentation of any water which is consumptively used.

CONCLUSIONS

1. **Water resources are limited within the planning area.**
2. **Alternative water resources might include:**
 - Acquiring surface water rights from Fountain Creek or other creeks within the planning area.
 - Acquiring surface water from the Arkansas River.
 - Acquiring water rights from Black Squirrel Creek and transporting this water to the South Central Area.
 - Acquiring bedrock groundwater from the Denver Basin, which is north of the site, and transporting it.
 - Acquiring water from the proposed Front Range Toll Road water line.
 - Acquiring water from wholesale water companies which have available water that could be piped to portions of the South Central Area.
 - Acquiring water from the City of Fountain or from the Cherokee Water and Sanitation District.

3. The costs of acquiring water for this area are likely to be high.

In addition, the costs for treatment, distribution and possible augmentation are potentially high. Due to these potential water costs the reasonable options for development based on water are limited to the following:

- Low density development consisting of 35 acre lots or larger where individual wells could be utilized if water could be found.
- High density, large scale development. The exact density and scale of a project to support the necessary costs will vary depending on the method of achieving the necessary water and the costs for all the facilities needed to treat, distribute and augment the water.
- Wait until water districts or cities, such as Fountain have expanded into the area to logically extend service.

WASTEWATER

The South Central Area is currently served only by septic systems. These systems are regulated by the County Health Department. The policy of the County is that no newly created lots smaller than 2.5 acres shall have individual septic systems and that these systems must not negatively impact adjacent properties. Even though the policy is for 2.5 acre lots, the Health Department encourages centralized sewer systems for any lots smaller than 5 acres in size.

The closest centralized sewer system, at the present time, is in the City of Fountain which is about two miles away from the nearest South Central Area boundary, and at a higher elevation. Recently, the Cherokee Water and Sanitation District has formed the Lower Fountain Metropolitan Sewage Disposal District for the purpose of constructing a facility in the lower Jimmy Camp Creek Basin. The sewage facility will be located just south of Calhan Reservoir and immediately adjacent to the planning area boundary. It is expected to be in operation by 1990. The system is designed to primarily serve the Jimmy Camp Creek Basin. The South Central Area is entirely outside of this basin and is therefore not in the present service area of this plant. Sewage would have to be pumped across basin boundaries if usage was allowed outside the designated basin and changes in the regional Areawide Water Quality Management (208) Plan would need to be made.

ELECTRICITY AND GAS

Except for the area west of I-25 which is served by Fountain, the entire planning area falls within the service area boundaries of the Mountain View Electric Association. Mountain View is capable of serving the area on demand, but charges for service extension can be substantial. Because it has to serve a dispersed and primarily rural population, it is difficult for Mountain View to keep their rates competitive. As will be discussed in the issues section of this document, corridors within the planning area are being considered for transmission of power from the Nixon Power Plant to points north in and around Colorado Springs. Other than payments for rights-of-way residents of the planning area will derive no benefit from these lines.

Currently, there is no gas service provided to the planning area or any area close to it. Residents must depend on propane for these energy needs. If gas service is provided in the future it will probably be by Peoples Natural Gas. Utility availability is summarized in Map 7.

Solid Waste

There are no operating or designated solid waste landfills located within the boundaries of the planning area. However, the Fountain Sanitary Landfill is accessible to much of the area. This facility is located south of Squirrel Creek Road about a mile from the planning area's western boundary. The remaining life of this landfill will vary depending on the amount of waste it receives, but its capacity is limited. The Highway 94 Landfill, which is located about 11 miles to the north does have an estimated 10 to 20 years additional capacity, but this facility may not be a desirable alternative for locational reasons. This opens up the possibility that a site within the planning area could be considered for location of a landfill in the near future. Currently, most planning area residents either haul their own trash to the Fountain site or make informal arrangements to have this done.






Ultimately, it is quite likely that the planning area will be considered as the site for a regional land fill. Primary reasons for this include the presence of underlying Pierre Shale and a low population density. Sites within the planning area may also be considered for the location of used tire storage areas. Tires are not presently accepted at regular landfills. Although there are no current economically viable uses for discarded tires, it is anticipated that a technology will eventually be developed to allow the recycling of tires into either energy or useable products. In the interim, changes in State regulations will place controls on tire storage facilities.

Before any landfill can be located in the County, it must receive a Certificate of Designation for the Board of County Commissioners and be in conformance with County Zoning Regulations. The State Department of Health also reviews landfill plans and can veto any proposal which does not meet its technical standards.




This map is for planning purposes and should not be used for precise measurement.

MAP 7

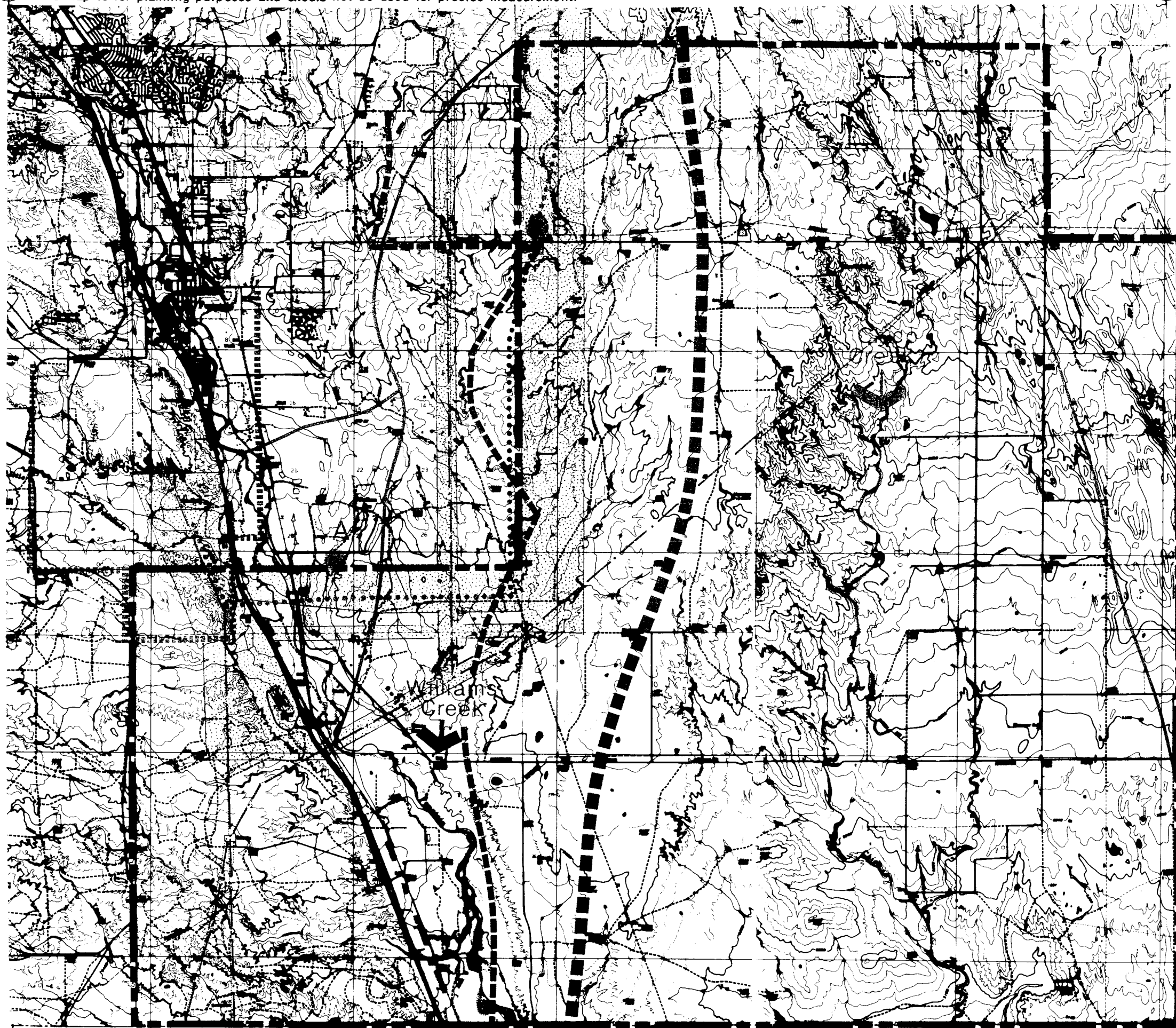
UTILITIES

-  CITY OF FOUNTIAN ELECTRIC DEPARTMENT BOUNDARIES
-  MAJOR DRAINAGE DELINEATION
-  MINOR DRAINAGE DELINEATION
-  WATER QUALITY MANAGEMENT AREA DELINIATION
-  EASTSIDE TRANSMISSION CORRIDOR

PROPOSED SUB-BASIN WASTE WATER TREATMENT FACILITIES

-  A. LOWER FOUNTAIN
-  B. WILLIAMS CREEK
-  C. CHICO CREEK

Source: Project Aquarius-1985 Update
Area Wide Water Quality Management
Plan for Pikes Peak Region, Pikes
Peak Area Council of Governments.



El Paso County Land Use Department

South Central Comprehensive Plan

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Scale 1:50,000



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CHAPTER VII. PUBLIC AND COMMUNITY SERVICES

OVERALL

A well balanced system of public facilities and services is essential to the maintenance of a quality living environment. As development occurs in and around the South Central Area, new demands will be placed upon existing services. The purpose of this section is to assess current facility levels and identify where problems exist now or may exist in the future.

SCHOOLS

The South Central Area is served by three school districts. Ellicott (#22) services the most northerly portion of the site. Fountain (#8) services the northwest portion and Hanover School (#28) services all of the remaining portions of the planning area. See the Land Use Map for boundaries. None of the schools in the South Central Area are over capacity or in need of expansion.

The Ellicott District has recently opened a new junior high/ high (7-12) school. This new school has 250 students now and has a capacity for 500. The elementary school (K-6) is also under capacity with 250 students and capacity of 350. This school district has no plans for any additional expansion in the near future.

The Fountain District currently has sufficient buildings or funds for construction to meet demand projections for the next 5 years within the South Central Area. The district is building a new elementary school now. With this new school complete, an additional 600 students can be accommodated. The district has school sites designated for development and property available for a new high school. Schools within the Fountain District which are over capacity are within the Fort Carson Military Reservation and do not affect the South Central Area.

Hanover District which serves the vast majority of the planning area is under capacity. One building serves grades K-12. Fifty-eight students are currently enrolled in the school, and the facility can handle up to 120.

POLICE/SHERIFF

Police service within this area is handled by the El Paso County Sheriffs Department. All services are handled out of the main office in Colorado Springs and these include periodic checks of the area along with response to calls. Distance and low population density combine to create problems with response time. The Sheriff's Department has no plans for any more facilities or services for this area in the near future.

Residents have identified a need for more surveillance in the area. Citizens feel heightened sheriff activity would help reduce trespassing, stop open vehicles which have blowing trash and help reduce the number of illegal trucks using area roads to by-pass weigh stations.

FIRE

Fire protection for the planning area is provided by the Hanover Volunteer Fire Department located near the intersection of Hanover Road and Peyton Highway. There are twelve volunteer staff members, three with emergency medical training. There is no ambulance service from this fire department. It's equipment consists of a 1,000 gallon tanker, one four wheel drive

brush truck and one brush truck with a 250 gallon tank capacity. The fire department serves 280 square miles with an area population of approximately 300 people. The fire department feels a need for more facilities to be able to adequately protect an area of this size. The large tracts of State land in the planning area are generally undeveloped, but require protection for grass fires.

MEDICAL

There are no medical facilities within the South Central Area. The closest services are in the City of Fountain. The closest hospitals are in Colorado Springs and these range between 14 and 32 miles from different parts of the South Central Area. Due to the distances involved, residents often rely on helicopters including the Flight For Life for emergency medical assistance. Since the area is so remote and has such a low population, additional emergency medical facilities are unlikely to be constructed in the near future.

CHAPTER VIII. COMPOSITE ANALYSIS

COMPOSITE ANALYSIS

With the help of the inventory information which has been presented in the preceding chapters, a composite analysis was developed to identify the most significant opportunities and constraints in the planning area. The Composite Analysis Map (Map 8), presented in this Chapter shows constraints due to natural influences as well as the major urban land use influences which may affect future development in the South Central Area.

NATURAL CONSTRAINTS

The natural constraints for development have been rated from severe to slight depending upon the constraint and its potential impact on development.

1. Severe Constraints: Floodplains

These areas consists of 100 year floodplains as noted on the Flood Insurance Rate Maps of December, 1986. These soils are poorly suited for development. The costs to ensure safe buildings and facilities are high. Improper development in these areas could lead to flooding, cracking foundations, settling, wet interiors, and rapid deterioration of streets and structures. Changes in the existing floodplain could negatively impact adjacent properties. These areas are most suitable as open space corridors for recreation, wildlife or ranching.

2. Severe Constraints: Soils

These areas contain soils which have some or all of the following problems:

- Severe shrink/swell potential.
- Severe low strength.
- Dense clays/slow permeability.
- Shallow depth to bedrock.
- Large stones.
- Slopes over 15%.
- Seasonally wet.

Since these limitations are considered severe, costs for development may be high. Special designs to overcome the limitations are may be needed, and designing septic tanks to operate properly may be difficult. However, most soil constraints can be overcome with proper planning and engineering.

3. Severe Constraints: Riparian Vegetation/Wet Soils

Areas of the site which have seasonally wet soils and frequent flooding typically have riparian vegetation. These areas contain all the native tree and shrub cover within the entire area and create a major visual attraction. Special designs to preserve this vegetation are necessary due to State laws which requires preservation of wetlands and due to this vegetation's unique value as a visual resource in the South Central Area.

4. Moderate Constraints: Soils

Moderately constrained soils cover the majority of the land in the South Central Area. These soils have problems such as moderately low strength, moderate shrink/swell potential, moderate to severe frost action, and moderate slopes (8-15%).

Moderately constrained soils are suitable for homesites if the limitations are overcome through proper design. Structures, landscaping, roads and septic absorption fields need to be designed to minimize the effects of shrink/swell, frost action, erosion and sedimentation. Siting of buildings and roads should minimize disturbance to the moderate slopes.

5. Slight Constraints: Soils

These areas contain soils which have few limitations for development and are well suited to construction.

6. Special Constraints: Pierre Shale

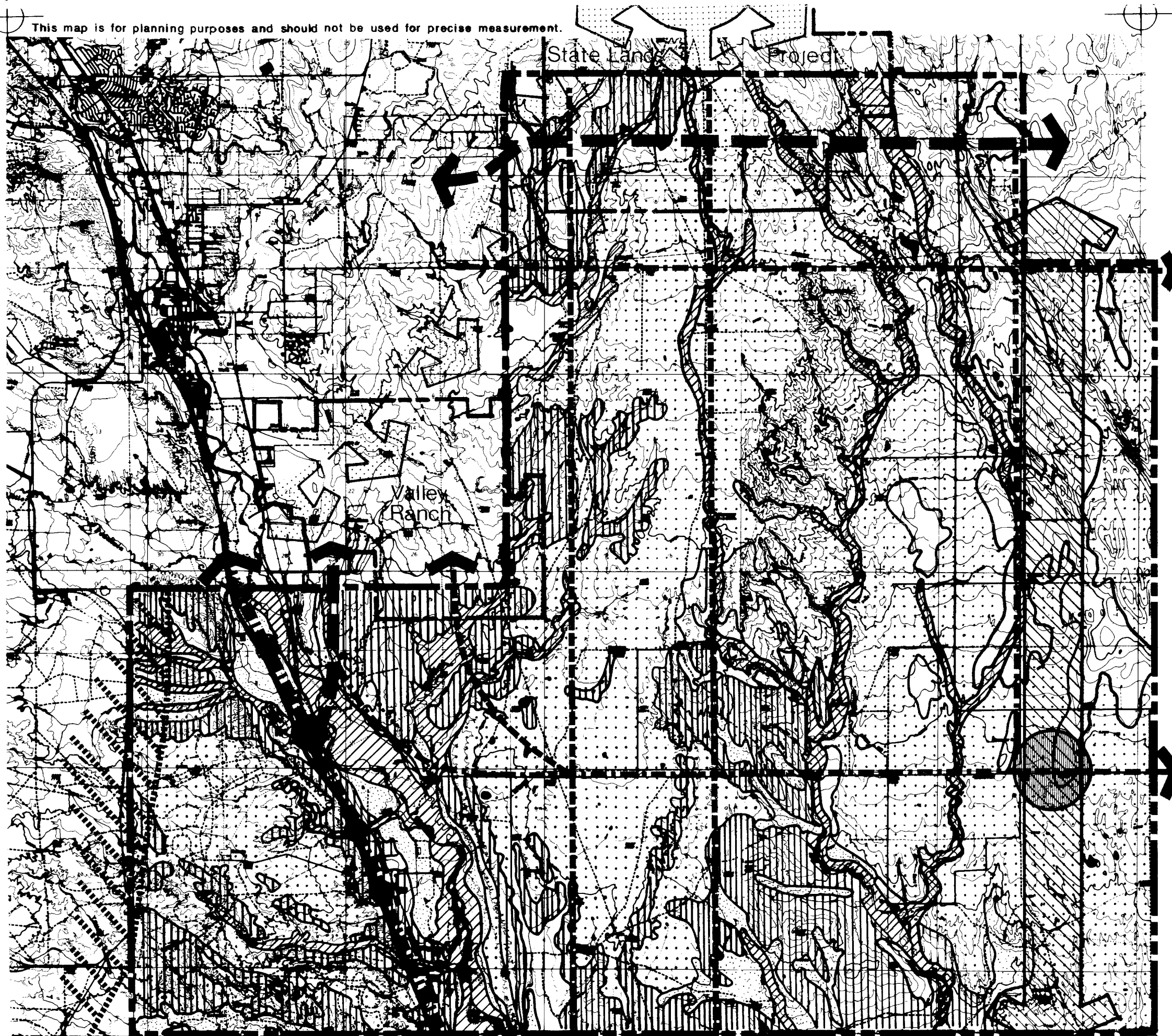
The majority of the South Central Area is underlain by Pierre Shale, a highly impermeable geologic formation which holds low amounts of groundwater. This geologic structure does not pose significant problems for building construction yet it does represent a limitation in terms of water availability. In addition, within the South Central Area this geologic formation has been identified by the Department of Natural Resources, Colorado Geologic Survey as suitable for hazardous and radioactive waste disposal sites.

POTENTIAL MAN-MADE INFLUENCES

There are a variety of existing and potential man-made influences which could affect growth in the South Central Area. Although it is impossible to determine which of these will eventually be important factors they all need to be considered in the planning process. These influences were considered in developing the planning districts and future land use scenarios. The significant man-made influences are:

- 1. I-25 and the Interchanges within the South Central Area.**
- 2. Valley Ranch and Expansion of the City of Fountain and Surrounding Development.**
- 3. State Lands Project**
- 4. Front Range Toll Road or Interstate By-pass**
- 5. Front Range Toll Road Interchange (Peyton Highway and Hanover Road)**
- 6. North Area Expansion along Squirrel Creek Road and Future Peaceful Valley Road Expansion.**
- 7. Noise II Zone from Fort Carson Military Reservation.**
- 8. Potential Road and Bridge Expansions.** Potential expansion of Powers Boulevard, Marksheffel Road, Meridian Road, Curtis Road and Highway 50. Upgrading of Fountain Creek bridge crossing.

















This map is for planning purposes and should not be used for precise measurement.



MAP 8

COMPOSITE ANALYSIS

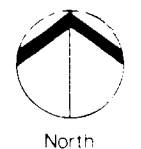
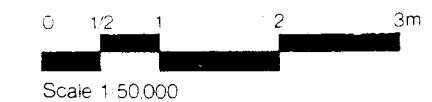
NATURAL INFLUENCES

-  FLOOD PLAINS
-  WET SOILS CONSTRAINTS
-  SEVERE SOIL CONSTRAINTS
-  MODERATE SOIL CONSTRAINTS
-  SLIGHT SOIL CONSTRAINTS
-  NOISE IMPACT / NOISE ZONE II
- URBAN LAND USE INFLUENCES**
-  I-25
-  MAJOR INTERCHANGE
-  MINOR INTERCHANGES
-  PROPOSED EXPRESSWAY CORRIDORS
-  PROPOSED ROAD CORRIDORS
-  PROPOSED EXISTING ROAD UPGRADE
-  PROPOSED TOLL ROAD CORRIDOR
-  PROPOSED TOLL ROAD INTERCHANGE
-  MAJOR AREA DEVELOPMENT BOUNDARIES
-  FOUNTAIN DIRECTION OF GROWTH

Note: Pierre Shale underlies a large portion of the S.C.A. The thickness is between 2000 and 3000 feet. The formation is highly impermeable and contains little ground water.

El Paso County Land Use Department

South Central Comprehensive Plan



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Planners Landscape Architects
Boulder, Co 449-8831

CHAPTER IX. PLANNING DISTRICTS/CRITICAL FACTORS

PLANNING DISTRICT FORMULATION

The Composite Analysis was used to delineate planning districts in order to allow for the development of planning policies which could be more specifically geared to the unique characteristics of particular areas. The districts were developed by combining the environmental, transportation, water, wastewater, and community services information. Lands with similar opportunities and constraints were combined to form a single district. These boundaries should not be taken as exact limits. They are general boundaries which, due to physical or man-made conditions, logically delineate the edges of the districts.

Ten different Planning Districts were developed. These districts are:

- District 1: I-25 Area**
- District 2: North Area**
- District 3: Old Pueblo Road**
- District 4: Fountain Creek East**
- District 5: Front Range Toll Road Corridor**
- District 6: Hanover Intersection**
- District 7: Central Open Lands**
- District 8: West Lands**
- District 9: Colorado Springs Lands**
- District 10: Floodplains**

The boundaries of each district are delineated on Map 9. An evaluation of each district was made in terms of its potential to absorb future growth. The following criteria were used in this evaluation:

- 1. Construction Suitability:** Is the district buildable in terms of existing environmental and man-made conditions?
- 2. Accessibility:** Is the district easily accessible by a safe, well functioning roadway system?
- 3. Sewer and Water Availability:** What type of sewer and water facilities are available?
- 4. Land Use:** What type of land use presently exists in the area?
- 5. Community Services:** Are community services available near the district?

PLANNING CONDITIONS COMMON TO ALL DISTRICTS

There are a number of conditions which are similar in all the planning districts. These conditions are listed below.

- 1. Non-Contiguous Development:** Nearly the entire South Central Area is presently separate from existing development. Therefore, almost any development, other than growth along the I-25 corridor, would be considered leapfrog or noncontiguous.

2. **Lack of Water and Wastewater Services:** None of the South Central Area is served by centralized water and wastewater. All residences and industrial uses have individual well and septic systems. Very little surface or groundwater is available for developments within the South Central Area. Small lot subdivisions comprised of 2.5 or 5 acre lots will be difficult to develop due to water augmentation requirements and higher density development may be precluded due to the costs of establishing a centralized water and/or wastewater system.
3. **Limited Community Services:** Very limited community services exist within the entire South Central Area. The area is served by a small volunteer fire department, one K-12 school and a church. The closest medical services and shopping are in the City of Fountain which is a minimum of four miles away and in some portions of the South Central Area, up to twenty miles distant.
4. **Open Grazing Land:** The vast majority of the land is open grazing area with some widely separated ranches.
5. **I-25 Access.** The major access to the area is I-25 which is in the western portion of the site. The remaining roads are designed as narrow rural facilities, with only four being paved.

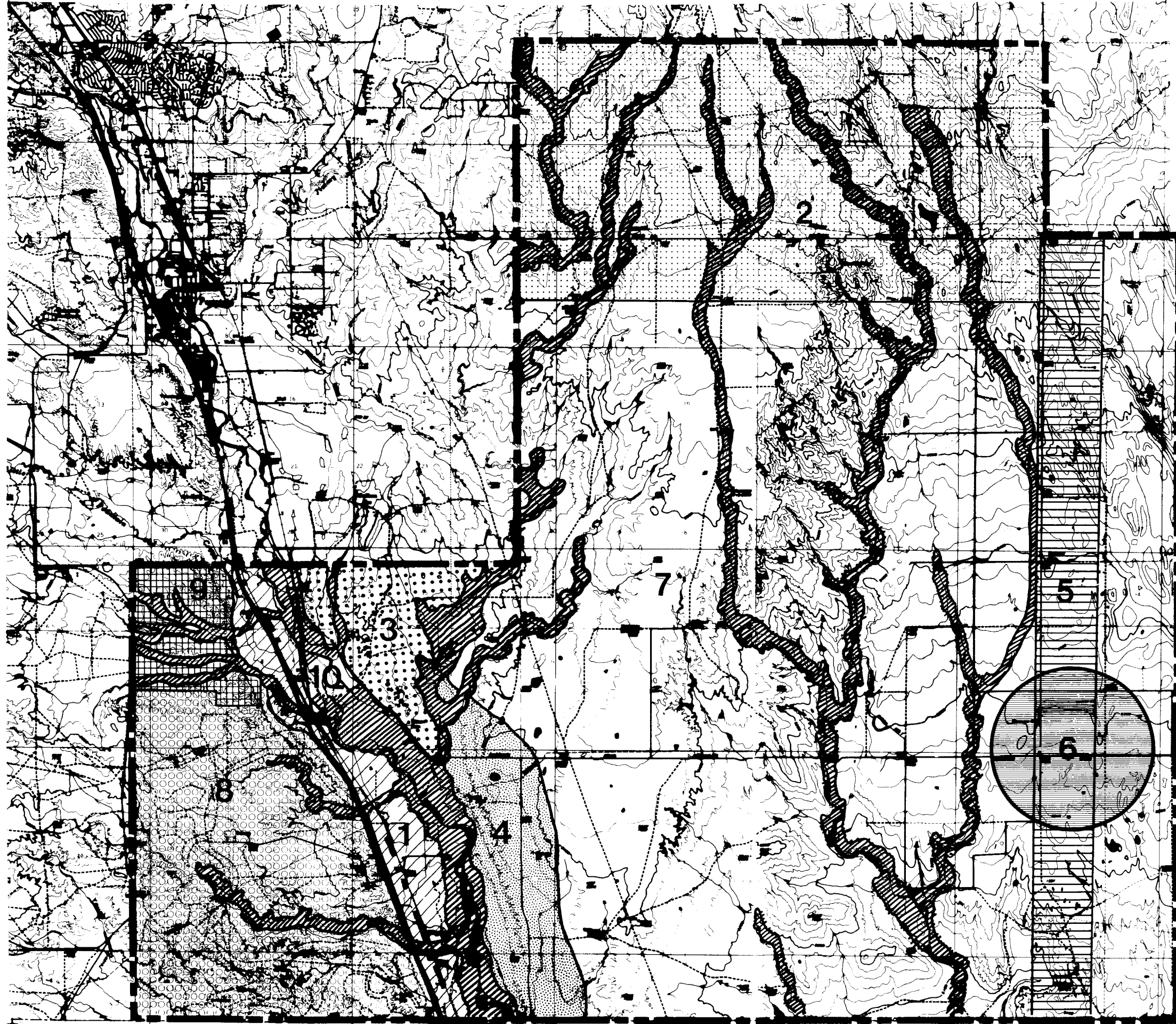
PLANNING DISTRICT CRITICAL FACTORS ANALYSIS

PLANNING DISTRICT I: I-25 AREA

This district includes lands directly adjacent to I-25 which are out of the designated 100 year floodplain. The area has good access to I-25 and is easily accessible to the City of Fountain.









1. **Construction Suitability:** The area is out of the floodplain and relatively flat. Although this district has only minor environmental constraints for development, it is surrounded by floodplains or steep slopes.
2. **Accessibility:** The district has direct access to I-25. There are four interchanges available. However, all are limited in terms of efficient and direct access. The largest interchange, at Buttes, allows good immediate access off the highway in an east-west direction, but due to the encroachment of the floodplain and railroad tracks to the east, road access is limited. The other three access points have very minor and limited east/west accessibility. This could cause problems for large truck access and for heavy traffic use. Easy access exists to two rail lines exists for all the lands east of the highway, within this area.
3. **Water and Wastewater:** Service is provided by individual well and septic systems. A water line may be made available west of I-25 now that the race track property has been annexed by Fountain.
4. **Existing Land Use:** A few small industries, the closed horse racing track and several horse farms exist in the area. In addition, the State Division of Wildlife leases a portion of these lands for non-game habitat.
5. **Community Services:** The area is a minimum of four miles from the City of Fountain, where the closest community services exist.

This map is for planning purposes and should not be used for precise measurement.



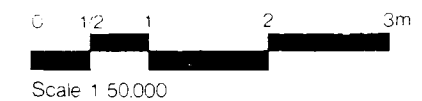
MAP 9

PLANNING DISTRICTS

-  1. I-25 AREA
-  2. NORTH AREA
-  3. OLD PUEBLO ROAD
-  4. FOUNTAIN CREEK EAST
-  5. TOLL ROAD CORRIDOR
-  6. HANOVER INTERSECTION
-  7. OPEN LANDS
-  8. WEST AREA
-  9. COLORADO SPRINGS LANDS
-  10. FLOODPLAIN / WET SOILS

El Paso County Land Use Department

South Central Comprehensive Plan



Shapins/Moss

Planners Landscape Architects
Boulder, Co 443-6831

DISTRICT 2: NORTH AREA

This planning district is defined to the north, east and west by the boundaries of the planning area. The southern boundary is one mile south of Squirrel Creek Road.

1. **Construction Suitability:** The majority of the area has moderately constraining soils. There are several small designated 100 year floodplains which represent severe hazards for building.
2. **Accessibility:** There are two paved rural roads. Squirrel Creek Road runs east/west and Peyton Highway runs north/south. Both are designed for limited use.
3. **Water and Wastewater:** Existing water and wastewater service is limited to individual well and septic systems. There is a 10 inch water line running along Drennan Road approximately one mile north of the planning area's northern boundary. There is another water company to the northeast which presently has water for sale which could be used within this planning district. However, a water district or company would have to be established to maintain and distribute water in this area. Much of this planning district is within the State Lands Project boundary. The State needs to establish or gain access to a water and wastewater system in order to move forward with their development.
4. **Existing Land Use:** Most of the area is used for grazing land. There is also a power line and small utility station in the area. Approximately 75% of the land in this district is State-owned. There is a rural subdivision adjacent to the northwest corner of this area.
5. **Community Services:** The closest community services are at least six miles away in the City of Fountain. The planning district is a minimum of 5 miles from the Municipal Airport and a minimum of ten miles from the City of Colorado Springs.

DISTRICT 3: OLD PUEBLO ROAD AREA

This Planning District includes the area east of Fountain Creek adjacent to Old Pueblo Road. The area is bounded by Fountain Creek, the South Central Area boundary and Williams Creek.

1. **Construction Suitability:** Severe soil constraints exist throughout nearly the entire area. These constraints can generally be overcome with appropriate and careful design. There are also some small areas of steep slopes and unique butte formations.
2. **Accessibility:** Paved rural roads exist on the western and southern boundaries of this district. The Buttes interchange at I-25 is nearby, but access to and from this interchange is limited by an existing old and narrow bridge crossing at Fountain Creek.
3. **Water and Wastewater:** Presently, the only water supply in this district consists of stock wells.
4. **Existing Land Use:** The area is presently used exclusively for grazing.

5. **Community Services:** The closest community services are in the City of Fountain which is a minimum of four miles to the north. The Hanover Fire Station is approximately 10 miles to the east.

DISTRICT 4: FOUNTAIN CREEK EAST

This Planning District is adjacent to Fountain Creek's eastern boundary and extends approximately one mile to the east.

1. **Construction Suitability:** The district consists of about half moderately constraining soils and half severely constraining soils.
2. **Accessibility:** Hanover Road runs in an east/west direction across the northern portion of the area. This is the only paved road within this district. The old Meridian Road is unpaved and runs in a north/south direction across this entire planning area.
3. **Water and Wastewater:** Presently, the only water supply in this area consists of stock wells.
4. **Existing Land Use:** Grazing is the only existing land use in this district.
5. **Community Services:** The closest community services are a minimum of seven miles away in the City of Fountain.

DISTRICT 5: FRONT RANGE TOLL ROAD/I-25 CORRIDOR

This Planning District consists of a one mile wide straight line corridor which runs north/south just east of Peyton Highway. This location is approximate, based upon the most recent data received on the potential toll road location. This corridor could easily change location as a more detailed toll road design is developed or other transportation options are exercised. If plans for a toll road or other expressway alternative are not carried forward this district as defined would no longer be a viable consideration and policies for District 7 will apply.

1. **Construction Suitability:** The majority of this land is suitable for construction with only minor or moderate soil constraints. If the corridor does not occur in this area the environmental conditions will be different. Due to potential impacts from the Front Range Toll Road, such as noise, pollution, hazardous chemical transport and possible pipeline breakage, no housing is recommended within 1/2 mile of such a facility if it is constructed.
2. **Accessibility:** The corridor is located a little more than 1/2 mile east of the Peyton Highway. Access east and west across the corridor could be greatly inhibited unless appropriate provisions are made when designing the toll road.
3. **Sewer and Water:** The Front Range Toll Road is proposed to have a water line which can potentially be tapped for local development use.
4. **Existing Land Use:** The majority of the toll road would exist within State lands which are presently used for grazing.

5. **Community Services:** Users of the corridor would potentially be internally provided with community services. These might include service plazas, medical facilities and police protection. These services might not be readily available to surrounding residents.
6. **Future Impacts:** The potential future impacts are great. In addition to potential growth inducement, these include noise, pollution, hazardous chemical transport accidents, possible pipeline breakage, natural environment damage, displacement of existing residences, disturbance and possible destruction of historic sites, separation of rural communities, reduction of needed cattle crossings and an overall loss of the sense of place of the area. These potential impacts need to be resolved before a toll road or comparable facility is approved.

DISTRICT 6: HANOVER INTERSECTION

The Hanover Intersection is shown as a circle with a one mile radius measured from the point where the Front Range Toll Road Easement is projected to cross existing Hanover Road. This district boundary is general in nature and should to be adjusted if and when a toll road or expressway alignment is finalized. This district includes the existing Hanover Road and Peyton Highway Intersections. Growth opportunities will be limited if this corridor is not developed and an intersection is not located in this vicinity.

1. **Construction Suitability:** There are moderate to slight soil constraints in the area. The land is relatively level and open. Due to potential impacts from a potential industrial intersection, including noise, pollution, hazardous chemical transport and possible pipeline breakage, no residential uses are recommended within 1/2 mile of its center point.
2. **Accessibility:** Presently the area encompasses the intersection of two rural paved roads (Hanover Road and Peyton Highway) and a few dirt roads. If a toll road interchange is constructed, direct and access from Fort Collins to Pueblo could exist.
3. **Water and Wastewater:** Several individual wells and septic systems exist. Water for development could potentially be tapped from the toll road water pipe. However, this water pipe is not anticipated to be constructed as early as the roadway.
4. **Existing Land Use:** The area has a fire station, church, school and several rural homes. The majority of the land is used for grazing. This existing use pattern is likely to change if the interchange is constructed in this area.
5. **Community Services:** This district has all the community services which exist in the South Central Area. There is a fire station, K-12 school and church. For medical services and commercial shopping the closest service is the City of Fountain which is a minimum of fifteen miles away. If an interchange is constructed in this area, the preservation of the existing community services at the present location may be difficult.

DISTRICT 7: OPEN LANDS

This Planning District is located in the central portion of the South Central Area with other planning districts making up most of its boundaries.

1. **Construction Suitability:** Chico Creek and several of its tributaries run through the middle of the district. These stream corridors have a designated 100 year floodplain. Most of the remaining area consists of soils with moderate constraints. There are also some areas, mostly adjacent to Chico Creek, which have severe soil constraints to development. These problems can generally be minimized with sensitive and appropriate design and construction.
2. **Accessibility:** The only paved roads within this planning district are Hanover Road, which runs east/west across the middle portion of the site and Peyton Highway, which runs north/south along in the eastern portion of the area. Both of these roads are presently designed to handle low volume, rural traffic.
3. **Existing Land Use:** The vast majority of this area is used for grazing and ranching. Small portions of land are used for irrigated crops.
4. **Community Services:** There are no community services within this planning area. A limited number of services exist at the Hanover Road/Peyton Highway intersection, in the eastern portion of the district. The nearest medical and shopping facilities are located between five and eighteen miles away.

DISTRICT 8: WEST AREA

This Planning District is bounded on the west by the Fort Carson Military Base, on the east by I-25, on the south by the Pueblo County border and on the north by the Colorado Springs lands.

1. **Construction Suitability:** The majority of the soils in the area present moderate constraints for development. There are several floodplains running east/west across the district which represent severe development hazards. Access to the area is difficult because of the steep slopes which exist along the southern, eastern and northern boundaries of the site.
2. **Accessibility:** The district is adjacent to I-25 and may be accessed from three interchanges. However, the road system beyond the highway is minimal. Only dirt roads exist and, on occasion, these roads are impassible. Access to this district is difficult due to the steep slopes along most of its perimeter.
3. **Sewer and Water:** The few ranches near I-25 have residential wells and septic systems.
4. **Existing Land Use:** The vast majority of the land is vacant and unused. The only existing uses are a few ranches, a gravel mining operation, a utility substation and power lines. A large portion of the area has been approved for large lot residential sites. These sites are generally about 10 acres in size. No residences have been built within this subdivision, but lots have been sold. The critical limiting factor has been a lack of water since the underlying Pierre Shale makes individual wells infeasible.
5. **Community Services:** No community services exist in the area. The closest services are in the City of Fountain and these are a minimum of six miles to the north.

6. **Noise Impacts:** There are noise constraints due to the military practices at Fort Carson. A Noise Level II impact zone extends up to a half mile into this planning district's boundary (refer to the Composite Map). Within this zone certain uses are considered incompatible. Mobile home parks and courts should not be built within the designated Noise II Zone. Residential uses should be discouraged. If residential uses must be allowed, measures to achieve noise level reduction of at least 25 db through special building practices, site design, berming and barriers should be used. Outdoor sports arenas where announcing is necessary should not be placed within the Noise Level II Zone.

DISTRICT 9: COLORADO SPRINGS LANDS

This planning area is bounded on the east by Planning District I, on the west by Fort Carson, on the south by Planning Districts I and 8, and on the north by the overall planning area boundary. This district consists entirely of lands owned by the City of Colorado Springs.

1. **Construction Suitability:** Much of the land is characterized by severe soils constraints which can generally be overcome with sensitive and appropriate design and construction. There are several narrow designated 100 year floodplains running east/west across the site. In addition, this district has some areas of steep slopes.
2. **Accessibility:** There is an interchange off of I-25 within this area. Road development beyond the interchange is limited to an unpaved frontage road and a few unpaved roads.
3. **Water and Wastewater/Utilities:** The City of Colorado Springs sludge ponds are located in this district, but no water or wastewater facilities are presently available. Because of its proximity to Colorado Springs utilities this district has the potential to be supplied with electricity and water service.
4. **Existing Land Use:** The land is mostly vacant except for the city sludge ponds, an ash dump site and some transmission lines.
5. **Community Services:** No community services presently exist in the area. The closest services are in the City of Fountain, which is a minimum of about four miles to the north.
6. **Noise Impacts:** There are noise constraints due to the military practices at the Fort Carson Military Reservation. A Noise Level II impact zone extends up to approximately a mile within this planning district's boundary. Within this zone certain uses are considered incompatible. Mobile home parks and outdoor areas where announcing is necessary should not be built within the designated Noise II zone. Residential uses should be discouraged.

DISTRICT 10: FLOODPLAINS

This planning district consists of all lands within the South Central Area which have designated 100 year floodplains. The district is not suited for building unless measures can be taken to eliminate the potential for flooding. The State Trails Program could be implemented along major floodplain corridors.

CHAPTER X. GUIDELINES/ GOALS AND POLICIES/PLANNING SCENARIOS

This portion of the plan includes guidelines, planning policies and sequential growth scenarios. The guidelines address immediate concerns. The policies address immediate as well as future needs and are divided into two categories. The first category consists of overall policies for the entire South Central Area and are applicable to all planning districts and scenarios. The second category consists of specific policies for each scenario. These policies more specifically address particular issues which may arise as growth occurs in a particular planning district. The sequential scenarios allow the opportunity address potential growth over three different time frames.

IMMEDIATE CONCERN GUIDELINES

The following are list of the concerns with guidelines which directly address these issues.

1. **Paved Roads:** Existing paved roads are not built to withstand the present truck traffic.

Guidelines:

- a. Existing paved roads in the South Central Area should be upgraded to support present truck traffic. This may include road widening, localized drainage improvements and additional road surfacing and upgrading.
- b. The County should continue to provide improvements to these paved roads.

2. **Fountain Creek Erosion:** More erosion is occurring along the banks of Fountain Creek. This is possibly due to increased water flow from the north. Unless regionally effective detention/retention is practiced in areas to the north, the situation is bound to worsen as more development takes place. The County is presently working jointly with the City of Colorado Springs to do drainage basin planning studies to generate drainage policies for the region. This unified approach to storm water management should help alleviate some of the water flow problems which are now affecting the South Central Area.

Guidelines:

- a. The State requires that any discharge of storm water over historic rates must be controlled so as not to negatively impact adjacent or downstream properties. This requirement should be carefully implemented by any city whose runoff ultimately affects the SCA. In addition, the County should ensure that the State drainage requirements are met by all developments affecting the SCA.
- b. Anytime a development which may significantly alter drainage flows in the SCA is proposed within the County, the developer should be required to do drainage basin studies and drainage control plans.
- c. The City of Fountain could help by participating in regional storm water management plans being developed by the City of Colorado Springs and the County.
- d. Input from area residents should be solicited by the Pikes Peak Area Council of Governments Non-Point Source Management Committee.

- 3. Attractive Nuisances:** Ranchers are being faced with more "attractive nuisance" problems as people live in or drive through the area. Attractive nuisance problems may include windmills, irrigation ditches, stock ponds, and almost any other feature which may attract attention. This problem is likely to increase as more growth occurs.

Guidelines:

- a. More surveillance by the County Sheriff in the SCA could help alleviate this problem.
 - b. Ranchers should post "No Trespassing" signs so everyone is aware that an area is private property.
- 4. Blowing Trash:** Trash is blowing off vehicles on the way to the Fountain landfill, and this creates an unsightly condition along the road.

Guidelines:

- a. More frequent Sheriff's surveillance and fining of uncovered trucks carrying trash could help reduce this problem.
 - b. The County should post roads at intervals with signs stating that dumping fines are \$1,000.
 - c. Any new trash handling facilities approved in or around the planning area should require mandatory tarping of commercial trucks as a condition of approval.
- 5. Prairie Dogs:** There exist extensive prairie dog colonies which are symptomatic of poor range management practices. These animals are Nature's way of bringing aeration to highly compacted areas. As a rule, prairie dog populations are transient and movements occur because of migration or plague. At times, residents may want to reduce or eliminate populations. The proposed guidelines for this are as follows:

Guidelines:

- a. Improve range conditions through proper soil surface management.
- b. Control of prairie dog colonies needs to be carefully managed to ensure that destruction of predators or damage to surrounding livestock and inhabitants does not occur.
- c. Before prairie dog control is initiated, the State of Colorado Division of Wildlife should be contacted. Their local number is 473-2945.
- d. Poisons used as a means of control are strongly regulated. A landowner may use approved poisons only if they receive an EPA license from the State Department of Agriculture. There are also special documents which are needed to transport some poisons. If poisons are used, the type chosen should not only control prairie dogs but also the fleas which sometimes carry disease. In addition, careful selection should be made to minimize the destruction of grasses, prairie dog predators, or other area inhabitants.
- e. There are reputable pest control companies in the area which are licensed and approved to use pest control poisons for prairie dog colonies. Be sure to choose a company which has the appropriate licenses and transport documents.

- 6. Rangeland Management:** Poor rangeland management is occurring in the area resulting in dust, erosion and excessive weed conditions. Based on a Soil Conservation Service rangeland survey for El Paso County, 75% of the rangeland is in poor, low or fair condition. There is very little land considered good or excellent. This condition may be due to either present or historic overgrazing.

Guidelines:

- a. Ranchers with large holdings should have a rangeland inventory done by the Soil Conservation Service (SCS), and then run livestock according to the resources which they have. Ranchers should work closely with the SCS to develop a grazing plan which best suits their needs. The local Soil Conservation Service is located in Colorado Springs and they may be contacted by calling 473-7104.
- b. Livestock are a necessary component to a healthy range condition, however, on small acreages livestock such as horses and cattle should be provided with supplemental feed and continuous grazing should be greatly reduced or eliminated.

- 7. Sod Busting:** Sod busting is occurring. This use of marginal land for crop production often leads to excessive wind and water erosion. Federal legislation penalizes anyone who is sod busting without an approved conservation plan.

Guidelines:

- a. Residents of the area who observe sod busting should make the rancher aware of potential penalties and contact the SCS.
- b. Erosion control plans should be developed for anyone raising crops. The SCS can aid in the generation of these plans.

- 8. Abandoned Dogs:** Dogs are commonly abandoned on ranches in the area.

Guidelines:

- a. The Sheriff's Department may be able to curtail this problem through more frequent surveillance in the area.
- b. Fines for anyone caught abandoning dogs in the area could be initiated and strongly enforced.
- c. Those residents who find abandoned dogs are encouraged to drop them off at the Pikes Peak Humane Society, 633 South Eighth Street (473-1741). The \$5.00 charge is waived for stray dogs and for those individuals with limited financial means. The Humane Society will attempt to put the dogs up for adoption, and will put them to sleep humanely if not successful.

OVERALL GOALS AND POLICIES

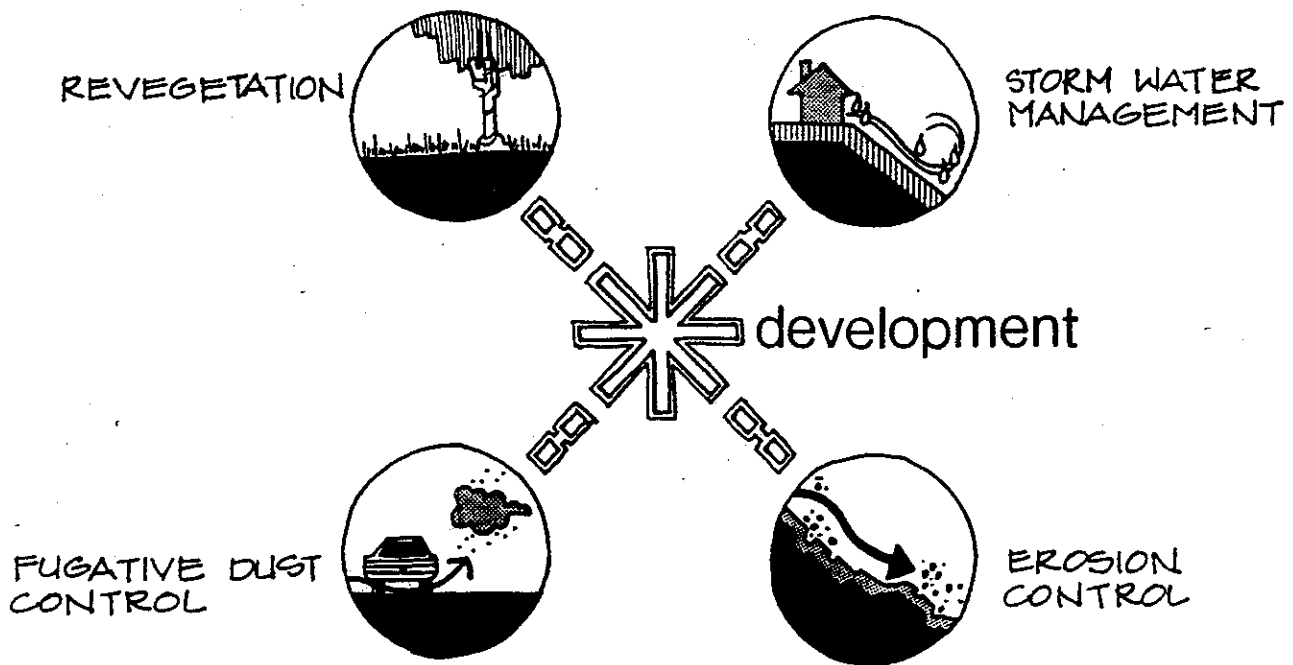
The intent of the planning guidelines which were listed above is to address specific concerns about existing situations in the planning area. The following policies are of a more general nature and typically focus on development which may occur in the future. Overall policies are listed under several categories which generally correspond to the subjects discussed in the inventory chapters of this document. These area-wide policies are followed by more specific policies which address the unique characteristics of each separate planning district.

1. NATURAL SYSTEMS

Goal:

1.A Maintain and improve the existing natural environment and the area's natural resources.

NATURAL SYSTEMS APPROACH



Policies:

- 1.1 Development should minimize disturbance to the natural environment.
- 1.2 Any potential adverse effects due to the disturbance of natural hazard areas should be mitigated. Natural hazard areas include but are not limited to steep slopes, 100 year floodplains, flood ways and geologic hazards.

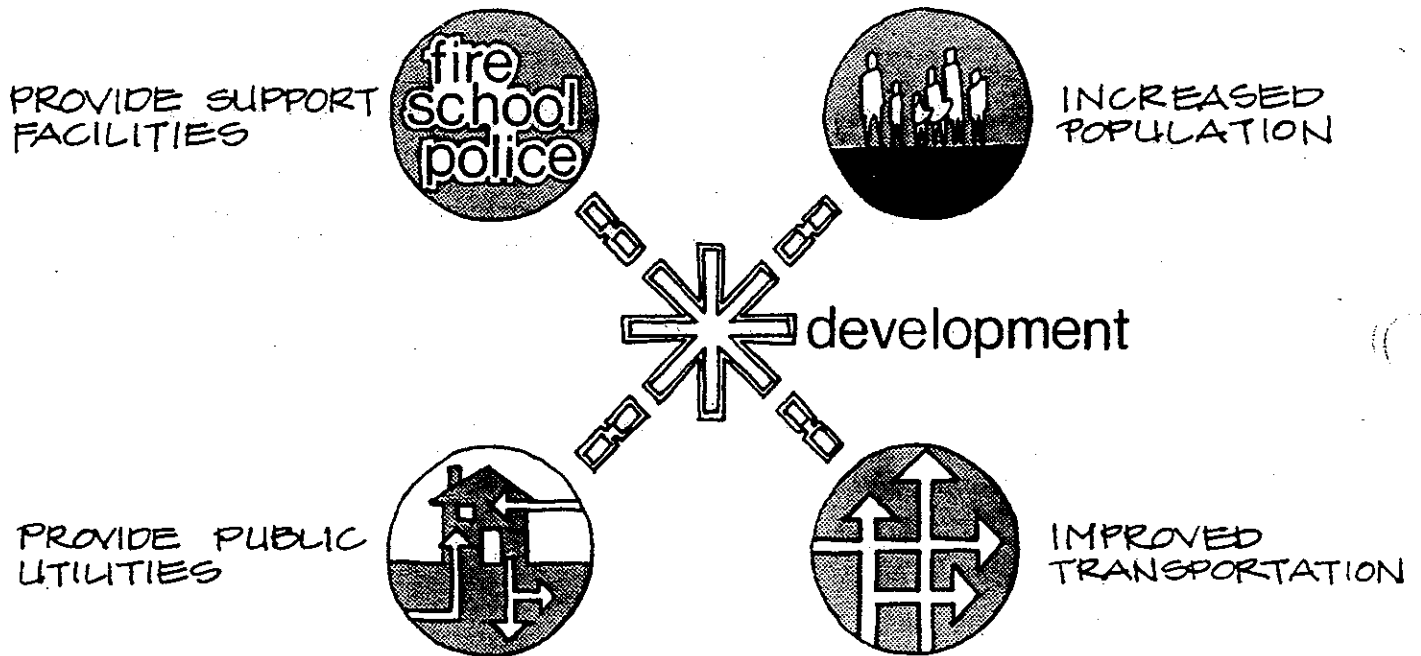
- 1.3 Development or agricultural operations should correct any negative environmental impacts which they create. These environmental impacts may include, but are not limited to, erosion, increased runoff, noxious weeds, damage to ground cover or tree loss.
- 1.4 Wherever possible, drainage ways and 100 year floodplains should be maintained in their natural condition.
- 1.5 New development should not increase historic runoff downstream unless a stormwater management plan is approved by the County.
- 1.6 Developers should pay their fair share of necessary on and off-site drainage improvements. Drainage basin planning studies may be required if a proposed development will result in significant drainage impacts. Basin boundaries have been preliminarily delineated by the County Public Works Department.
- 1.7 New developments should minimize negative impacts to air quality.
- 1.8 Fugitive dust should be controlled by practices acceptable to the County and other responsible governing agencies.
- 1.9 During development, natural vegetation should be retained to the greatest degree possible. Riparian vegetation along major water courses should be given special protection.
- 1.10 Disturbed areas should be replanted immediately following construction with temporary measures utilized to minimize wind blown soils and erosion.
- 1.11 Significant wildlife habitats, identified by the Colorado Division of Wildlife, should not be destroyed or altered by new development. The Colorado Division of Wildlife should be contacted when a development is proposed.
- 1.12 Mineral extraction operations should be consistent with the County Master Plan for the Extraction of Commercial Mineral Deposits.

2. GROWTH AND LAND USE

Goals:

- 2.A Guide growth and development in a manner which respects the needs of a new community and the existing rural character and provides the greatest public benefit while causing the least amount of negative impacts.
- 2.B Ensure that support facilities for urban growth are well sited so they do not detract from the existing visual and environmental character of the area.

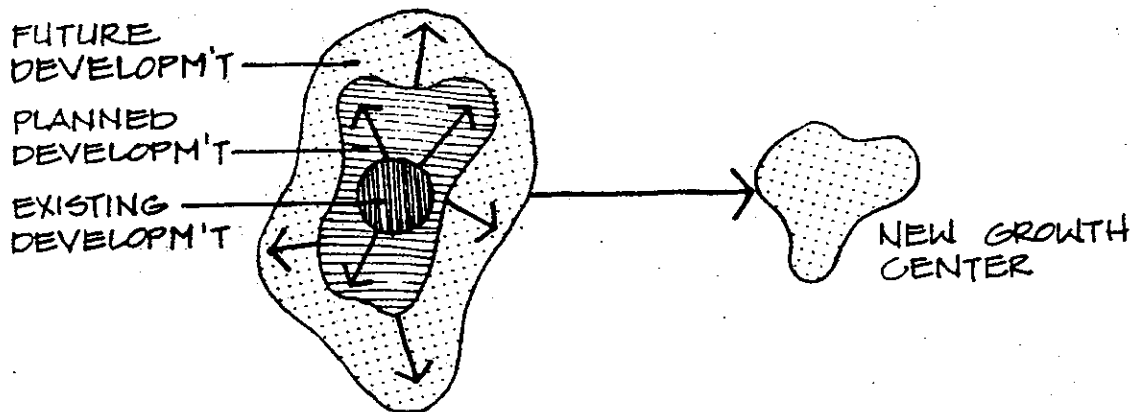
GROWTH MANAGEMENT APPROACH



Policies:

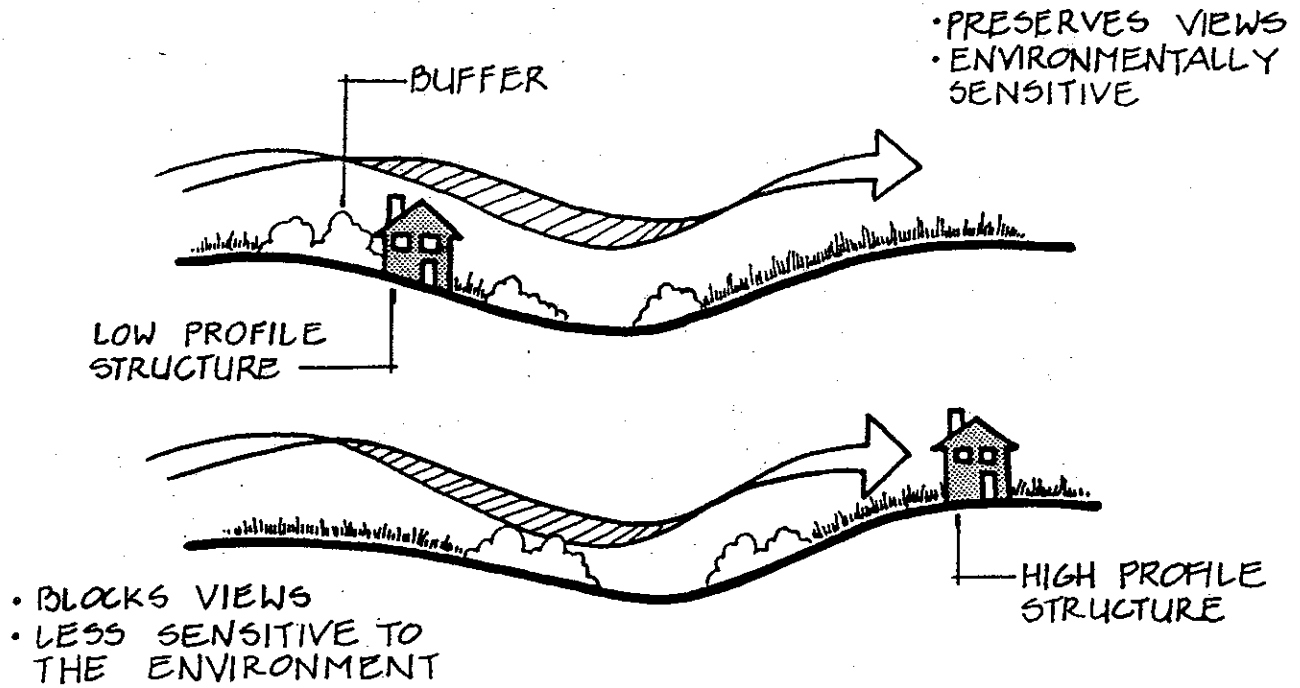
- 2.1 The rural character of the area should be preserved.
 - a. The majority of the land should remain in ranchland.
 - b. The County should study the viability of implementing a Transfer of Development Rights System to help in the long term preservation of ranchland in a fair manner (refer to the discussion at the end of this chapter).

ORDERLY GROWTH PATTERN



- c. Growth should be orderly and compact rather than randomly scattered. Leapfrog development should be discouraged.
- d. Subdivisions of 35 acres or greater lots should be discouraged unless they have an erosion control plan which is approved by the SCS.
- e. Portions of developments remaining in open space should be leased back to ranchers, whenever possible.
- f. Site planning and building design should minimize visual exposure of roads and structures. Low horizontal buildings which are compatible with the environment should be encouraged over high profile structures which compete with the environment and create negative visual impacts

MINIMIZATION OF VISUAL EXPOSURE



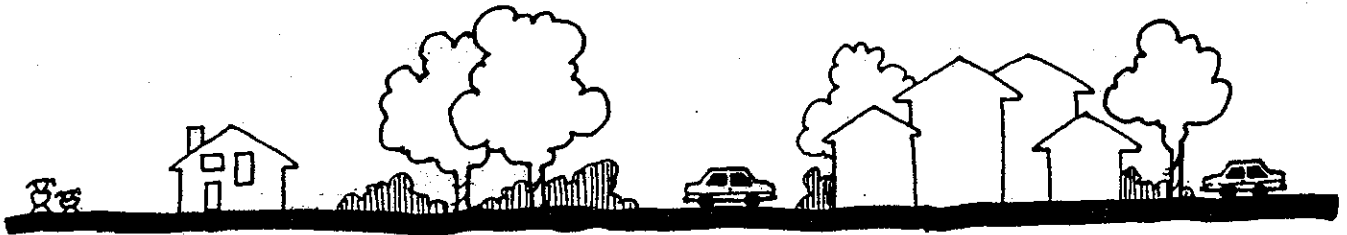
- 2.2 The type and distribution of land use should be consistent with policies established for each sequential growth scenario. See Scenarios A, B and C.
- 2.3 Designated growth areas in the Sequential Growth Scenarios should be recognized as focal areas for development.
- 2.4 New growth should improve the character and land values of the area.
- 2.5 Any project on State land, within the South Central Area, should be consistent with all the goals and policies generated in this plan as well as with any other relevant County policies.
- 2.6 Physical development activities within the planning area should be consistent with the Land Development Guidelines as promulgated in Article II, of the El Paso County Land Development Code.
- 2.7 Any industrial or special use developments such as radio towers, extraction sites, general industry, or waste-handling facilities should be carefully located to minimize such negative impacts as visual degradation, environmental damage, hazards to human health, traffic increases or any other compatibility or use problems which would lower the quality of life in the area.

- 2.8 Low impact uses which do not require a well developed transportation system, have low visual impacts, and which have minimal water requirements should be allowed in the planning area if they are not otherwise inconsistent with these policies.

3. LAND USE COMPATIBILITY

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

LAND USE COMPATIBILITY



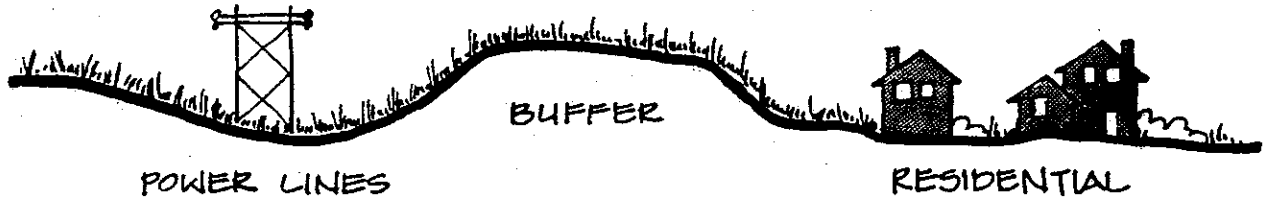
Policies:

- 3.1 Mixed uses and density ranges should be permitted as long as potential negative impacts on neighboring uses are mitigated. Consideration of compatibility should include, but not be limited to traffic, smoke, dust, odors, noise, light, building height/bulk/materials and colors, as well as visual impacts.
- 3.2 The County should deem any development incompatible and therefore unacceptable when the proposed development potentially:
- Produces adverse affects upon the desirability of surrounding existing development or lands.
 - Impairs the stability or value of existing adjacent development.
 - Adversely affects the quality of life of existing adjacent development.
 - Exhibits a lack of quality or function in site planning and design.
 - Creates a public danger or nuisance to surrounding areas.
 - Alters the basic character of adjacent land uses or of the entire community.

4. VISUAL QUALITY

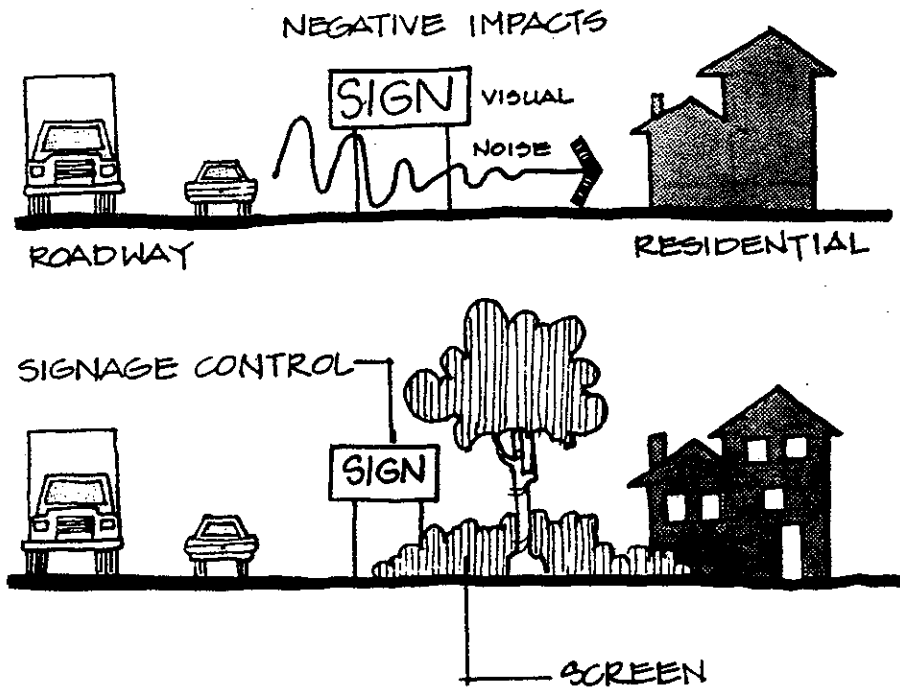
- 4.1 Any new facilities or developments should be carefully sited to minimize the adverse visual impacts to existing developments or to views of the mountains.
- 4.2 Large visual intrusions into the landscape, such as radio towers or transmission lines, should be located away from residences and on lands with a lower elevation. These major visual intrusions should be consolidated as much as possible.

SCREENING OF MAJOR FACILITIES



- 4.3 New developments should mitigate adverse visual impacts from public roadways caused by road cuts, outside storage, building scale, disturbed native vegetation, and other negative visual intrusions.
- 4.4 Advertising signs should be well designed to be compatible with the surrounding environment. Signs should be low profile and shared when possible. All signs should meet County and State sign regulations.

STREET SCALE BUFFERING



5. TRANSPORTATION

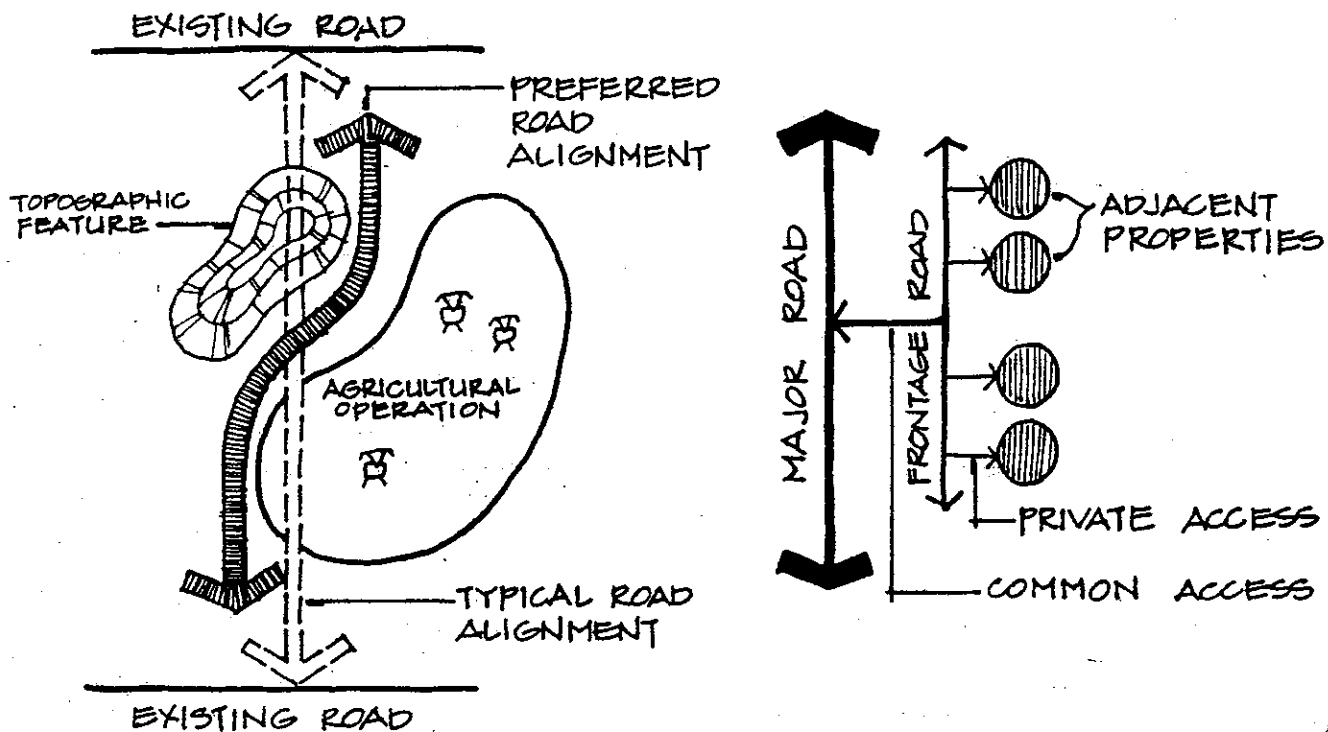
Goal:

- 5.A Assure a well integrated and balanced transportation system is created which meets public needs with maximum efficiency, comfort, safety and economy.

Policies:

- 5.1 Existing paved County roads, in the South Central Area, should be upgraded to support the present truck traffic.
- 5.2 The Fountain Creek bridge and intersection at Hanover Road and Old Pueblo Road should be improved in the near future to accommodate traffic more efficiently.
- 5.3 Developers should contribute to the necessary off-site transportation improvements that are needed due to impacts caused by their development. These off-site impacts may include, but are not limited to, increased traffic volume, increased turning maneuvers, reduction in traffic speed, and reduction in traffic safety.
- 5.4 Road easements should be preserved for all major proposed roads in the South Central Area. These easements should include Powers Boulevard, Marksheffel, Meridian, Curtis, Peaceful Valley and a potential road one mile south of Drennan Road. Adjacent property owners should be contacted prior to finalizing major road alignments to ensure the most appropriate regional alignment is designed. These alignments are depicted on the Transportation Map (Map 6).
- 5.5 Access and Road Design (Please also refer to the County's Subdivision Criteria Manual):
- a. Direct access to adjacent properties should be minimized on all major roads. Shared access is encouraged.
 - b. Roads within a new development should be logical, functional and provide a safe transportation network for all users.
 - c. New roads should logically connect with the existing roadway system.
 - d. Roads should be constructed to minimize run-off, erosion and maintenance.
 - e. Adequate road connections to adjacent properties should be provided.

SENSITIVE ROADWAY ALIGNMENT AND ACCESS CONTROL



- 5.6 All necessary government entities should work together to plan the most appropriate traffic routes through the South Central Area.
- 5.7 Government entities and landowners should work cooperatively to identify a logical north-south alignment for mass transportation paralleling the Interstate 25/ Fountain Creek corridor.
- 5.8 Safe, efficient and comfortable bicycle and pedestrian movement systems should be provided as development occurs.
- 5.9 A regional trail system should be developed to provide alternative transportation linkages.
- 6. **SPECIAL FACILITIES/UTILITIES (Water, Wastewater, Electric, Solid Waste)**

Goals:

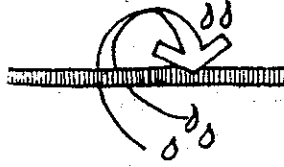
- 6.A Provide efficient, timely and economical public facilities and services in a manner which best sustains a safe, healthful and enjoyable environment.
- 6.B Locate any above-ground facilities to maximize the preservation of the existing visual and environmental character.
- 6.C Ensure the health,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

Policies:

Water/Wastewater

- 6.1 All developments should provide adequate and dependable water and wastewater service.
- 6.2 If a water and/or wastewater district is established, it should meet all County and State standards to ensure an adequate system or supply is provided. When a water or wastewater system is proposed, the developer should demonstrate the following:
 - a. The district/company is well conceived, has adequate water to meet County requirements, and is well financed.
 - b. The district/company has a maintenance program to ensure that adequate services can be continuously provided.
 - c. The district/company is designed so expansion and extension of services to adjacent areas is feasible in the future.
- 6.3 Water and sewer service should be designed on a regional scale to minimize the proliferation of small, individual systems. Joint use agreements should be used in order to minimize the number of systems and reduce long term construction, operating and maintenance costs.
- 6.4 The extension of services should be logical and minimize leapfrog development.
- 6.5 Connections to existing and proposed regional water and wastewater systems are encouraged rather than the proliferation of smaller facilities.
- 6.6 Developers proposing lots under 35 acres with individual wells, should run test wells, as needed, to ensure adequate water is available at reasonable depths.
- 6.7 Individual septic systems should only be allowed on appropriate soils and on lots a minimum of 2.5 acres in size. Developments in areas with poor soils for septic systems may need lots larger than 2.5 acres. Developments with lots smaller than 5 acres are encouraged to use a central water or wastewater system.
- 6.8 Whenever feasible, surface and groundwater resources existing in the South Central Area should be used for projects within this area.
- 6.9 Water conservation techniques, such as reuse of waste water and xeriscape landscaping, should be incorporated into the planning and design of projects.
- 6.10 Adequate aquifer recharge should occur in the basins and aquifers from which water is extracted.

GROUNDWATER RECHARGE



Electric

- 6.11 The residents of the planning area oppose the choice of their planning area for the alignment of overhead high voltage power lines which do not directly benefit them. Any new lines which are approved should be buried.
- 6.12 Utility substations, facilities and transmission lines, which are constructed should be carefully designed and sited. The proposed facility should ensure that the adverse visual, environmental, social, land use, health and economic impacts are minimized or mitigated.
- 6.13 Any major proposed utility projects, which could have significant visual impacts, should include public involvement during all critical stages of plan development.
- 6.14 Lower voltage utility lines (those generally under 35,000 volts) should be located underground in higher density, high use areas and any other areas where it is economically feasible.

Hazardous Wastes

- 6.15 The citizens of the South Central Area do **NOT** want a radioactive or hazardous waste facility within the area.
- 6.16 The South Central Area should **NOT** be chosen as a hazardous or radioactive waste site. The potential for damage to human life, health and safety is too great. Growth is rapidly expanding towards the area from three directions. A site chosen in this area could easily be surrounded by a much greater population in the future and therefore could cause a safety hazard to a large future population.
- 6.17 If no other hazardous or radioactive site can be found in the future and unfortunately, the South Central Area is chosen:
 - a. All the laws described in the State document Rules and Regulations Pertaining to Radiation Control as well as any other County, State, and Federal regulations must be met. These regulations shall include but not be limited to:
 - 1.) Protection of the general population from releases of radioactivity or hazardous wastes either above or below ground. Of special concern is assurance that the water resources are not contaminated.
 - 2.) Choosing a site which isolates the waste materials and associated contaminants from humans and the environment for the short and long term without ongoing active maintenance.
 - 3.) Protection of individuals during plant operations through careful consideration of:
 - Disposal Site Suitability
 - Disposal Site Design and Construction
 - Facility Operations and Disposal Site Closure
 - Environmental Monitoring
 - 4.) Protection of individuals from inadvertent intrusion.
 - 5.) Stability of the disposal site after closure.

- b. Adequate land is purchased for the disposal site to ensure safety for surrounding inhabitants and to reduce the chance of lowered land values near the site.
- c. The potential for hazardous waste accidents occurring on existing roads are minimized. That a traffic route for vehicles using the facility is designed to provide the minimal amount of disturbance to existing residences.
- d. The roads are designed to minimize any increase in traffic on existing roads within the area.

Solid Waste and Materials Storage

- 6.18 Residents do not support the location of conventional solid waste landfills in the planning area. If the area is chosen for the location of a landfill, this facility should meet strict compatibility standards regarding groundwater protection, visual screening, adequate buffering, control of dust and blowing trash and adequacy of road service.
- 6.19 Outside storage of substantial quantities of materials such as tires, construction materials, trailers, junk equipment and vehicles should only be allowed under Special Use zoning approval and then only after health, safety and compatibility concerns have been given adequate consideration. Any such uses which are approved should address the compatibility criteria listed in Policy 6.18.
- 6.20 Mandatory tarping of commercial vehicles should be required as one of the conditions of approval for any applicable waste handling facility which is approved in the planning area.

Parks

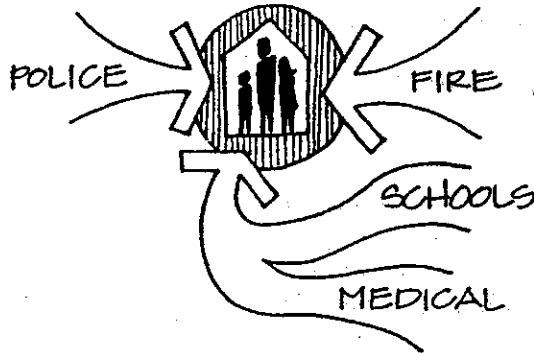
- 6.21 Potential regional park sites in the planning area should be identified as soon as possible, especially along the Fountain Creek corridor.

7. COMMUNITY SERVICES

Goal:

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

COMMUNITY SERVICES



Policy:

Fire, Schools, Medical, Sheriff

- 7.1 Each development should be required to maintain an adequate level of community services. New developments should contribute to the costs of improvements to help meet the demand for services generated by that development. Policies related to particular services are:
- New developments should aid in ensuring adequate fire protection for the area. This may include on-site cisterns, establishment of a fire district, and/or cash-in-lieu for operational, equipment, and facility expenses.
 - New developments should aid in providing better medical services to the South Central Area.
 - New developments should be asked for assistance in providing increased police protection. Cash-in-lieu payments for additional substations or additional staff may be necessary.

8. GOVERNMENT

Goal:

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

Policies:

- 8.1 Governmental units, special districts, public service companies and other agencies involved in the planning area should work together to ensure that their efforts are coordinated and made known to area residents.

- 8.2 The South Central Citizens' Advisory Committee should continue to operate as a semi-active organization in order to periodically review and provide comment on applicable land use requests which impact their area.
- 8.3 All applicable land use items which affect the South Central Planning Area should be transmitted to designated representatives of the Advisory Committee for review.

SEQUENTIAL GROWTH SCENARIOS

INTRODUCTION

Three phased growth scenarios are provided. The scenarios are generated from the information in the composite analysis, planning districts, available socioeconomic data and citizen input. Each scenario is based upon a series of assumptions and shows a logical progression of growth. Scenario A addresses growth in the immediate future. Scenario B depicts the mid-range growth and is a logical extension of growth from Scenario A. Scenario C expands from Scenario B and shows an appropriate growth pattern for the distant future. Each scenario builds upon the pattern established by the previous scenario. Some of the proposed uses may not occur but have been shown so that policies can be provided in the event they do occur.

The scenarios should be used in sequential order. Until the assumptions of the previous scenario have been reached, the more immediate scenario should be used. For example, the policies of Scenario B should not be applied until the relevant assumptions of Scenario A have been implemented.

No specific time frame has been established for the scenarios. Exact dates are not critical to the successful implementation of the plan. Instead, the success of the plan lies in creating a logical sequence of growth and mitigation of the impacts resulting from a particular use. For example, growth in the South Central Area, south of the City of Fountain is not appropriate at this time since there are large parcels of land still undeveloped nearer to Fountain where utilities, community services and roads can better support growth. However, once those areas closer to Fountain have developed, and services have been extended southward, this area becomes a logical place in which to grow. The time is not important, but a logical and sequential growth pattern is.

By using these scenarios in sequential order, premature and purely speculative growth, occurring before services and facilities have reached an area, can be reduced. Since the plans show a progression over time, the County and developers can make better decisions both now and in the future.

If special uses or situations occur which have not been addressed in these plans, the conditions described for each planning district should be resolved before approval is given (see Chapter IX-Planning Districts). With this method, no matter what unforeseen uses are proposed in the future, a basis for ensuring appropriate, safe, and cost effective growth can be implemented.

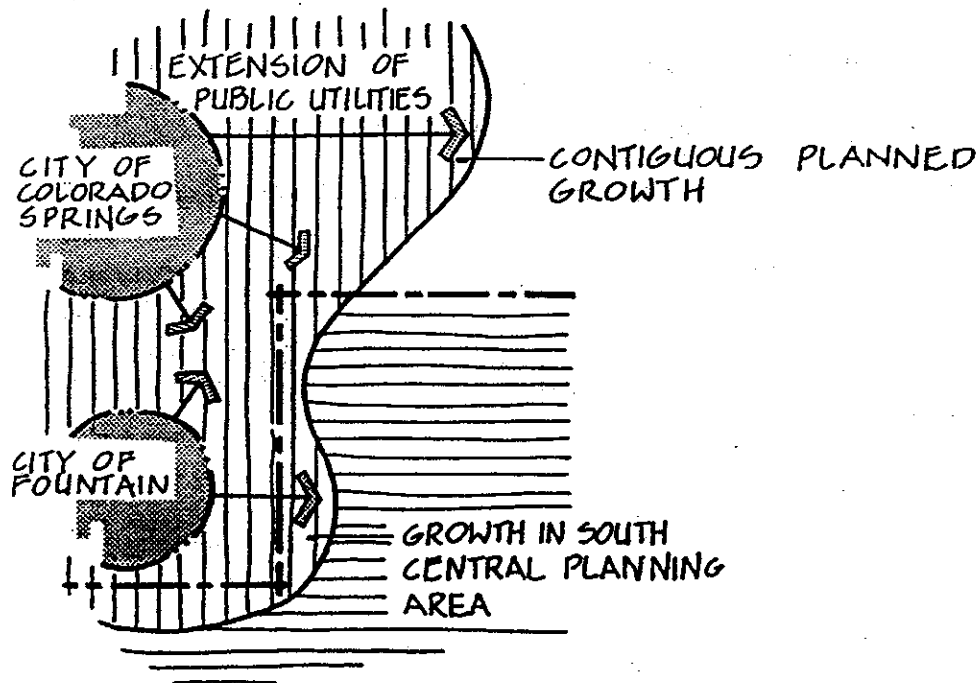
Each scenario has a specific set of policies which relates to particular planning districts. These policies are more detailed than the overall policies and should be used in addition to the overall policies.

POSITION STATEMENTS

The following are key statements which are relevant to all the scenarios:

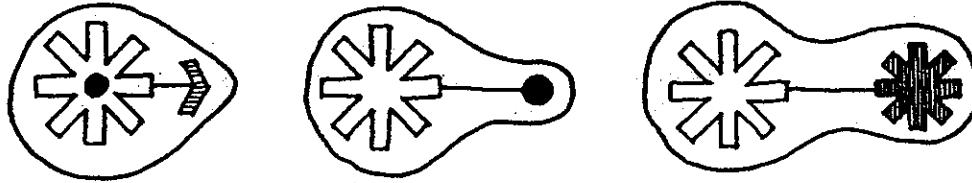
1. Provide logical growth which is a contiguous extension from the cities of Colorado Springs, Fountain or other designated growth centers. Prevent premature growth, before adequate transportation, community services and utilities are available.

CONTIGUOUS EXPANSION



2. Preserve the rural character and ensure that the vast majority of the land remains as ranchland or farmland in the foreseeable future.
3. Create growth centers. These centers are extensions of growth from areas adjacent to the South Central Area or where focus points seem most logical.

EVOLUTION OF GROWTH CENTERS



4. Emphasize orderly and quality growth rather than specifying the exact locations and rates of development.
5. Address and solve all development impacts before development occurs.
6. Encourage land use patterns and densities which are compatible with adjacent land uses.

SCENARIO ASSUMPTIONS, SUMMARY AND TIME FRAME

Scenario A: Immediate Future Assumptions/Factors

Scenario A includes policies which are applicable to the situation in the planning area today. These are graphically described on Map 11. They are based on the existing character of the South Central Area.

A summary of the present situation is:

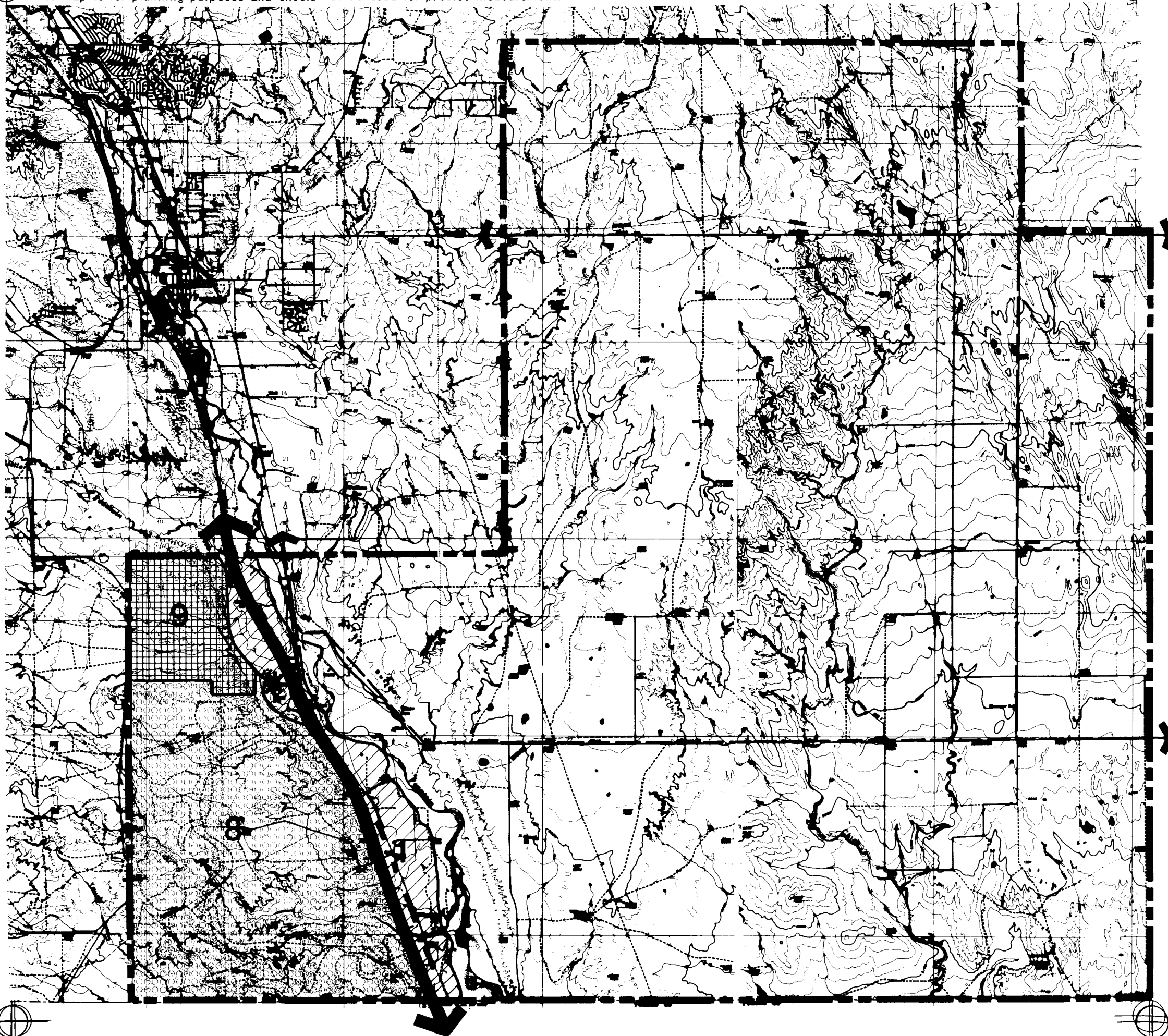
1. The vast majority of the land is ranchland.
2. Extensive areas of available undeveloped land are nearer the City of Fountain and Colorado Springs.
3. The planning area has very limited, rural community services.
4. There are no water or wastewater districts or companies in the area. Service is limited to individual well and septic systems.
5. Except for I-25, all roads are narrow and rural in nature.

Note: Please see Chapter IX- Planning Districts for more detailed information pertaining to existing issues and conditions.

Growth Summary








Nearly all the lands within the South Central Area are to remain in ranchland. Growth, except along the I-25 Corridor, is premature and considered leapfrog development. The only growth area noted is in Planning District I, next to I-25. Industrial growth, which creates positive visual and economic impacts, is encouraged along the I-25 corridor. An attractive recreation/commercial center would be appropriate in the abandoned race track area. Any commercial developments approved outside of this area should be of a fairly local scale and should preferably serve traffic on I-25. Special uses, compatible with the adjacent military impacts and Colorado Springs utilities, may be suitable in Planning Districts 8 and 9, which are west of I-25.

This map is for planning purposes and should not be used for precise measurement.



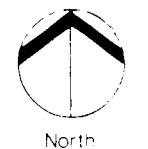
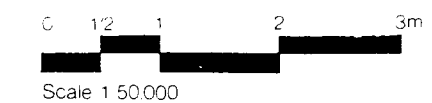
MAP 10

SCENARIO A: IMMEDIATE GROWTH

-  1. SMALL SCALE INDUSTRIAL USE
-  2. COMMERCIAL RECREATION COMPLEX
-  3. SPECIAL UTILITY USES
-  4. SPECIAL USES
-  5. EXISTING ROAD IMPROVMENTS
-  6. EXISTING FOUNTAIN CREEK BRIDGE IMPROVMENTS
-  7. RANCLAND OR LOTS MINIMUM OF 35 ACRES

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South Central Comprehensive Plan



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Boulder Co 443-8631

General Time Frame

Scenario A policies should remain in effect until lands closer to the cities of Colorado Springs and Fountain undergo substantial development or major transportation improvements are made in the planning area. Once developments outside the South Central Area have reached this area's borders, then more substantial development within the South Central Area should be considered. When this occurs, Scenario B should be implemented.

Scenario B: Mid Range Growth **Assumptions/Factors**

Scenario B is graphically described on Map 11. This scenario represents events which could logically take place over a moderately long time horizon. It is assumed that one or a combination of the following events will have taken place before this scenario is considered for implementation:

1. The State Lands Project has completed earlier phases near the Falcon Air Force Station and is beginning to grow southward.
2. The Valley Ranch Project has completed the earlier phases of development near Fountain and is near the SCA boundary.
3. Powers Boulevard has been built in the Fountain area, and the next logical step is to build the portion through the South Central Area.
4. The Front Range Toll Road, or an equivalent transportation corridor is being actively planned and seeking approval from the County and the State.
5. The Front Range Toll Road Hanover Interchange is being planned.
6. The State Trail is completed through the City of Fountain or through Pueblo County leaving the South Central Area the next logical location for a trail linkage.

Summary

Scenario B takes effect once growth becomes adjacent to the South Central Area. At this time, contiguous growth within the South Central Area would be encouraged. During this scenario, growth centers may be established in Planning Districts 2 and 3. The areas adjacent to 1-25 would continue to grow. In addition, a Front Range Toll Road and Interchange or their equivalent might be constructed.

General Time Frame

Once growth, services, utilities and road expansion from outlying areas have reached the South Central Area, Scenario B should be used.

Scenario C: Long Range Growth (see Map 12)

Assumptions/Factors

1. Previously designated growth centers as described in Scenario B are expanding.
2. Growth within the mixed use area along Old Pueblo Road is increasing and expanding from the center created during Scenario B.
3. Marksheffel Road has been constructed in the Fountain area and will logically expand southward.

Summary

Scenario C is an extension of the previous scenarios. No new assumptions are made. Growth is an expansion from the centers established during Scenario B.

General Time Frame

Once the growth centers at Old Pueblo Road and/or Peaceful Valley Road have been established, Scenario C should be used.

SCENARIO POLICIES

Policies are shown by planning district. They should be used in addition to all overall policies. Refer to Chapter IX- Planning Districts to understand the particular issues related to each planning district. See the Planning District Map(Map 9), for particular planning district locations.

PLANNING DISTRICT 1: I-25

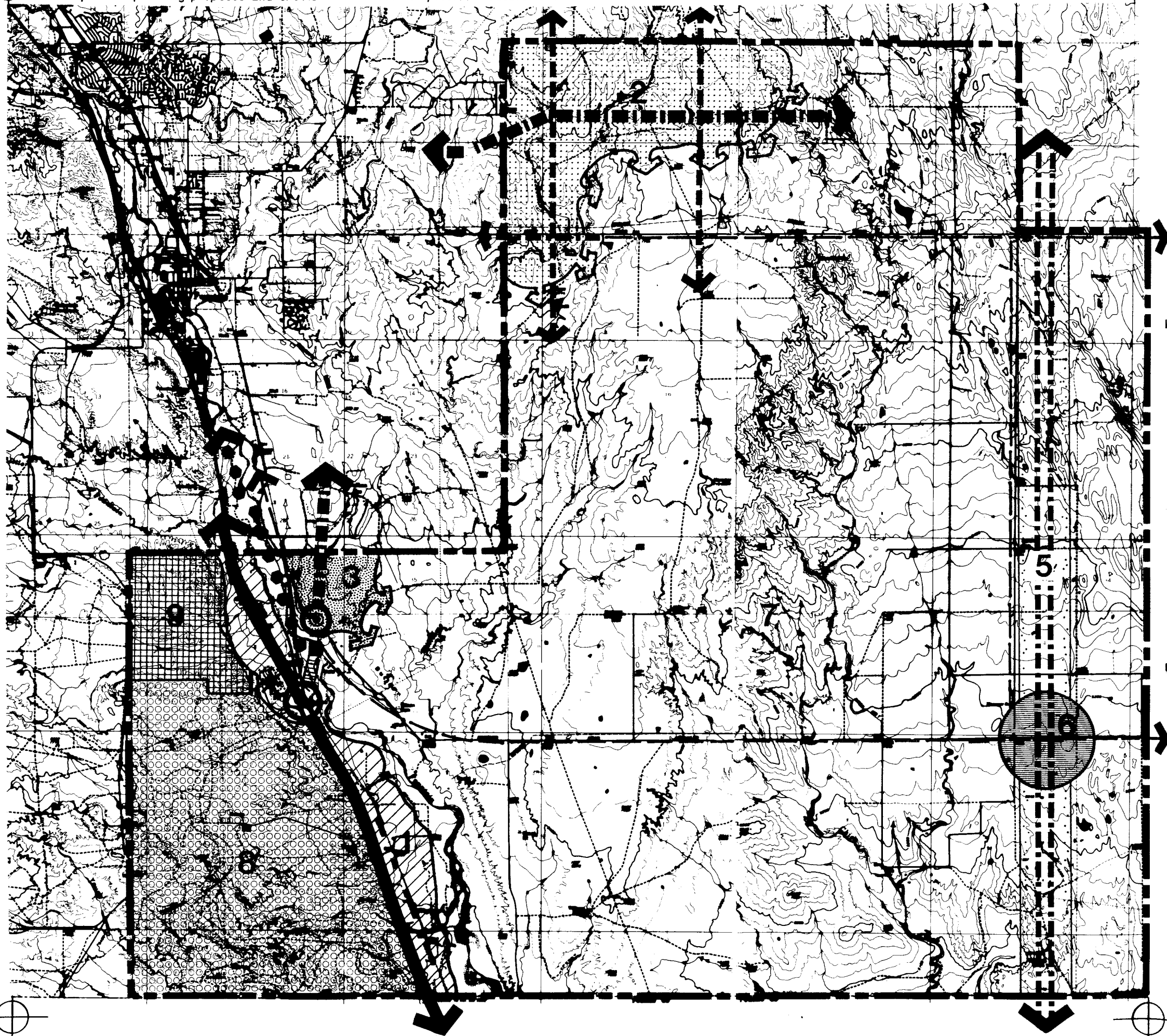
Scenario A, B, and C Policies:

















1. ABC.1 Light industrial facilities such as laboratories, light manufacturing and warehouses should be encouraged. New developments should:
 - a. Minimize disturbance to the floodplain.
 - b. Ensure that structures built in high water table areas are safe and structurally sound.
 - c. Require small quantities of water unless they have access to municipal or district/company water. If water and wastewater systems become available, larger scale industrial projects should be considered.
 - d. Be clustered to maximize the use of limited available lands out of the floodplain and to save on development and operational costs. Access, parking, rail spurs, loading docks and services such as trash facilities should be shared, when feasible.

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MAP 11

SCENARIO B: MID-RANGE GROWTH

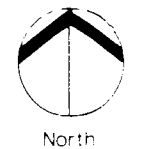
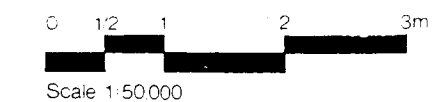


-  1. CLEAN INDUSTRIAL USES
-  2. COMMERCIAL RECREATION COMPLEX
-  3. SPECIAL UTILITY USES
-  4. SPECIAL USES
-  5. LOW DENSITY RESIDENTIAL WITH LOCALIZED SERVICE
-  6. MIXED USE COMPLEX
-  7. MIXED USE CENTER FOCAL AREA
-  8. INDUSTRIAL USES
-  9. NON RESIDENTIAL/RANCLAND
-  10. RANCLAND OR LOTS MINIMUM OF 35 ACERS
-  11. FRONT RANGE TOLL ROAD CORRIDOR
-  12. EXPRESSWAY IMPROVEMENTS/EXTENSIONS
-  13. ARTERIAL IMPROVEMENTS
-  14. INTERCHANGE IMPROVEMENTS
-  15. FOUNTAIN CREEK BRIDGE IMPROVEMENTS
-  16. TRAIL CORRIDOR IMPROVEMENTS

Note: Scenario B is an extension of Scenario A and shows a logical growth pattern once lands nearer existing urban areas have been approved for development.

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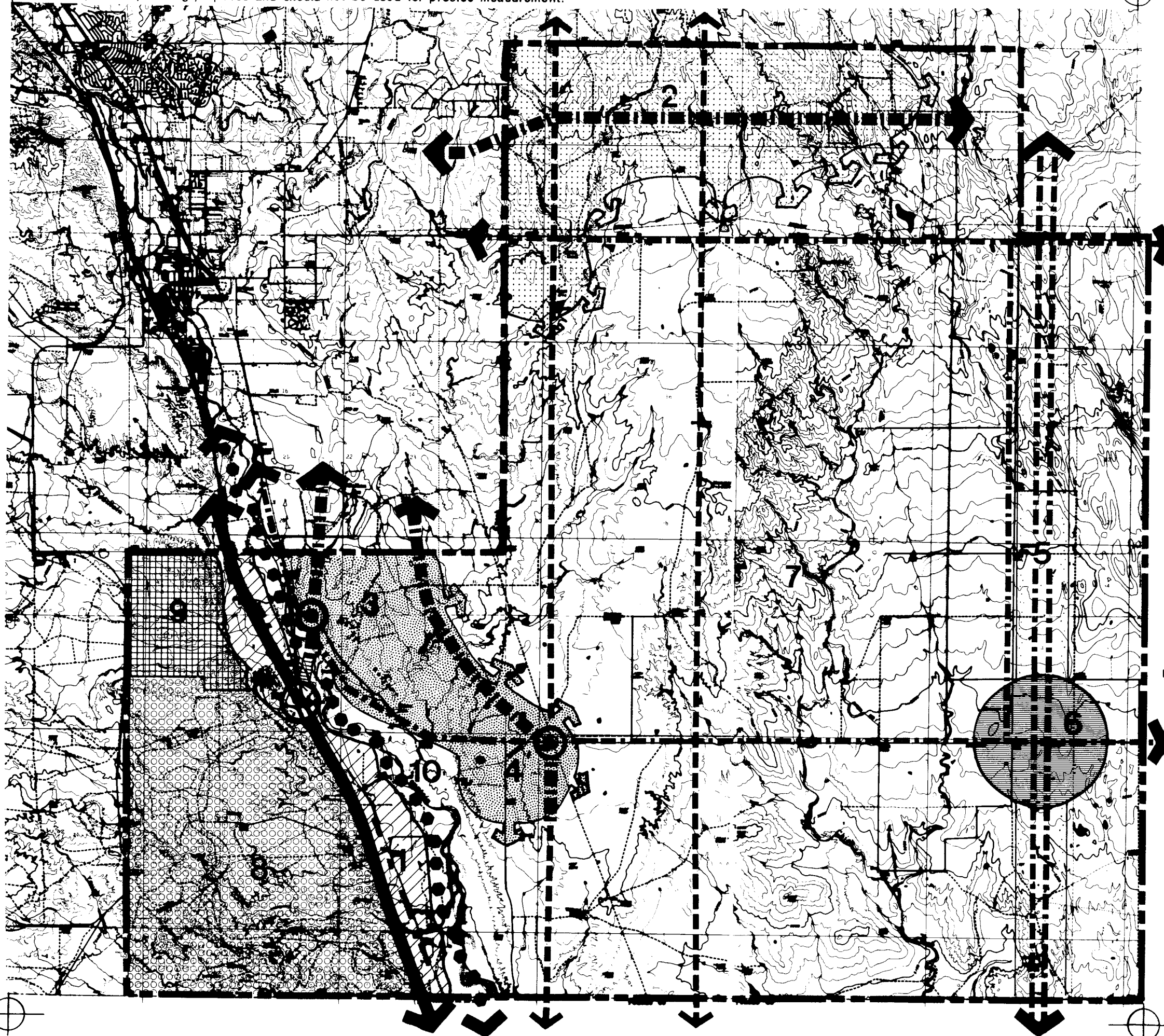
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












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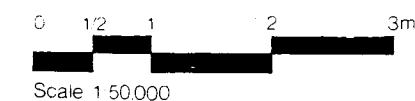
Map 12

SCENARIO C: LONG RANGE GROWTH

-  1. CLEAN INDUSTRIAL USES
-  2. COMMERCIAL RECREATIONAL COMPLEX
-  3. SPECIAL UTILITY USES
-  4. SPECIAL USES
-  5. LOW DENSITY RESIDENTIAL WITH LOCALIZED SERVICE
-  6. MIXED USE COMPLEX
-  7. MIXED USE CENTER FOCAL AREAS
-  8. INDUSTRIAL AND COMMERCIAL SUPPORT USES
-  9. NON RESIDENTIAL/RANCLAND
-  10. RANCLAND OR LOTS MINIMUM OF 35 ACRES
-  11. FRONT RANGE TOLL ROAD CORRIDOR
-  12. EXPRESSWAY IMPROVEMENTS/EXTENSIONS
-  13. ARTERIAL IMPROVEMENTS
-  14. INTERCHANGE IMPROVEMENTS
-  15. EXPRESSWAY/ARTERIAL CORRIDOR
-  16. TRAIL CORRIDOR IMPROVEMENTS

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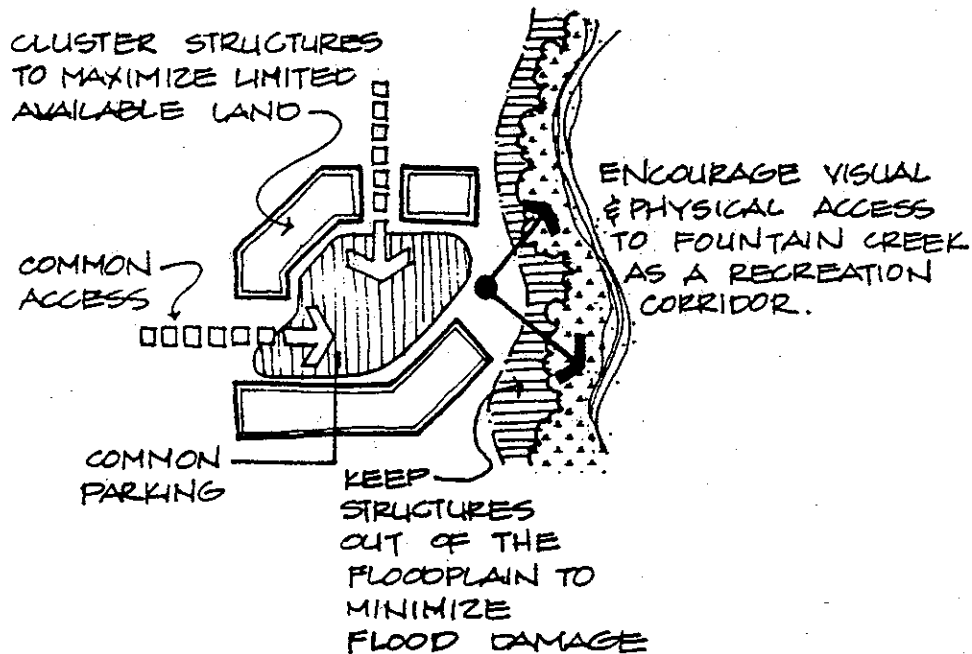
South Central Comprehensive Plan



Shapins/Moss

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Boulder, Co. 449-8831

SCENARIO FOR THE I-25 CORRIDOR



- 1.ABC.2 Due to the high visibility and sensitive environmental conditions in this district, any general industrial uses, such as extraction or batch plants, should be required to go through a special use review procedure. Before such approvals are given, the developer should demonstrate that all adverse impacts are mitigated. The potentially adverse visual, environmental and compatibility issues should be given special attention and should be resolved before approvals are given.
- 1.ABC.3 Special recreational and/or commercial uses which are consistent with City of Fountain plans should be encouraged in the vicinity of the currently inoperative Pikes Peak Meadows race track. Potential issues affecting development in this area should be resolved prior to development. These issues include, but are not limited to, lack of water and wastewater facilities, limited roads, floodplains and wet soils.
- 1.ABC.4 Development proposals should be review to determine their impact on the potential to locate a north-south mass transit corridor through the area.

PLANNING DISTRICT 2: NORTH AREA

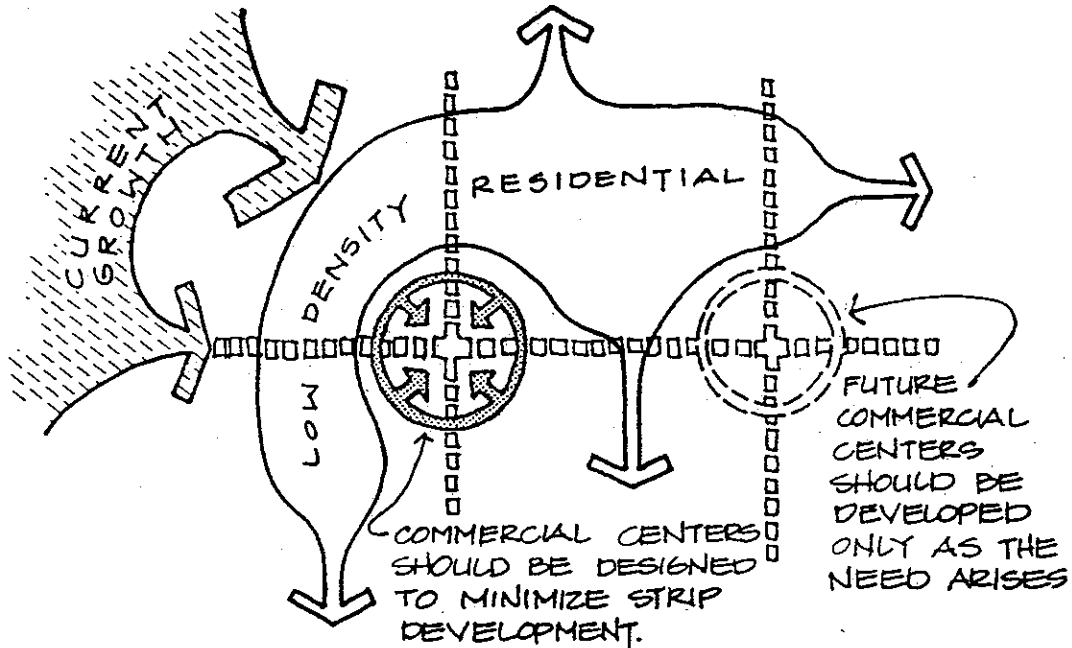
Scenario A Policy:

- 2.A.1 During Scenario A, all lands within this district should remain in ranchland until lands closer to the Cities of Colorado Springs and Fountain have been approved for development.

Scenario B Policies:

- 2.B.1 Low density residential development, with small scale convenience shopping, should be encouraged. Growth should be contiguous with existing development north and west of the planning area. Leapfrog development should be discouraged.
- 2.B.2 The existing lack of water and wastewater facilities in this area should be resolved before new development is approved.
- 2.B.3 Residential developments should be clustered to minimize utility, road and service costs.
- 2.B.4 Open space and parks should be provided in the developing areas.
- 2.B.5 Area-wide road systems should be planned to ensure separate developments are linked efficiently and safely.
- 2.B.6 Easements for, and extensions to, Peaceful Valley Road and/or the proposed road one mile to the north of it should be provided as growth occurs and additional roads are needed.
- 2.B.7 Squirrel Creek Road should be upgraded as needed to ensure quality transportation service as the area grows.
- 2.B.8 A specific character for the district should be established early so that this area grows with identity and focus. Projects should consist of quality, well-planned homes and small scale convenience shopping centers which protect the area's rural character.
- 2.B.9 Convenience shopping areas should be located at intersections easily accessible to the surrounding population.
- 2.B.10 These shopping areas should be designed to minimize strip development:
 - a. Shops should be clustered into centers where access, parking, sign and landscaping can be shared and designed to create a unified street appearance.
 - b. Landscaping should be provided to unify the street, screen incompatible uses, and soften the visual impact of parking areas.

SCENARIO FOR NORTH AREA



Scenario C Policies:

- 2.C.1 Follow all policies as shown in Scenario B.
- 2.C.2 Ensure that growth in this area is an extension of the growth centers created during Scenario B.

PLANNING DISTRICT 3: OLD PUEBLO ROAD

Scenario A Policy:

- 3.A.1 Lands in this planning district should remain in ranchland until property closer to the City of Fountain has been approved for development.

Scenario B Policies:

- 3.B.1 A mixed use center should be encouraged in this area once growth closer to Fountain, has occurred and adequate services and facilities can be provided.
- 3.B.2 This center should be located adjacent to major roads and intersections.
- 3.B.3 A variety of uses should be encouraged in the mixed use area. These uses should be designed and arranged to ensure compatibility. Uses may include light industrial, office, commercial development and medium to low density housing.
- 3.B.4 Rights-of-way for Powers Boulevard should be reserved as new development encompassing the Powers Boulevard corridor is proposed.

- 3.B.5 Powers Boulevard should be constructed, as necessary, to support growth in this area.
- 3.B.6 The Fountain Creek crossing and access to the Buttes interchange should be improved in conjunction with the design and development of Powers Boulevard.
- 3.B.7 The existing lack of water and wastewater facilities in this area should be resolved before new development is approved.
- 3.B.8 Development plans should be reviewed to ensure they are consistent with any plans for a mass transit corridor through this district.

Scenario C Policies:

- 3.C.1 Growth should occur as a contiguous expansion from the mixed use center established in Scenario B. Leapfrog development away from the previously created center or centers should be discouraged.
- 3.C.2 Marksheffel Road should be planned throughout the South Central Area and constructed as growth warrants. An interchange at Marksheffel and Hanover Road should be provided when Marksheffel reaches this location.
- 3.C.3 Trail and open space access to Fountain Creek should be provided.
- 3.C.4 Views to the mountains, especially to Pikes Peak should be preserved.
- 3.C.5 The unique butte formations should be preserved.

PLANNING DISTRICT 4: FOUNTAIN CREEK EAST

Scenario A and B Policies:

- 4.AB.1 Lands in this planning district should remain in ranchland until adjacent lands have been approved for development. Significant urban density in this area should be considered noncontiguous and inappropriate during Scenario A or B.
- 4.AB.2 Refer to Policy 3.B.8 above.

Scenario C Policies:

- 4.C.1 Development in this area should be logically related to growth in Planning District 3.
- 4.C.2 The lands in Planning District 3 should be approved for development before growth in Planning District 4 is considered. Growth in Planning District 4 should be generally contiguous to growth in Planning District 3.
- 4.C.3 Marksheffel Road should be designed and constructed as needed when growth is proposed in this area.
- 4.C.4 Trail and open space connections to Fountain Creek should be preserved.
- 4.C.5 The site design in this area should take advantage of the attractive Fountain Creek environment and views to the mountains.
- 4.C.6 Structures proposed in high water table areas should be safe and structurally sound. Whenever possible, wet soil areas should be preserved as open space or passive use areas.

PLANNING DISTRICT 5: FRONT RANGE TOLL ROAD/I-25 BY-PASS

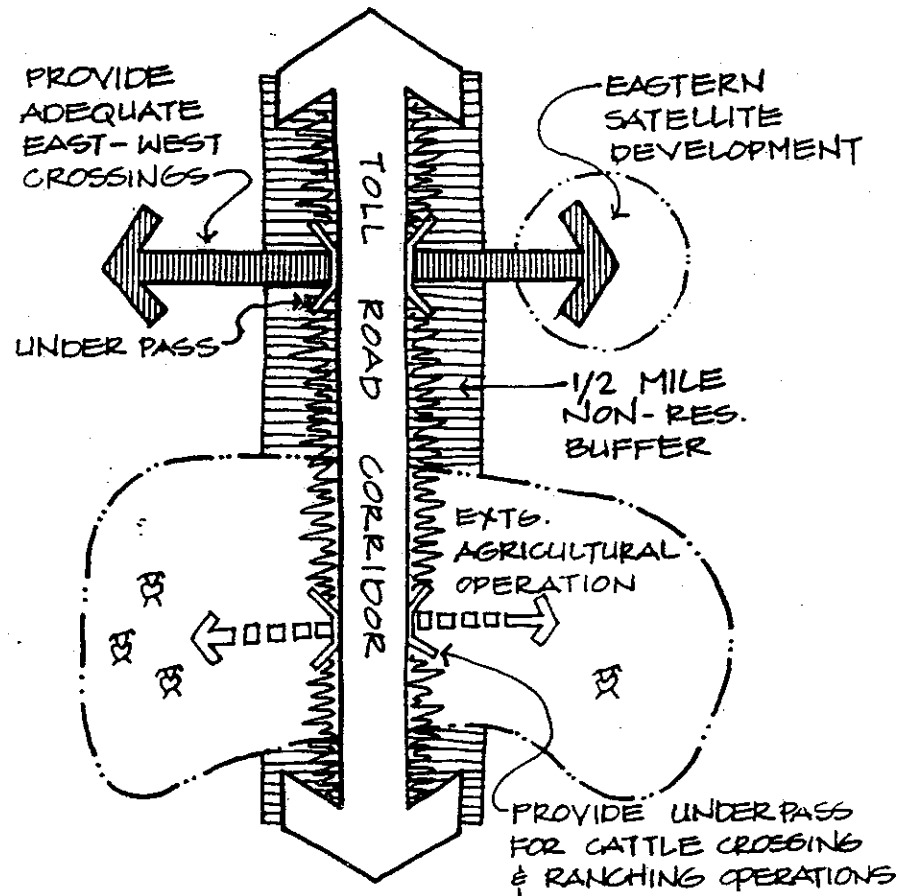
Scenario A Policy:

- 5.A.1 The Front Range Toll Road or a comparable facility may not be constructed in the immediate future or may not follow the alignment now shown. These policies should be reviewed to ensure they apply if another alignment is chosen, or if a facility is not constructed. Should the timing for approvals and construction of a toll road expressway be quickened, the policies as shown in Scenario B should also be followed.

Scenario B and C Policies:

- 5.BC.1 The Front Range Toll Road should **not** be considered a growth corridor. Ranchland uses should be encouraged adjacent to the corridor, except at the interchange.
- 5.BC.2 Residential development within 1/2 mile of the corridor should be strongly discouraged.
- 5.BC.3 The design and management of a Front Range Toll Road should:
- a. Minimize the division of the existing community.
 - b. Minimize the destruction or relocation of existing homes, public sites and historic places.
 - c. Provide an adequate number of appropriately located east/west crossings for both cattle and vehicles.
 - d. Minimize disturbance to existing agricultural operations and travel by residents.
 - e. Minimize any reduction in land values and compensate landowners for reduced land values, if possible.
 - f. Minimize the potential for vehicular accidents, hazardous waste spillage, pipeline breakage or any other hazards resulting from this corridor which would negatively impact the area.
 - g. Acquire land through negotiation rather than condemnation, whenever possible.
 - h. Minimize noise and pollution. Noise will be a major problem and it should be effectively reduced. Fencing, berms, grading and other noise reduction methods should be employed to accomplish this.

TOLL ROAD BUFFERING AND CROSSINGS



Note: If the Front Range Toll Road does not occur or the alignment is shifted out of the planning area, than this corridor should remain rural in character. Ranchland should be the dominant use. Growth in this area should then not occur until development can be contiguous to other growth areas.

PLANNING DISTRICT 6: FRONT RANGE TOLL ROAD INTERCHANGE

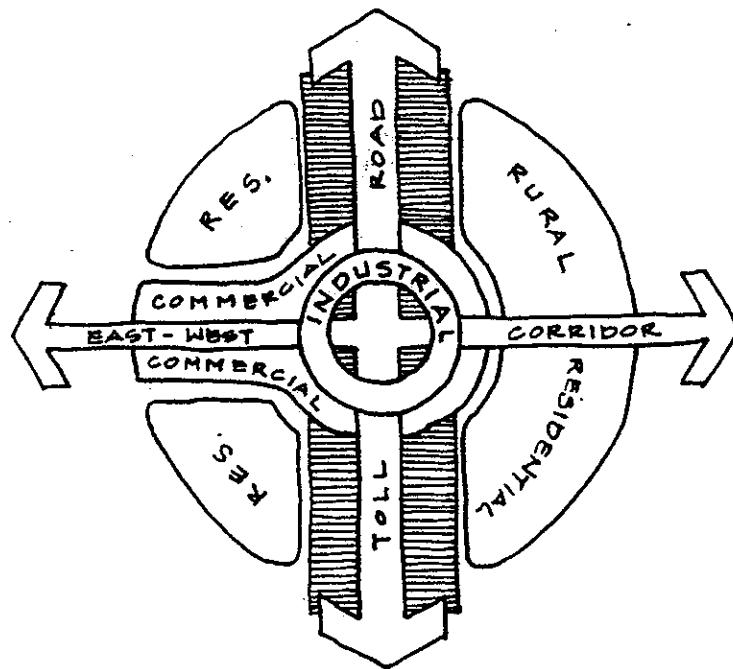
Scenario A Policy:

- 6.A.1 There is considerable uncertainty as to whether or when a Front Range Toll Road might be constructed in the planning area. Should a positive decision be made, and the timing for approvals and construction of an interchange be put on a fast track, then the policies as shown in Scenario B should be followed. At this time, a small scale commercial operation may be appropriate for this intersection. However, it should be noted that the present market is very limited and a more preferable location may be near the Buttes intersection, in Planning District I, where users of I-25 could add to the market.

Scenario B Policies:

- 6.B.1 An interchange off of the potential toll road should be encouraged in the South Central Area.
- 6.B.2 Uses adjacent to this interchange should be industrial with industrial support uses (supplies, offices) allowed back further from the interchange.
- 6.B.3 Residential uses near the interchange should be discouraged due to the issues of safety, human comfort and compatibility with potentially proposed land uses.
- 6.B.4 Any proposed uses should be consistent with the existing character of the area. All policies relating to compatibility should be strictly followed.

TOLL ROAD INTERSECTION



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

NOW, THEREFORE, BE IT RESOLVED that the Amendment to the Master Plan for El Paso County be approved by the adoption of the South Central Comprehensive Plan text and maps for the following described unincorporated area of El Paso County:

All of Sections 1 - 36; Township 17 South, Range 65 West; all of Sections 1 - 36, Township 17 South, Range 64 West; all of Sections 3 - 10, 15 - 22, and 27 - 34, Township 17 South, Range 63 West; all of Sections 1 - 36, Township 16 South, Range 65 West; all of Sections 1 - 36, Township 16 South, Range 64 West; all of Sections 3 - 10, 15 - 22, and 27 - 34; Township 16 South, Range 63 West; all of Sections 19 - 36, Township 15 South, Range 64 West; and all of Sections 19, 20, and 29 - 32, Township 15 South, Range 63 West of the 6th P.M., El Paso County, Colorado (see attached map).

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

1. §30-28-109, C.R.S. requires the Planning Commission to certify a copy of the Master Plan, or any adopted part or amendment thereof or addition thereto, to the Board of County Commissioners and to the Planning Commission of all municipalities within the County. The Planning Commission's action to amend the Master Plan by the approval of this Comprehensive Plan shall not be considered final until the applicant submits a minimum of ten (10) complete sets of the final Plan documents and maps to the Land Use Department and such documents and maps are certified by the Chairman of the Planning Commission and distributed as required by law.
2. That the language regarding landfills be clarified to show that although both existing landfills have a life expectancy of 10 to 20 years the capacity of the Fountain Landfill may be more limited.
3. That the language regarding erosion of Fountain Creek be clarified.

BE IT FURTHER RESOLVED that the Resolution and recommendations be forwarded to the Board of County Commissioners of El Paso County for their consideration.

Commissioner Pfallmer seconded the adoption of the foregoing Resolution.

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

Commissioner Ingersoll	aye
Commissioner Grogger	aye
Commissioner Thomas	aye
Commissioner Royal	aye
Commissioner Conover	aye
Commissioner Pfallmer	aye
Commissioner Carlson	aye
Commissioner Routh	aye
Commissioner Hyer	aye

The Resolution was adopted by a unanimous vote of 9 to 0 by the Planning Commission of the County of El Paso, State of Colorado.

DATED: November 15, 1988.