

WOODMEN VALLEY LAND USE PLAN

June 28, 1977

INTRODUCTION:

The general objective of this land use plan is to maintain Woodmen Valley as a desirable place to live by keeping it as much like it is today as is possible. The plan as stated is a land use plan and not a comprehensive master plan, but it should be considered as the first step towards the formulation of a master plan. Water, sewer, and roads all represent problem areas that must be given careful consideration in order to complete a comprehensive plan. Recognizing that the details of these will require a long time to resolve, they will be left to be completed at a later date. The plan also recognizes the continued desires of property owners to develop their property and does not create any new obstacles to prevent this from happening.

BOUNDARY OF WOODMEN VALLEY LAND USE PLAN:

The area included in the plan shall be bounded by the D&RGW railroad tracks to the east, the U.S.A.F.A. to the north, Woodmen Road to the south, and Pike National Forest to the west, except that it shall also include the developed area south of Woodmen Road near the entrance to Mount St. Francis, and that part of Mount St. Francis extending south of Woodmen Road. See Figure 3.

ZONING:

The entire area described should be in a uniform 5 acre zone. The A-2 Farming District should be used throughout instead of the present mixture of A-2 and F-1 zoning. Development in the area should continue as basically single family residential. See Figure 1.

SUBDIVISION OF PROPERTY:

There should be no further subdivision of property to create any land parcels that are less than 5 acres in size. Those lots that do not meet the minimum size for 5-acre zoning should remain non-conforming just as they are at the present time. Figure 2 locates those properties. Improvements to non-conforming lots should be considered the same as they have been in the past. The property owner must petition the El Paso County Board of Adjustment for approval in order to obtain a building permit.

FUTURE DEVELOPMENT:

Referring to Figure 4 to locate the regions, future development in the area should take place as follows: (Figure 5 locates presently unimproved property)

i.) Region I

This area is presently mostly undeveloped. It shall be permitted to develop at either a 2.5 or 5 acre density at the option of the land owner. However, any development more dense than one dwelling unit per 5 acres will require both public water and sewer to that area to be installed at the expense of the developer of the land, and the development should otherwise conform to the A-5-A Zone and Subdivision Regulations of El Paso County. Development at a density greater than one dwelling unit per 5 acres will require rezoning this region to A-5-A.

ii.) Region II

If at some future date both public water and sewer become available in this area, the zoning of the area should be changed to A-5-A Rural Residential. This zone permits one dwelling unit per 2.5 acres and will place a majority of the lots in a conforming zone. The few lots that are smaller than 2.5 acres should be "permitted exceptions" within the A-5-A Zone. After establishing the A-5-A Zone, no further subdivision of property to create any land parcels that are less than 2.5 acres should be permitted within this region.

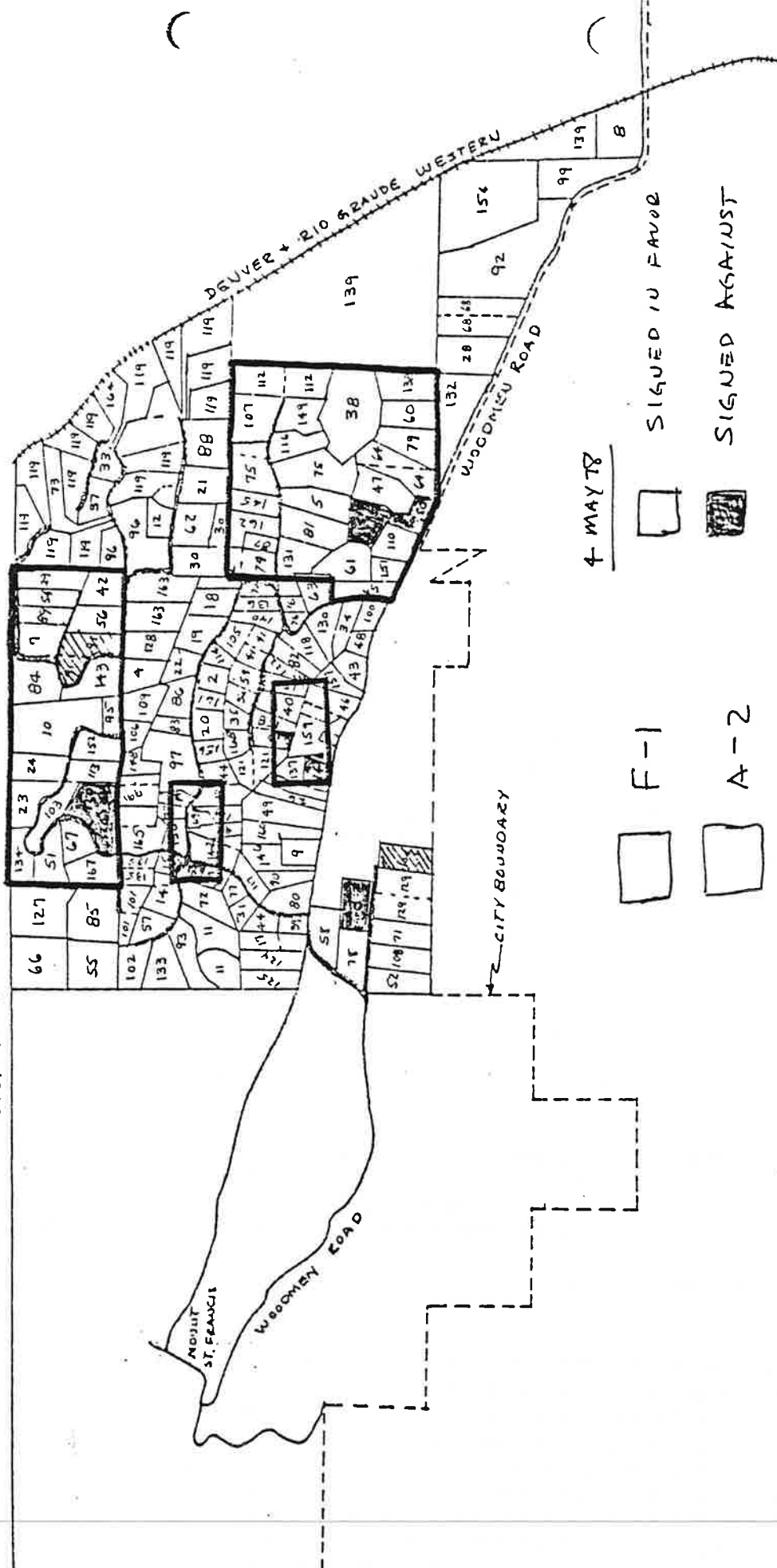
iii.) Region III

This area presently conforms to 5 acre zoning with a few exceptions. It shall remain at a 5 acre density except that when public water and sewer become available in this region, the matter of 5 acre density vs 2.5 acre density should be reconsidered by the property owners within this region.

WATER, SEWER, AND ROADS:

One or more task forces made up of Woodmen Valley property owners shall be formed to study and recommend alternative solutions that will insure an adequate supply of water, adequate sewage conditions, and improved road conditions in the future in Woodmen Valley.

U.S.A.F.A.



4 MAY 78

F-1
A-2

- ☐ SIGNED IN FAVOR
- ☒ SIGNED AGAINST
- ☒ NO RESPONSE
- ☒ BALLOT NOT IN YET
EXPECT TO BE YES

cause the plan does not deal with many critical issues (provision of water and sewer, transportation system, environmental matters, services and capacities, costs factors), the conclusions of the plan are not technically verifiable, although they may be intuitively sensible. Questions such as the overall impact of the development of five acre parcels with well and septic systems and the impact of such systems on the water supply and the general environment versus the impact of higher density with public water and sewer are not thoroughly analyzed. This is understandable when one considers that the plan represents the attempt of the residents to maintain a certain life-style rather than to solve technical and environmental problems. As such, the plan is more analagous to the citizen input stage of a comprehensive planning process than it is to a comprehensive plan itself. It should be noted further that if such a plan were presented by a developer as the first phase of a development proposal (sketch plan or master plan) it would fail for lack of information.

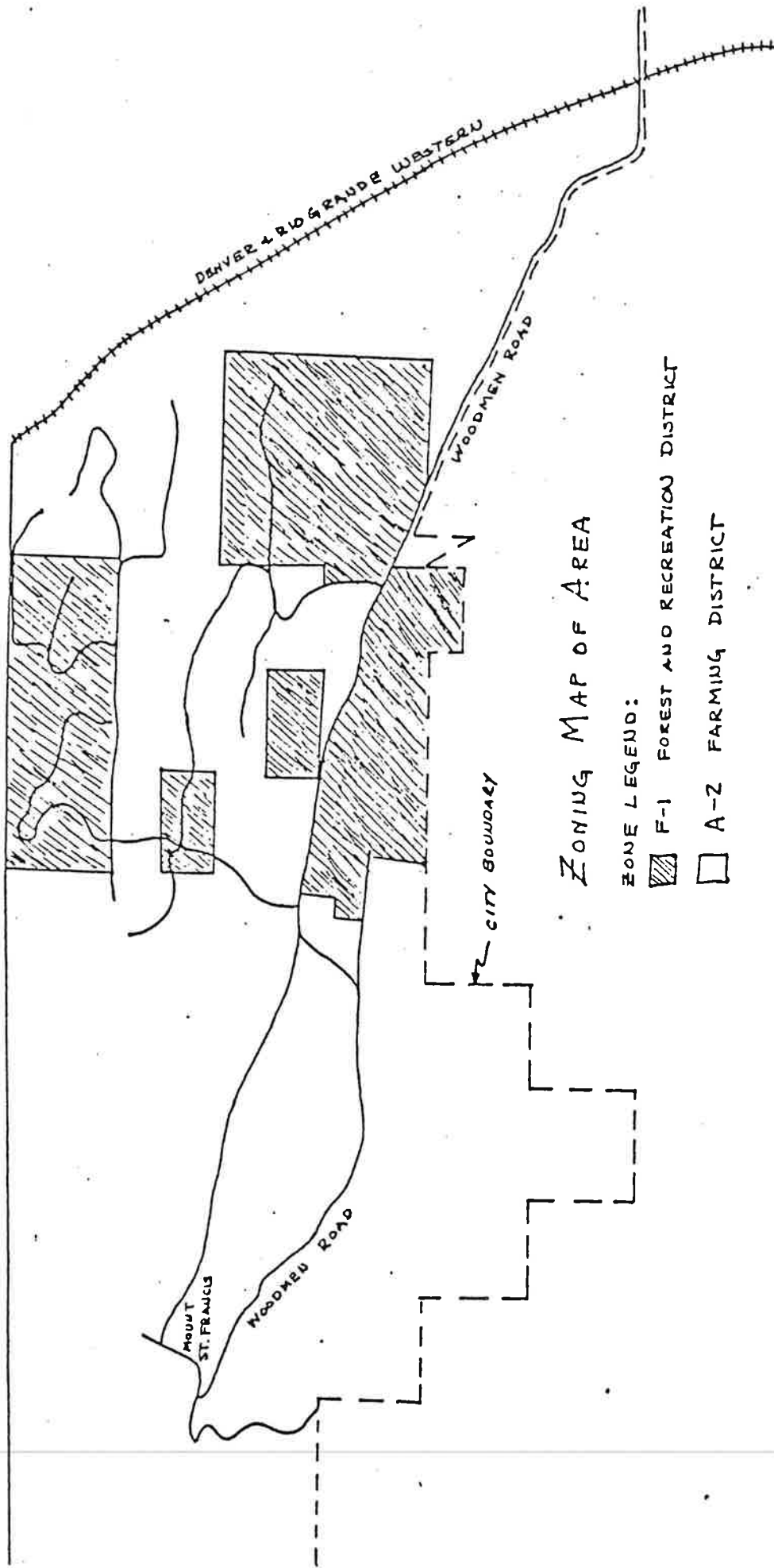
What the plan appears to be is a preliminary step in a program to rezone areas of the Woodmen Valley and to have this proposed zoning reflected in the 1990 Plan, in much the same way that undeveloped land zoned for industrial use is reflected in the plan as industrial land. As such it presents an overall zoning scheme and sets forth certain rezoning policies to be applied to the Woodmen Valley. If the rezoning scheme is adopted, it requests that the land use plan be changed to reflect both the zoning and the zoning policies.

If the Commission feels that the proposed plan has merit and should be adopted in some official form (either as an amendment to the adopted plan or as a rezoning request) it is the departments' feeling that the land use plan component should be adopted as an interim revision of the 1990 Land Use Plan. As the members of the Commission are aware, the county is currently developing a comprehensive plan for the county which will replace the 1990 Land Use Plan. As an interim revision, the proposed plan would constitute land development policy until such time as the new plan is adopted. The questions mentioned earlier must be addressed before the proposal can be considered a component of the new comprehensive plan.

It should also be noted that there is an apparent contradiction in the proposal. The proposal indicates that subdivision into 2.5 acre lots would be permitted with the provision of public water and sewer. It also indicates that no subdivision of lots into parcels of less than 5 acres should be allowed. This should be clarified.

Planning Commission Action: The request was approved as an interim revision to the 1990 Land Use Plan by a vote of 5-0

U.S.A.F.A.



ZONING MAP OF AREA

ZONE LEGEND:



-  F-1 FOREST AND RECREATION DISTRICT
-  A-2 FARMING DISTRICT

FIGURE 1

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MAP OF AREA SHOWING LOT BOUNDARIES + LOT SIZES

U.S. A. F. A.

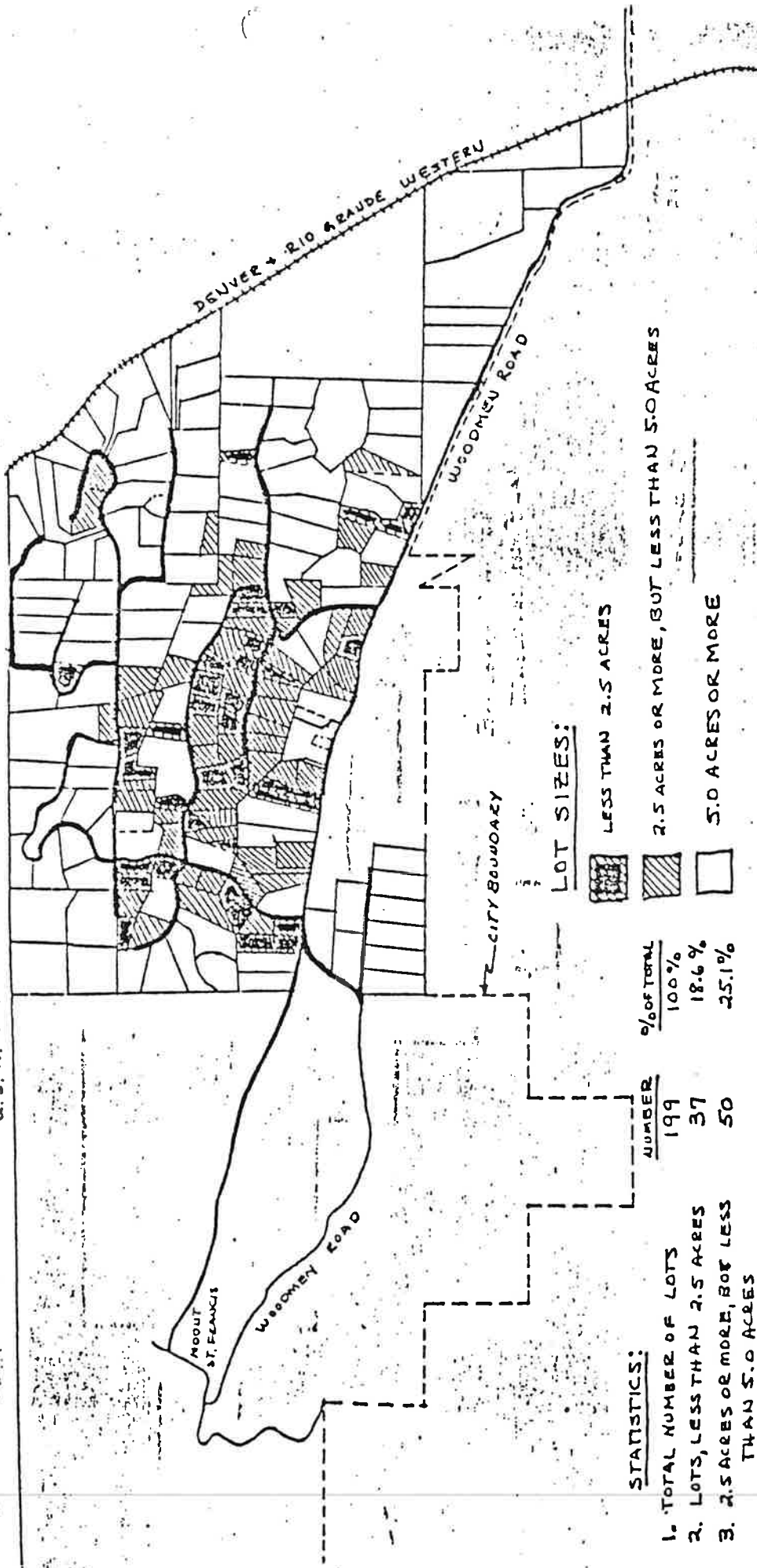
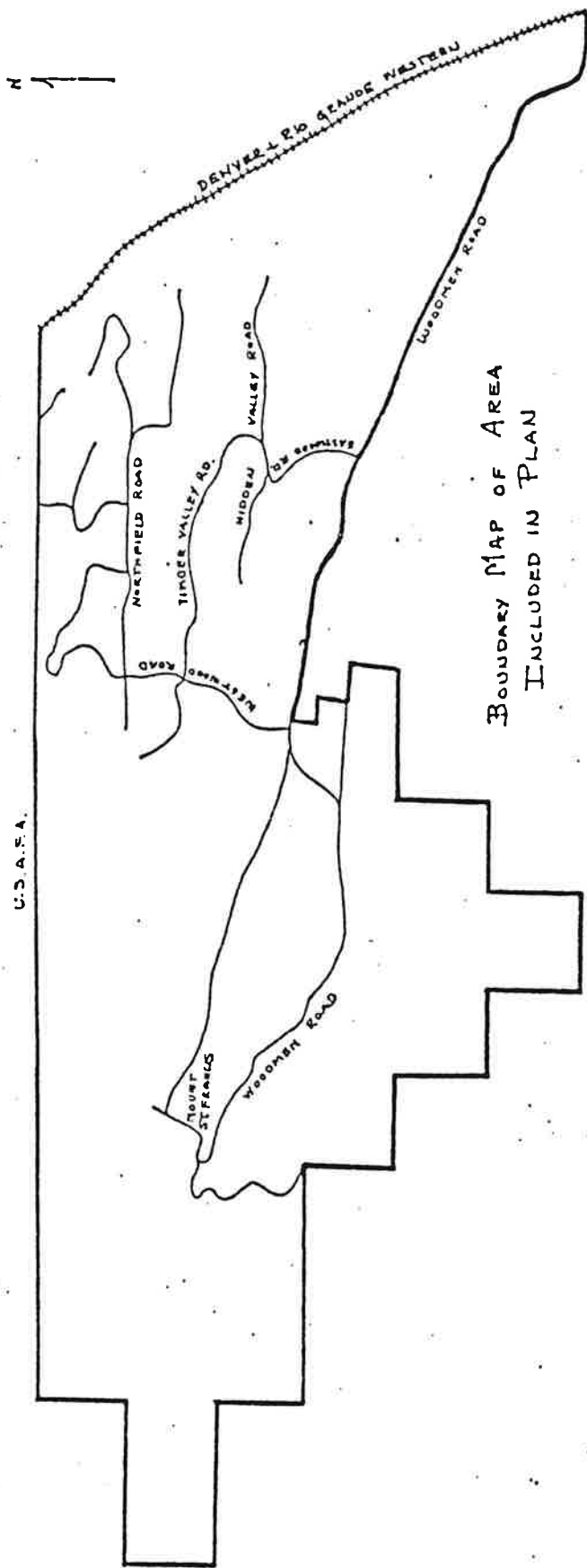


FIGURE 2

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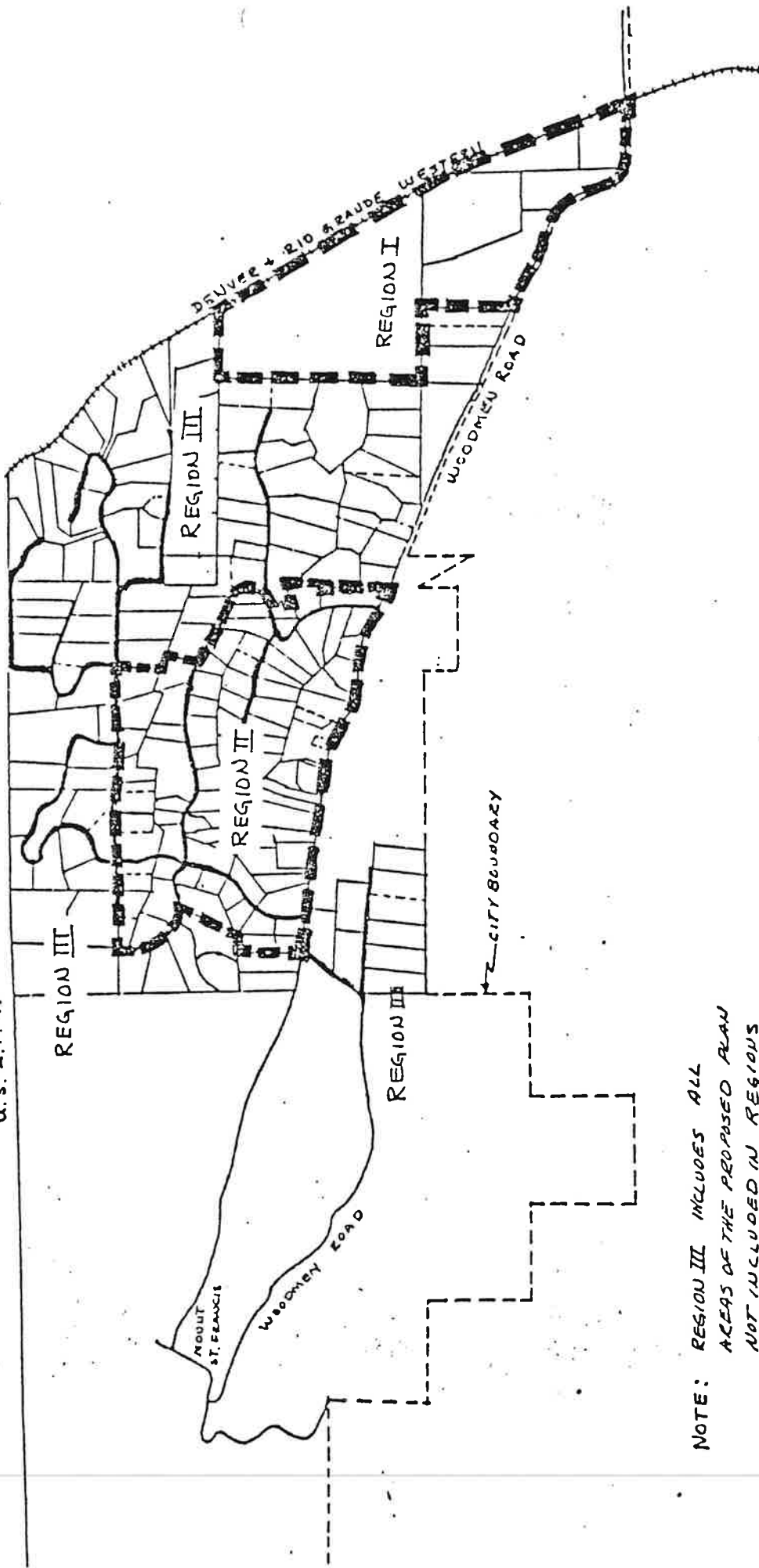


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FIGURE 3

MAP SHOWING REGIONS I, II, & III OF PROPOSED LAND USE PL

U.S. A.F.A.



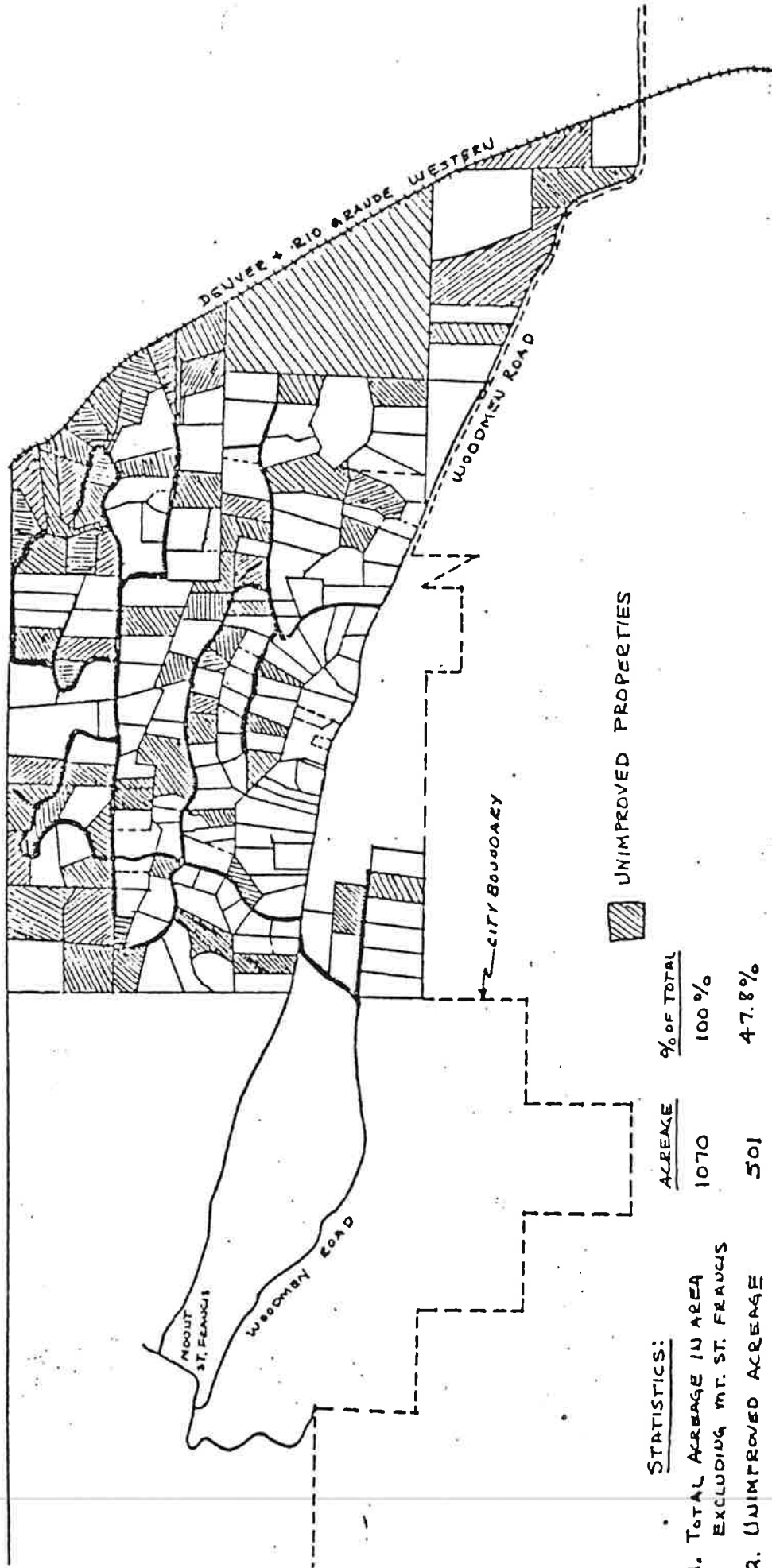
NOTE: REGION III INCLUDES ALL
AREAS OF THE PROPOSED PLAN
NOT INCLUDED IN REGIONS
I AND II.

FIGURE 4

25 JUNE 77
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MAP OF AREA SHOWING UNIMPROVED PROPERTY

U.S. A.F.A.



STATISTICS:

	ACREAGE	% OF TOTAL
1. TOTAL ACREAGE IN AREA EXCLUDING MT. ST. FRANCIS	1070	100 %
2. UNIMPROVED ACREAGE	501	47.8 %
3. IMPROVED ACREAGE	569	53.2 %
4. MT. ST. FRANCIS	1270	—

FIGURE 5

1 JUNE 17
JHS

August 1, 1977

Mr. P.J. Anderson, Planning Director
El Paso County Land Use Department
27 E. Vermijo Ave.
Colorado Springs, Colorado 80903

Dear P.J.

The property owners in Woodmen Valley have been concerned for sometime about existing problems as well as future development in the Woodmen Valley area. Many of these problems and concerns can best be addressed by developing a comprehensive master plan for the area. As an initial step in formulating this master plan, the property owners have prepared and approved a land use plan for the Woodmen Valley area.

We are submitting this proposed land use plan for Woodmen Valley as an effort to show in a unified way how the vast majority of property owners in the Valley feel about the future development of their land hoping that the desirable character of Woodmen Valley as a place to live will not be changed by outside influence or perhaps by a single developer seeking profit at the expense of the remaining 159 property owners. Roads and water are problems that rank of equal priority with land use, and efforts to bring forth solutions to these problems will be started in the near future as well.

Therefore, we would like a place on the agenda so that the proposed land use plan for Woodmen Valley can be presented at the September meeting of the El Paso County Planning Commission. We will also ask that the following action be taken:

- i.) That the Woodmen Valley Land Use Plan be approved and used as a guide for recommendations pertaining to future development in the Woodmen Valley area.
- ii.) That the plan be adopted as a modification to the El Paso County 1990 Land Use Plan, and that the maps, plats, and charts be changed to indicate the modification.
- iii.) That the plan be sent to the El Paso County Board of Commissioners for their certification.

Respectfully,

John H. Strathman for the
Woodmen Valley Property Owners

August 6, 1977

Colorado Springs City Government
Mr. Lawrence D. Ochs, Mayor
Members of City Council
Mr. George Fellows, City Manager
Mr. Gordon Hinds, City Attorney
Mr. Edward Baldwin, City Planning Director

Ladies and Gentlemen:

The property owners in Woodmen Valley have become increasingly concerned about land development activity in the Woodmen Valley area during the past few years. The general concern is not that the undeveloped property is being developed, but concern that the nature of the development will adversely change the present character and desirability of the area as a place to live. This became a critical problem to us during this past year when a developer sought approval of a subdivision of 30 acres into 29 separate lots on a parcel of land north of Woodmen Valley Road. This request was denied by the city, I believe, primarily on the grounds that it was a matter of annexation as a means of obtaining rezoning. A similar rezoning request was made by the same developer to the County and denied largely for two reasons. First, the proposed density was high compared to the present Woodmen Valley density and not in keeping with the present development pattern of the area. Second, the Woodmen Valley property owners asked that a master plan of the entire area be considered before any parts of Woodmen Valley are permitted to change. It is not fair to the property owners of any area that has some semblance of a consistent development plan, to have it modified in bits and pieces without an overall goal and plan to be followed.

The residents of Woodmen Valley began in April of this year to develop such a land use plan to be presented to the appropriate local governmental bodies with the request that it be used as a guide to future development in the area. We believe that the plan as presently drafted is reasonable, fair, and is highly acceptable to resident property owners as well as owners of presently undeveloped land in Woodmen Valley. A copy of the proposed plan is attached. This plan will be presented to the El Paso County Planning Commission at their September 19th meeting. There are 199 recorded parcels of land in the 2300 acres included within the boundary of the area under approximately 160 different ownerships. The proposed land use plan along with explanatory material has been presented to each property owner residing in Woodmen Valley and mailed to land owners living outside the area. Although not everyone's response has been received, the general response to the plan has been very positive. To date, 135 of the 160 property owners have responded, and all but 5 have indicated approval of the plan. The primary reason for disapproval has been based on a desire not to permit further subdivisions of land parcels into less than 5 acre lots, ever. The responses to date represent over 90% of the total acreage, with over 99% of the reporting acreage approving the plan. From the response you can readily conclude that we are indeed concerned about the future of the Woodmen Valley area and about adopting a positive plan that should be acceptable to nearly everyone.

It is difficult to understand how one or perhaps two owners, who are not residents and represent less than a few percent of the land in the area, can seemingly generate action for annexation and subsequent rezoning. This creates a disturbing situation to us and may raise a legal question as well as a moral issue where matters of annexation and zoning are considered simultaneously.

I would submit that matters of annexation and zoning should be considered separately. There appears to be an underlying assumption throughout your Woodmen Valley Annexation Study that property in the study area will develop more densely in the future. This is presumptuous since only one property owner out of 160 has given a definite indication of desiring a density of greater than one dwelling unit per 2.5 acres.

Much of the information in the annexation study is vague and omits some important considerations. For instance, the annexation study states that "parts of the area.....have a high probability of developing as a very desirable residential area whichmay be in short supply in the City within 10 or 15 years." Yet, without a reasonable and inclusive long range plan for the area, the desirability of Woodmen Valley may not be maintained in the future. There is no reference in the study to present property owners in the area and how they desire "their property" to develop or not to develop as the case may be. The westerly boundary of the alternate area mentioned for annexation almost seems ludicrous. There is little logic in annexing along an imaginary line (even if it is a section line) that cuts through the middle of an area when there is so much in common on both sides of the line. The areas are topographically the same, property improvements are similar, and therefore they should be planned and developed together without creating an artificial dividing line. The D&RGW Railroad track forms a more natural and logical place to draw a boundary if a new boundary is necessary. Both zoning and development are presently different east and west of the railroad tracks. Also, it is not clear from the study that the economics of annexation will benefit either the City or Woodmen Valley property owners for either alternative considered. Additional information relative to capital costs that will be incurred by property owners must be made available. Our study of the area has raised many of the same questions raised in the annexation study and left them unanswered too. For example, future needs for water and sewer need a great deal of further analysis. Roads is another important issue, and parts of the information contained in the study related to roads appears to be inaccurate and inconsistent. Acceptable answers to these critical questions will require a great deal of indepth study, communications, and cooperation between property owners and governmental bodies. I suggest that these problems are not solved simply by annexation of the area. A master plan reflecting answers to the area's problems and representing the desires of the property owners should be a minimal starting point for an annexation proposal.

Therefore, in behalf of the Woodmen Valley property owners, it is respectfully requested that the City of Colorado Springs:

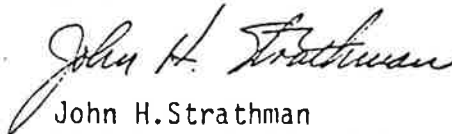
- 1.) Postpone taking any action to annex property west of the D&RGW Railroad tracks and north of Woodmen Road until the property owners have had an opportunity to present their proposed land use plan to the El Paso County Planning Commission for adoption to the 1990 Land Use Plan.
- 2.) Postpone taking any action to annex all or any part of Woodmen Valley west of the tracks and north of Woodmen Road prior to completing detailed studies of water, sewer, and roads for the entire area and doing this in cooperation with the property owners of Woodmen Valley.
- 3.) Adopt the attached Woodmen Valley Land Use Plan to the City's

Comprehensive Land Use Development Plan.

- 4.) Inform the residents of Woodmen Valley in advance of City meetings at which the future development of Woodmen Valley is to be considered.

Since the proposed land use plan being considered by the property owners of Woodmen Valley does not address annexation specifically, this communication is not meant to express general agreement by the property owners either for or against annexation. It does however, indicate a strong agreement that any future land use in the described area should follow the intent of the proposed plan whether it remains in the County or becomes part of the City.

Respectfully,

A handwritten signature in cursive script, reading "John H. Strathman".

John H. Strathman
Chairman, Woodmen Valley
Land Use Committee

F-1
A-2

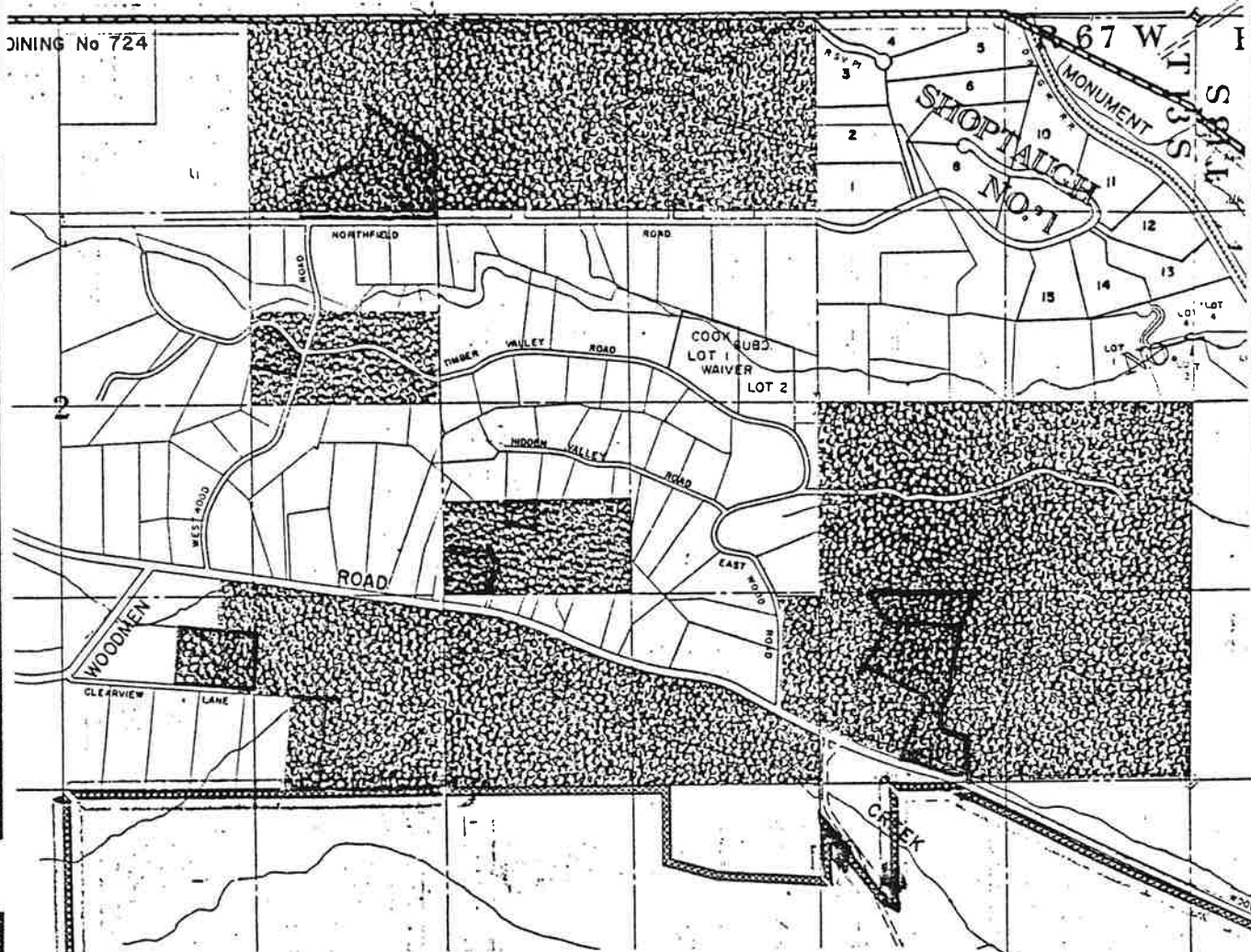
SIGNED IN FAVOR

SIGNED AGAINST

NO RES POUSE

☐ ?
 ☐ BALLOT NOT IN YET
 ☐ EXPECT TO BE YES

DINING No 724



4 MAY 78



F-1



A-2



SIGNED IN FAVOR



SIGNED AGAINST



NO RESPONSE



BALLOT NOT IN YET
EXPECT TO BE YES

ADJOINING

NORTH

FILE NO.

MAP NO.

TITLE

PETITIONER

AGENDA
ITEM

Map

Vicinity

June 28, 1977

TO WOODMEN VALLEY PROPERTY OWNERS:

Do you sometimes feel that growth and development in the Woodmen Valley area is on the verge of becoming uncontrolled? The recent subdivision proposal on Woodmen Road was an indication of this, and there is surely more to come. Unless we join together, find an agreeable plan, and present it positively to our local government, the amenities that have made Woodmen Valley a desirable place to live will disappear, forever.

The following pages discuss this situation and propose a plan with one thought in mind. This thought echoes what we have stated so many times at meetings, city and county hearings, in petitions, etc....our desire to maintain Woodmen Valley as much like it is today as we possibly can. To accomplish this we need to develop a positive approach rather than relying only on a good defensive posture when a threatening situation arises.

During the Board of County Commissioner's hearing of the Allan Miller petition on March 10, 1977, we indicated to the Commissioners an interest and desire in delaying any change in our present zoning until a plan for the entire area could be considered. Part of their reason for denying the petition was to allow time to work on such a plan. Several of us have completed a plan and strongly urge you to support it. Hopefully what is here also represents your thinking so that we can move ahead rapidly and present our desires to the El Paso County Planning Commission and Board of County Commissioners firmly and in unison, before any additional rezoning or subdivision requests are submitted to the county.

Water, roads, sewer, and city imposed annexation are subjects that must eventually be considered in any plan. However, the details of these will require a long time to formulate, and therefore should be left to complete at a later date after a general land use plan has been adopted. Let us concentrate then on matters most closely related to land use and zoning.

SUMMARY OF SITUATION:

Our immediate attention should be directed to the following situations and problem areas.

- A. Proposed rezoning of undeveloped land for higher density development.
- B. City type development immediately south of Woodmen Road setting a precedent.
- C. Present development in Woodmen Valley not conforming to 5-acre zoning regulations.
- D. An unrealistic 1990 El Paso County Land Use Plan that has been adopted for the Woodmen Valley area.
- E. A hodge-podge of F-1 Forest and Recreation District and A-2 Farming District zoning in Woodmen Valley.

DISCUSSION OF PROBLEM AREAS:

Undeveloped Land: (see Figure 5)

Inevitably there will be a great deal of pressure in the future to develop land in Woodmen Valley at higher densities. The Allan Miller petition was just the beginning. Without a plan that is agreed upon and supported by the property

owners in the area and approved by our county government, there is a good probability of higher density development eventually being approved. Land developers are unusually persuasive and tenacious in accomplishing their objectives and will eventually wear down the most ardent opposition. Once a higher density development is permitted north of Woodmen Road, we can be assured that there will be more to come. Setting the precedent coupled with neighbor dissatisfaction and growing economic pressures will fuel the situation with little hope of knowing when or where it will end.

Development South of Woodmen Road:

Although the development going on south of Woodmen Road in both Rockrimmon and Discovery is considered low density for city type development, it represents quite a contrast to what we are accustomed and desire in Woodmen Valley. The contrast itself creates both aesthetic and economic pressures on less densely developed property north of Woodmen Road which is another argument for a positive and agreed upon plan supported especially by those who are located physically near those developed areas.

Woodmen Valley Zoning Anomaly:

Within the area bounded by Woodmen Road, the D&RGW tracks, and the Air Force Academy there is a mixture of F-1 (Forest and Recreation District) and A-2 (Farming District) zoning. (See Figure 1) Both of these zones require 5-acre minimum lot sizes although the F-1 zone will permit much smaller minimum lot sizes (slightly less than 1/4 acre) if the lots have been platted. This is a technical point, but it is possible that some properties could be developed to this density now if it can in fact be shown that they were platted at the time they were subdivided. Recorded covenants also provide most of us additional protection although they generally permit higher density development if the zoning would permit it. The density allowed by the zoning regulation takes precedence over the covenants in cases where the density of the zone is lower. You are probably aware that there are presently 87 lots in these zones between 1.67 and 4.99 acres that do not meet the minimum 5 acre requirement and are therefore non-conforming. (See Figure 2) This is a hardship on both the owners of these properties and the county because a building permit can only be obtained by approval of a variance by the El Paso County Board of Adjustment, plus approval by the State and County Health Department to permit private water and sewer. A future solution to this problem is needed to bring these properties into zoning conformance. This is of particular importance to the owners of the unimproved non-conforming lots which there are about 15, as no reasonable short term solution is available.

The 1990 Land Use Plan:

The 1990 Land Use Plan, adopted by El Paso County in 1970, indicates that the Woodmen Valley area should develop as a mixture of housing at a density ranging from 4 to 9.9 dwelling units per acre with areas of open space in between. Although the Land Use Plan is generally used only as a rough guide, it represents

neither our actual development nor our future development desires. This is a recorded official document of El Paso County and as such we should see that it is modified to indicate our desired plan for the future development of Woodmen Valley.

Water:

The supply of well water in Woodmen Valley is limited. If homes were built on each of the existing platted lots, a shortage of well water would very likely develop. This may become a critical problem to us in the future, and it is in order to study possible alternatives now. However, the long time necessary to study the problem thoroughly, indicates that we should formulate a land use plan now and start consideration of the water situation afterwards. It is not possible to ignore water while considering a land use plan, but a simultaneous detailed solution does not seem entirely necessary.

PROPOSED PLAN:

The most desirable plan is one that will maintain Woodmen Valley as it is today. While this may not be entirely achievable, we should at least be able to maintain a density not much higher than we presently enjoy. We cannot realistically expect undeveloped land in our area not to develop, or to develop at a density less than one dwelling unit per 5 acres, and in some circumstances one dwelling unit per 2.5 acres may be appropriate.

- A. The area included in the plan (see Figure 3) shall be bounded by the D&RGW railroad tracks to the east, the U.S.A.F.A. to the north, Woodmen Road to the south, and Pike National Forest to the west, except that it shall also include the developed area south of Woodmen Road near the entrance to Mount St. Francis.
- B. The entire area described should be in a uniform 5 acre zone. The A-2 Farming District should be used throughout instead of the present mixture of A-2 and F-1 zoning. Development in the area should continue as basically single family residential.
- C. There should be no further subdivision of property to create any land parcels that are less than 5 acres in size. Those lots that do not meet the minimum size for 5-acre zoning should remain non-conforming just as they are at the present time. Figure 2 locates these properties. Improvements to these non-conforming lots should be considered the same as they have been in the past. The property owner must petition the El Paso County Board of Adjustment for approval in order to obtain a building permit.
- D. Referring to Figure 4 to locate the regions, future development in the area should take place as follows:
 - i.) Region I
This area is presently mostly undeveloped. It shall be permitted to develop at either a 2.5 or 5 acre density at the option of the land owner. However, any development more dense than one dwelling unit per 5 acres will require both public water and sewers to that area to be installed at the expense of the developer of the land, and the development should otherwise conform to the A-5-A Zone and Subdivision Regulations of El Paso County.

ii.) Region II

If at some future date both public water and sewer become available in this area, the zoning of the area should be changed to A-5-A Rural Residential. This zone permits one dwelling per 2.5 acres and will place a majority of the lots in a conforming zone. The few lots that are smaller than 2.5 acres should be "permitted exceptions" within the A-5-A Zone. After establishing the A-5-A Zone, no further subdivision of property to create any land parcels that are less than 2.5 acres should be permitted within this region.

iii.) Region III

This area presently conforms to 5 acre zoning with a few exceptions. It shall remain at a 5 acre density except that when public water and sewer become available in this region, the matter of 5 acre density vs 2.5 acre density should be reconsidered by the property owners within this region.

PROCEDURE:

The following general procedure will be followed in order to gain formal consideration of this plan.

- A. Obtain written approval or disapproval by area property owners of the above plan for future land use in Woodmen Valley. The greatest impact will be attained by having a high percentage of the property owners approving this plan.
- B. After approval of the plan ourselves, the next step will be to submit it to the El Paso County Planning Commission via the Land Use Department for adoption to the Master Plan of the County. We will then request that it be forwarded to the Board of County Commissioners for their certification, and ask that it be recognized by all cognizant governmental bodies as "the guide" for future development in our area.
- C. The next step will be a request to the Board of County Commissioners to rezone the areas presently zoned F-1 to A-2 so that the area will be uniformly zoned A-2.
- D. Then we should form one or more groups of residents to study possible future alternatives for water, sewer, and roads should the need arise. It will be beneficial to consider these before they become a crisis situation.

ACTION REQUIRED BY YOU:

Please consider this plan carefully. It is very important to all of us if we are to maintain our present life style in Woodmen Valley. Property owners living outside of Woodmen Valley will have received this by mail while resident property owners will have it delivered to them personally. The last page of this document is provided for your written approval/disapproval. Should you have any questions about any part of this, contact someone listed on the next to last page by phone, mail, or in person.

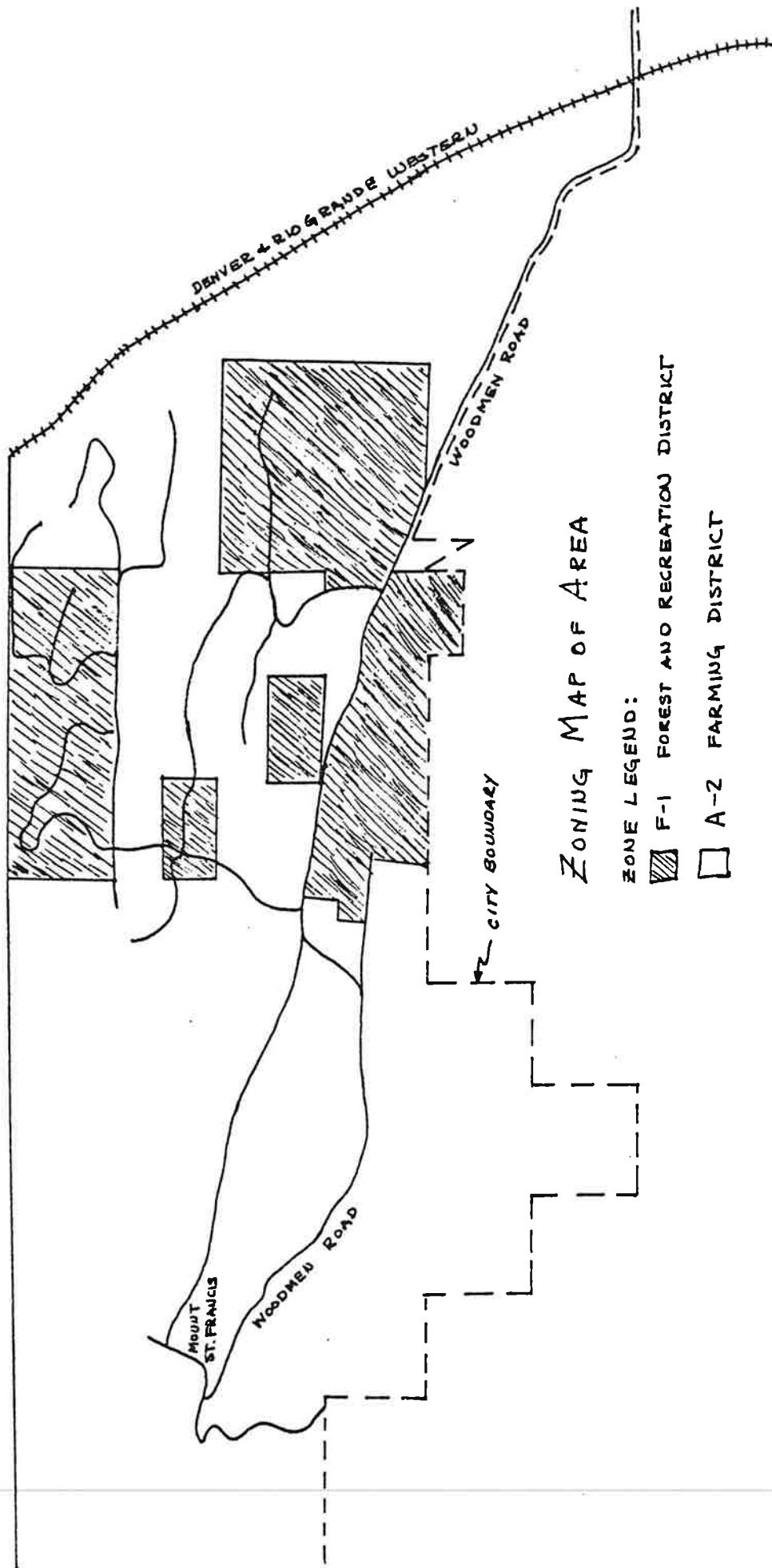
Those living outside Woodmen Valley please mail your signed approval/dis-

approval in the enclosed stamped envelope. Those residing in Woodmen Valley will be called on personally and can deliver their signed approval/disapproval to the person calling. If you are not called upon within 10 days after delivery, contact someone on the next to last page and ask them to pick it up.

John H. Strickman
David B. Maher
Charlie McEachern
June R. Rose
Edith A. Briggs
Elizabeth (Bill) Lindeman
Norman O. Schrock
Clifford E. Horton
Tom W. Watt
Thomas C. Hayler
Jean Perrin
Harry A. Munson
June R. Rose
Karee A. Olsen
Whitliff

Shorever H. Garnett
Robert D. Lunn
Lally J. Dzalving
A. Glenn J. J. J.
John J. J. J.
Robert C. Feggie
John M. Hefley
Denn J. J. J.

U.S.A.F.A.



JUNE 17
JHS

FIGURE 1

MAP OF AREA SHOWING LOT BOUNDARIES + LOT SIZES

U.S.A.F.A.

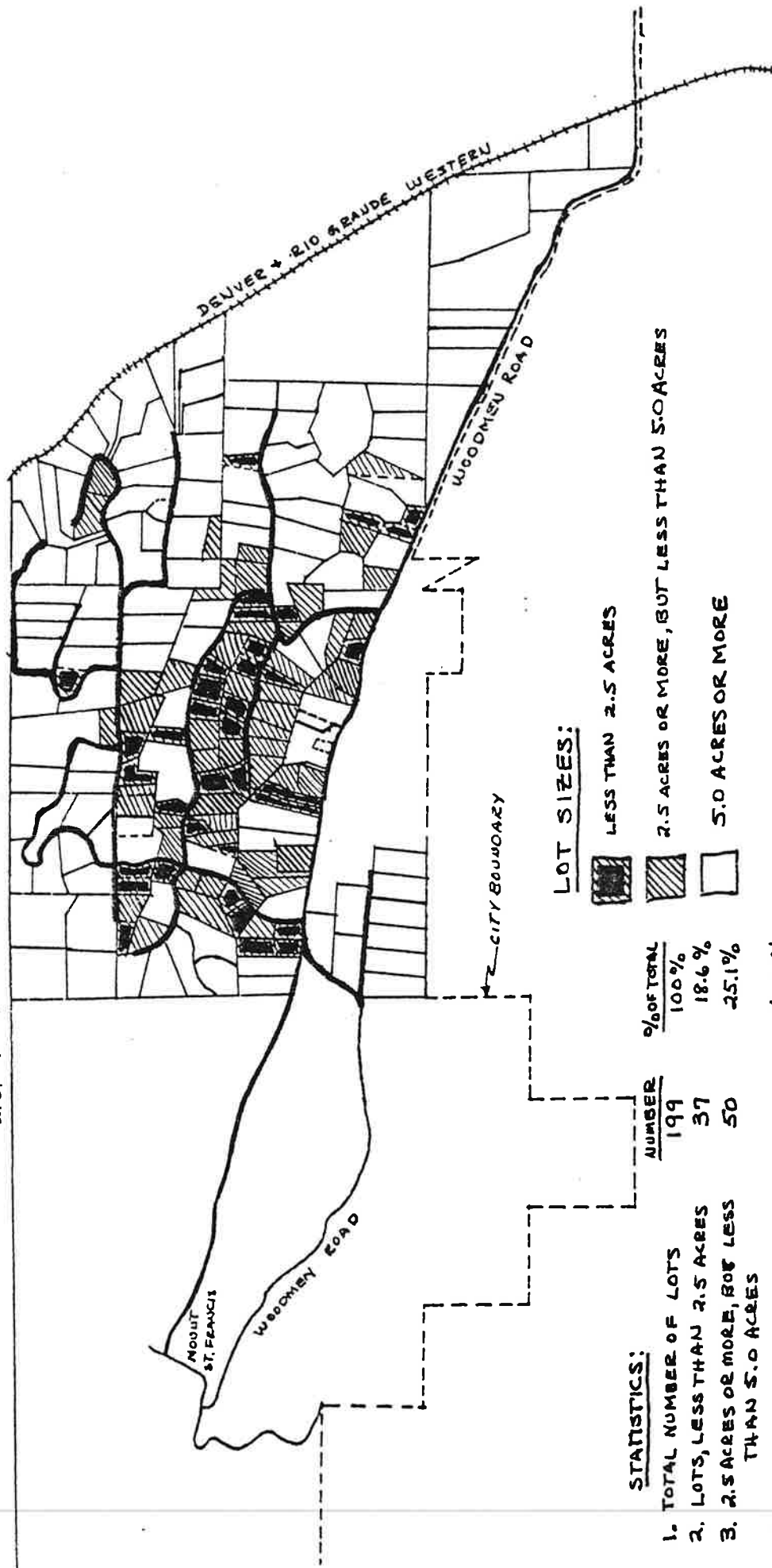
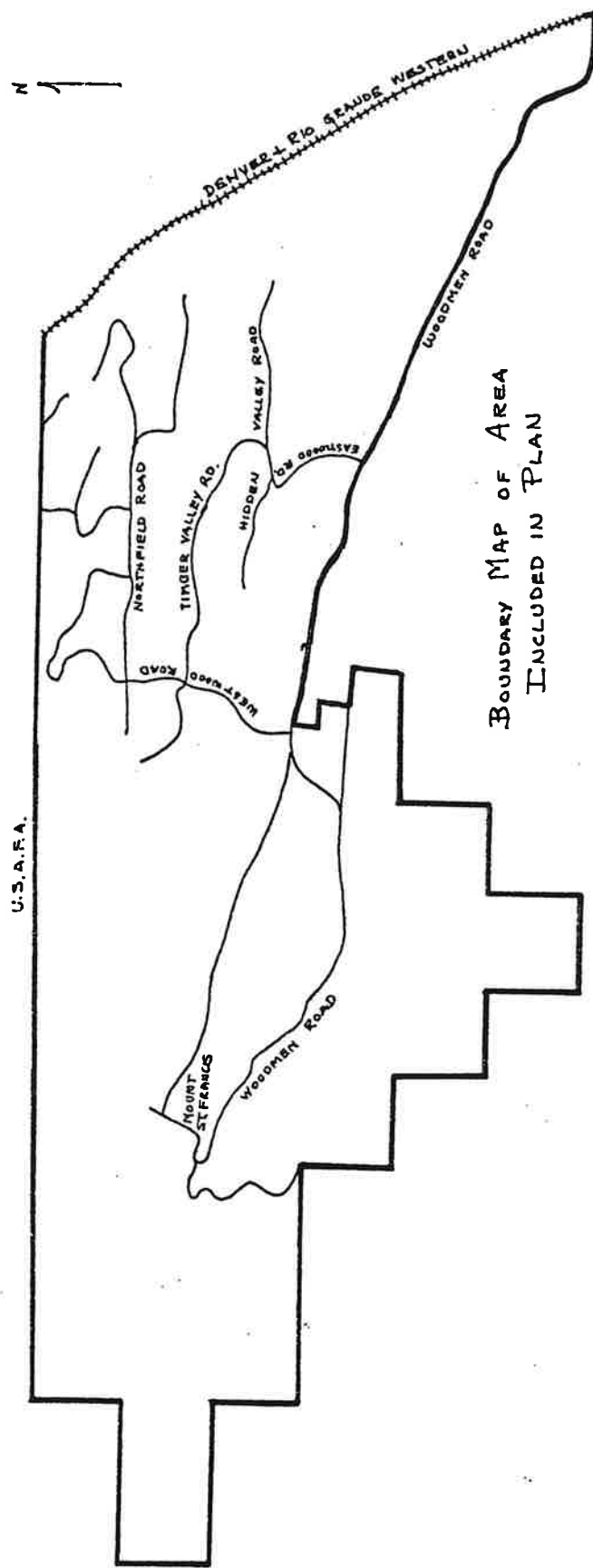


FIGURE 2

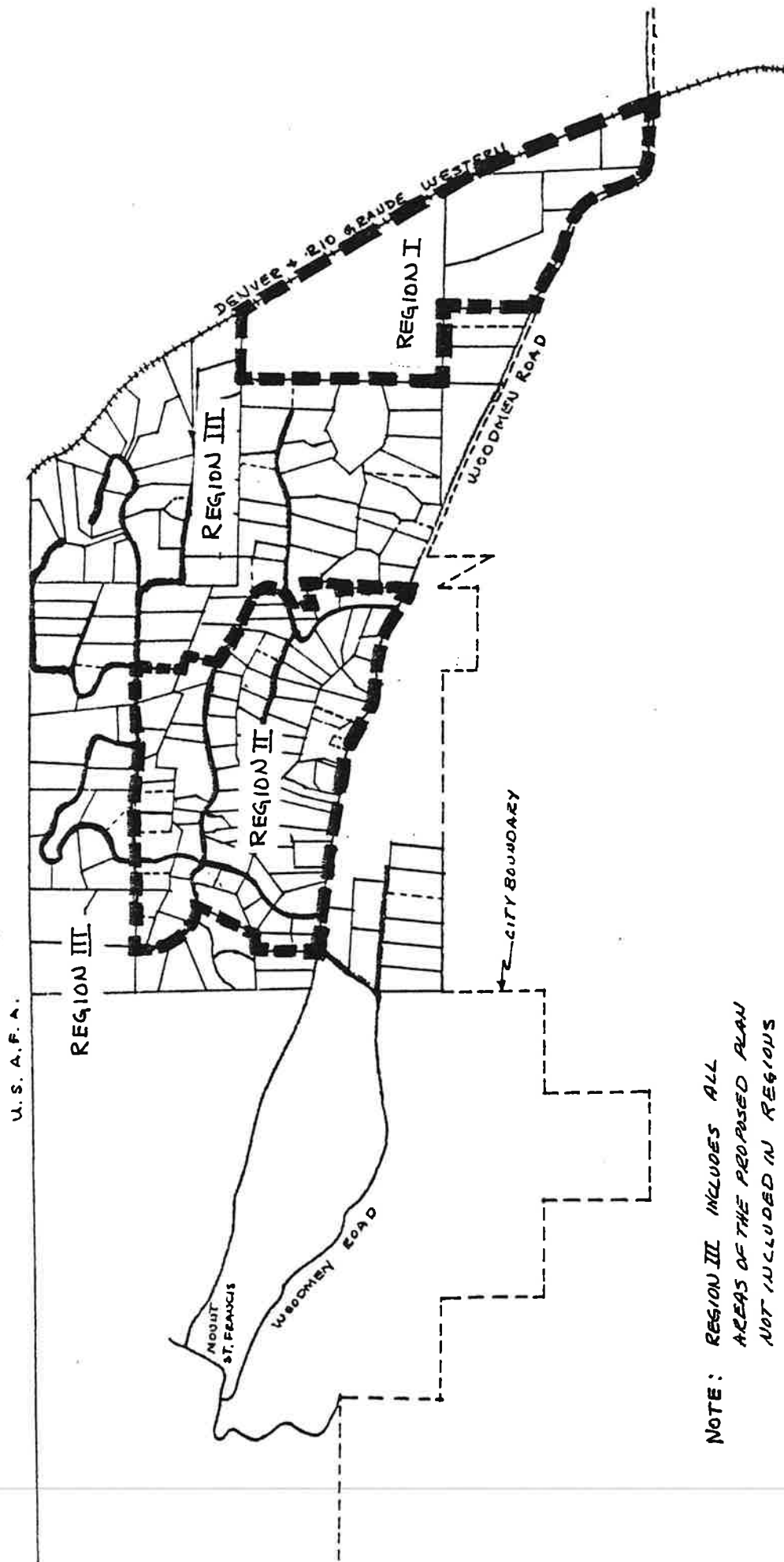
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FIGURE 3

MAP SHOWING REGIONS I, II, & III OF PROPOSED LAND USE PLAN



NOTE: REGION III INCLUDES ALL AREAS OF THE PROPOSED PLAN NOT INCLUDED IN REGIONS I AND II.

FIGURE 4

25 JUNE 77
JHS

MAP OF AREA SHOWING UNIMPROVED PROPERTY

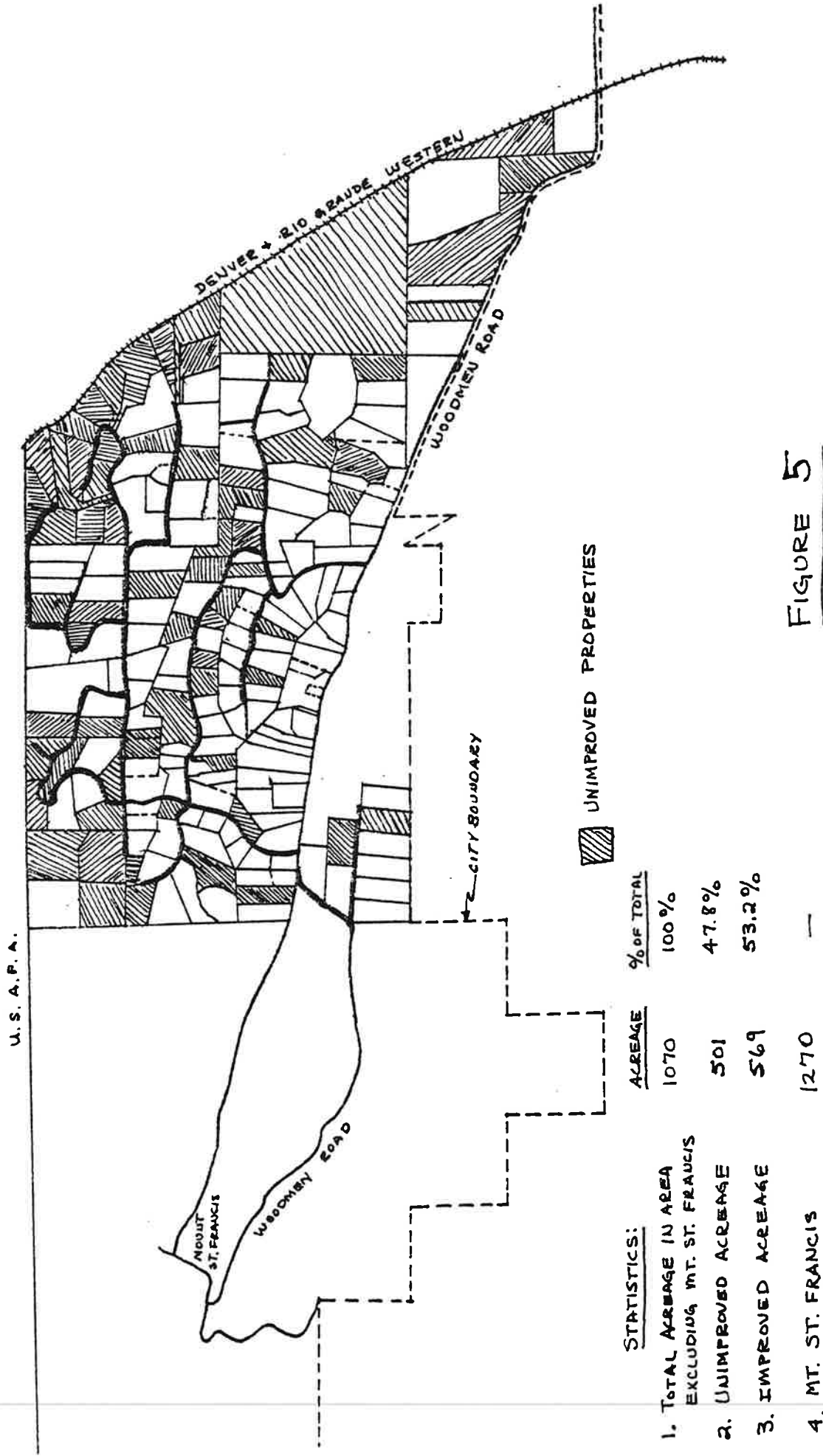


FIGURE 5

If you have questions or need additional information contact any of the persons listed below.

John Strathman
715 Hidden Valley Road
598-5240

James Ross
240 Hidden Valley Road
598-7993

Edith Briggs
1260 Timber Valley Road
598-5696

Norman Schrock
385 Hidden Valley Road
598-5673

Tom Watt
1120 Northfield Road
598-6066

Jean Perrin
1095 Northfield Road
598-5456

Karla Olsen
1485 Northfield Road
598-5110

Grosvenor Garnett
1280 W. Woodmen Road
598-2384

Sally Drabing
275 Hidden Valley Road
598-6123

Johan Sverdrup
1645 Timber Valley Road
598-1988

Arllys Gould
1675 W. Woodmen Road
598-5612

David Maher
385 Hidden Valley Road
598-1048

Charlie MacEachern
535 Hidden Valley Road
598-9620

Betty Lindeman
470 Hidden Valley Road
598-5303

Clifford Horton
310 W. Woodmen Road
598-5233

Buck Hoyle
7725 Eastwood Road
598-4737

Polly Munson
580 Northfield Road
598-1131

William Pfeiffer
310 Hidden Valley Road
598-5258

Robert Jones
1550 Northfield Road
598-5378

Glenn Shoptaugh
530 Northfield Road
598-3237

Gene Warrington
315 Hidden Valley Road
598-5367

Joel Hefley
1625 W. Woodmen Road
598-2871

Note: All of the above addresses are Colorado Springs, CO 80919

Date _____

I/We _____ as owners
of property in Woodmen Valley on _____
Road, hereby ☐ APPROVE ☐ DISAPPROVE of the proposed
Land Use Plan, and ask that it be used by our El Paso
County Government as a guide to future development in
the area described by the plan.

Number _____

Map _____

Lot _____

Acres* _____

*As recorded by El Paso County Assessor, property descriptions.



EL PASO COUNTY
LAND USE DEPARTMENT

27 EAST VERMIJO
COLORADO SPRINGS, COLORADO 80903

June 27, 1977

Mr. John Strathman

Dear John,

I want to thank you and those involved for the work that you have done for Woodmen Valley. The information that you have compiled is, on the whole, accurate, and the proposed plan or recommendations that you have submitted are reasonable in light of the present circumstances in Woodmen Valley. I would merely like to clarify several points and suggest an amendment to one of your recommendations. If these recommendations and proposed plan meet with the general approval of the residents and property owners of the valley, the Land Use Department will encourage their adoption by the County.

First of all, it is necessary to understand that the Planning Commission, not the Board of County Commissioners, is responsible for the Master Plan of the County. The plan is merely certified to the Board of County Commissioners after adoption by the Planning Commission. Although it is always good policy to ask the Board of County Commissioners to endorse the plan, they are not bound by its recommendations. The zoning, on the other hand, is within the final purview of the Board of County Commissioners. Therefore, the zoning of Woodmen Valley should be of primary importance. I would also add that an amendment to the zone plan is much more difficult than an amendment to the master plan.

Second, your letter to the Woodmen Valley property owners states that the F-1 zone will permit quarter-acre lots under certain circumstances which include public water and sewer. The F-1 zone permits 10,000 square foot lots if such lots are platted. The platting requirements have changed significantly over the years (from literally no requirements other than recording to present day S.B. 35 type regulations). Lots previously platted may be built upon if there is at least 10,000 square feet regardless of public water and sewer (if indeed there are any platted lots in the valley). The present subdivision regulations require all new subdivisions of land to have a public sewer system if the

lots being created are less than 5 acres, and a public water system if such lots are less than 2½ acres. The point is: it is the platting, not necessarily the public water and sewer, which controls lot sizes.

Third, it is not correct to state, "wells and septic systems on less than 5 acres are non-conforming in any existing El Paso County zone." Wells and septic systems have nothing to do with conformance or nonconformance to zoning. Conformance or nonconformance of wells and septic systems is a matter regulated by the State Division of Water Resources and the State and County Health Department. For all platted subdivisions in recent years, it has been a requirement that lots of less than 5 acres have public sewer, and lots less than 2½ acres have both public water and public sewer. Lots created prior to this requirement, or lots which did not require platting, are not required to have public water and sewer. Approximately nine-tenths of the 54,000 lots in El Paso County are not platted or were platted prior to the public water and sewer requirements. Such lots met the requirements of subdividing at the time they were created, and may obtain private water and sewer upon the approval of the necessary health and water agencies.

Proposed Plan

The following are my comments and recommendations:

- A. The plan area is logical and should not require amendment.
- B. The A-5 Farming District is not necessarily the most restrictive 5 acre county zone. Serious consideration should be given to the A-2 zone for the entire valley. The A-5 zone permits duplexes as a matter of right; the A-2 does not. They are both 5 acre minimum zones. It would be much easier to attempt the rezoning of the F-1 only, rather than the rezoning of the F-1 and all of the A-2. The county policy for many years has been to rezone property only upon the request of the property owners. Although this is not legally necessary, it would be a difficult policy to change.

C., D., and E.

I have not had the opportunity to study your proposed "Regions" in detail. Comparison of these regions should be made to our environmental maps prior to final designation on a plan.

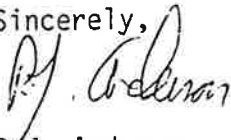
If, after this review, it appears that the regions have a rational basis in fact, and the majority of the property owners support their designation, the Land Use Department would recommend them to the Planning Commission. However, such recommendation would be conditioned upon recognition that these specific regions are only advisory in nature.

Without regard to these regions, the following are my present recommendations for Woodmen Valley:

1. Further subdivision of property in the valley not be encouraged unless public water and sewer are provided.
2. Lots that are presently less than 5 acres, i.e. nonconforming, should remain nonconforming. Such lots should not be granted variances by the Board of Adjustment where they were created after the five acre zoning requirement unless there is a showing of undue hardship created by someone other than the present property owner.
3. If a variance for a nonconforming lot is requested, it should be granted only upon the obtaining of public water and sewer where possible.
4. Where possible, contiguous parcels of less than 5 acres should be combined prior to a Board of Adjustment variance, unless public water and sewer are provided or the lots are within an appropriate region, as finally determined.
5. That the zoning remain 5 acre minimum unless a change of circumstances can be shown to justify a higher density. A change of circumstances should include, as a minimum, public water and sewer, and publicly maintained roads.

I look forward to working with you and other interested residents of Woodmen Valley in formulating a good plan for the valley's future development. Most of the data collection has been accomplished, and a final plan should only be a matter of coordinating the desires of property owners in the valley with those of the officials elected and appointed to represent them. I feel comfortable that those positions are not far apart.

Sincerely,



P.J. Anderson
Land Use Administrator

PJA:jb

cc: Bill Wildman
John Fisher

15
STANDARD FORM COMMENT AGENDA
(SUBDIVISIONS)

Item No. - Agenda Item 15: Proposed Land Use Plan for the Woodmen Valley. The applicants are requesting adoption of the Land Use Plan and Zoning Plan as a revision of the Land Use portion of the 1990 Land Use Plan.

FACTS: The proposed "Plan" was developed by residents of the Woodmen Valley as a response to increase growth pressures within the area. The "Plan" covers an area of 2300 acres. Basic components of the "Plan" and recommended changes include the following: (1) The "Plan" divides the Woodmen Valley into three regions and recommends zoning and land use minimums for each region; (2) Region 1: recommended development at one unit per 5 acre minimum with one unit per 2.5 acres permitted if public water and sewer are provided; (3) Region 2: 5 acre minimum until 2.5 acre per unit development to be allowed; (4) Region 3: 5 acre per unit development with a reconsideration of 5 acre concept at such time as public water and sewer are provided, at which time 2.5 acre per unit would be the maximum density permitted; (5) Zoning: re-zone the entire area A-2 and permit zone changes only to A-5-A and only if public water and sewer are provided; (6) Subdivision permit subdivision of property into 5 acre lots only.

WATER AND SANITATION PROVISIONS:

The plan does not address this issue directly but states that public water and sewer are to be a pre-requisite before 2.5 acre lots are permitted

DEPARTMENT OF TRANSPORTATION:

The plan does not address the question of roads. All roads are now private and unmaintained.

FIRE PROTECTION: The area is currently served by the Woodmen Valley V.F.D. The area is rated as a severe wildfire hazard area and has no water system (e.g. hydrants) and no publically maintained roads. The question of fire protection is not addressed in the plan.

SIGNIFICANT GEOLOGIC CHARACTERISTICS: This issue is not addressed in the plan. Investigation of the area indicates that there are severe geologic and soils hazards throughout the valley with severe limitations noted for both septic systems and foundations.

PARK AND SCHOOL PROVISIONS: This is not addressed in the plan. At present there are no park or public recreational facilities in the valley. The valley is within school district #20 and is served by one elementary school. School capacities based on the proposed development are not addressed.

OTHER AGENCY COMMENTS: No other agencies have been contacted with regard to the plan.

LAND USE DEPARTMENT COMMENTS: The proposed plan is not a comprehensive plan in the accepted sense of the term. It is a "zoning and land use plan" and does not deal with the wide range of subjects generally included in preparation of a comprehensive plan. The basic reason for the plan is to achieve official recognition,, through an adopted plan, of the desires of the residents of the valley to maintain the rural-residential nature of the area. Thus, any requests for zone changes within the valley would not be in conformance with the plan and therefore subject to defeat. The present plan shows (1990 Land Use) significantly higher density development than that desired by the residents (4-9.9 units per acre). They are therefore attempting to change the land use map which is a component of the plan.

Because the plan does not deal with many critical issues (provision of water and sewer, transportation system, environmental matters, services and capacities, costs factors)
(over)

the conclusions of the plan are not technically verifiable, although they may be intuitively sensible. Questions such as the overall impact of the development of five acre parcels with well and septic systems and the impact of such systems on the water supply and the general environment versus the impact of higher density with public water and sewer are not thoroughly analyzed. This is understandable when one considers that the plan represents the attempt of the residents to maintain a certain life-style rather than to solve technical and environmental problems. As such, the plan is more analogous to the citizen input stage of a comprehensive planning process than it is to a comprehensive plan itself. It should be noted further that if such a plan were presented by a developer as the first phase of a development proposal (sketch plan or master plan) it would fail for lack of information.

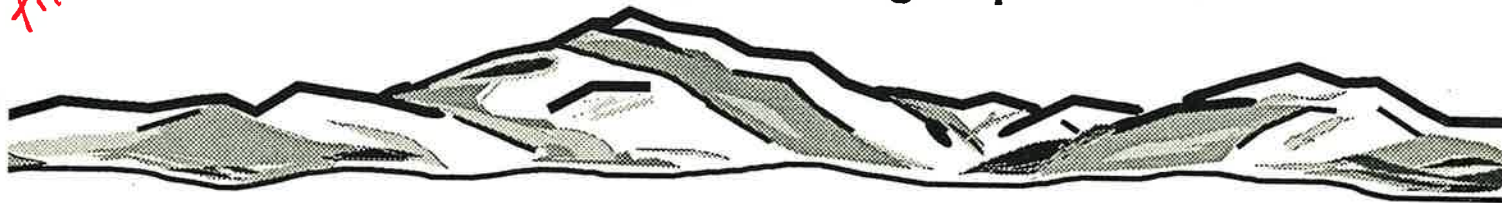
What the plan appears to be is a preliminary step in a program to re-zone areas of the Woodmen Valley and to have this proposed zoning reflected in the 1990 plan, in much the same way that undeveloped land zoned for industrial use is reflected in the plan as industrial land. As such it presents an overall zoning scheme and sets forth certain rezoning policies to be applied to the Woodmen Valley. If the rezoning scheme is adopted, it requests that the land use plan be changed to reflect both the zoning and the zoning policies.

If the Commission feels that the proposed plan has merit and should be adopted in some official form (either as an amendment to the adopted plan or as a re-zoning request) it is the departments' feeling that the land use plan component should be adopted as an interim revision of the 1990 Land Use Plan. As the members of the Commission are aware, the county is currently developing a comprehensive plan for the county which will replace the 1990 Land Use Plan. As an interim revision, the proposed plan would constitute land development policy until such time as the new plan is adopted. The questions mentioned earlier must be addressed before the proposal can be considered a component of the new comprehensive plan.

It should also be noted that there is an apparent contradiction in the proposal. The proposal indicates that subdivision into 2.5 acre lots would be permitted with the provision of public water and sewer. It also indicates that no subdivision of lots into parcels of less than 5 acres should be allowed. This should be clarified.

file

El Paso County Planning Department



July 15, 1993

Tex Leute
Water Engineering Department
City of Colorado Springs Utilities
404 West Fontenaro
P. O. Box 1103 - Mail Code 1260
Colorado Springs, Colorado 80901

RE: Woodmen Valley Master Plan

Dear Mr. Leute:

Per our telephone conversation of today, attached are a few materials related to this 1977 planning effort. The original file is in storage. The upshot is that, in 1977, the County approved a Master Plan for the outlined lots intended to preserve existing zoning and density.

Please call me if you have any questions.

Sincerely,

Carl F. Schueler
Assistant Director - Comprehensive Planning

Attachment

cc: Kenneth G. Rowberg, Director

15
STANDARD FORM COMMENT AGENDA
(SUBDIVISIONS)

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WATER AND SANITATION PROVISIONS:
The plan does not address this issue directly but states that public water and sewer are to be a pre-requisite before 2.5 acre lots are permitted

DEPARTMENT OF TRANSPORTATION:
The plan does not address the question of roads. All roads are now private and unmaintained.

FIRE PROTECTION: The area is currently served by the Woodmen Valley V.F.D. The area is rated as a severe wildfire hazard area and has no water system (e.g. hydrants) and no publically maintained roads. The question of fire protection is not addressed in the plan.

SIGNIFICANT GEOLOGIC CHARACTERISTICS: This issue is not addressed in the plan. Investigation of the area indicates that there are severe geologic and soils hazards throughout the valley with severe limitations noted for both septic systems and foundations.

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OTHER AGENCY COMMENTS: No other agencies have been contacted with regard to the plan.

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Because the plan does not deal with many critical issues (provision of water and sewer, transportation system, environmental matters, services and capacities, costs factors)

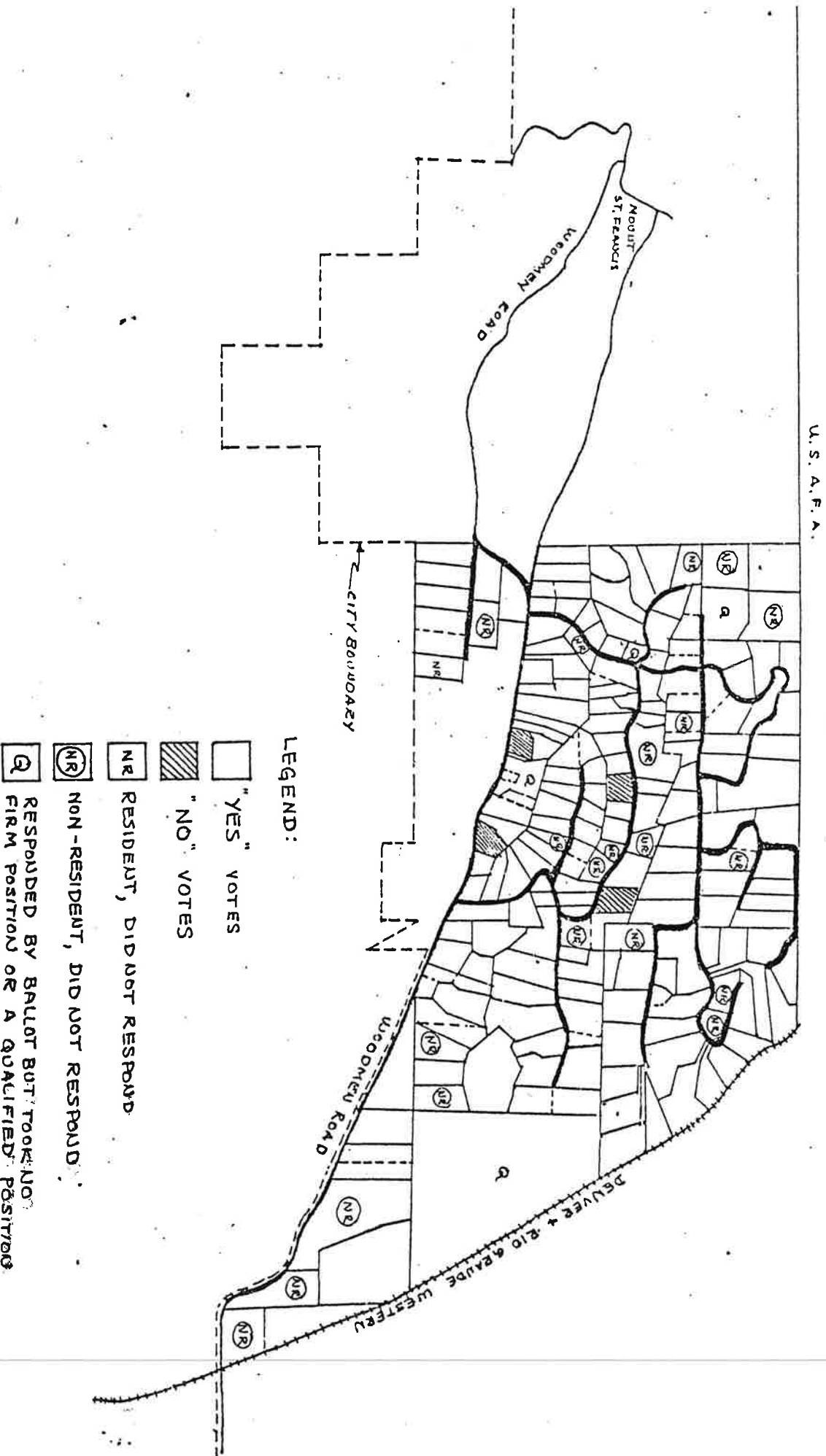
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What the plan appears to be is a preliminary step in a program to re-zone areas of the Woodmen Valley and to have this proposed zoning reflected in the 1990 plan, in much the same way that undeveloped land zoned for industrial use is reflected in the plan as industrial land. As such it presents an overall zoning scheme and sets forth certain rezoning policies to be applied to the Woodmen Valley. If the rezoning scheme is adopted, it requests that the land use plan be changed to reflect both the zoning and the zoning policies.

If the Commission feels that the proposed plan has merit and should be adopted in some official form (either as an amendment to the adopted plan or as a re-zoning request) it is the departments' feeling that the land use plan component should be adopted as an interim revision of the 1990 Land Use Plan. As the members of the Commission are aware, the county is currently developing a comprehensive plan for the county which will replace the 1990 Land Use Plan. As an interim revision, the proposed plan would constitute land development policy until such time as the new plan is adopted. The questions mentioned earlier must be addressed before the proposal can be considered a component of the new comprehensive plan.

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WOODMEN VALLEY LAND USE PLAN: RESULTS OF BALLOTING



15
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6 JULY 1977

BILL WILDMAN
EL PASO COUNTY LAND USE DEPT.
27 E. VERMILIO
COLORADO SPRINGS, COLORADO 80903

DEAR BILL,

THE COMMENTS AND SUGGESTIONS MADE BY YOU AND P.J. ANDERSON HAVE BEEN VERY HELPFUL IN DRAFTING A PROPOSED PLAN FOR WOODMEN VALLEY. THE LATEST VERSION OF THE PLAN IS ATTACHED, AND IT IS THE ONE BEING DISTRIBUTED TO WOODMEN VALLEY PROPERTY OWNERS. THE MAPPING LABELS AND COMPUTER PRINTOUT HAVE BEEN USEFUL IN ALLEVIATING THE TASK OF GETTING THIS ACCOMPLISHED.

THE INITIAL RESPONSE HAS BEEN ENCOURAGING, AND I HOPE THAT WE WILL HAVE SIGNED STATEMENTS OF APPROVAL FROM NEARLY ALL OF THE PROPERTY OWNERS BY LATE THIS MONTH. PROVIDING THIS PROGRESSES AS PLANNED, I WILL BE CONTACTING YOU AND P.J. IN AUGUST TO REQUEST THE PLAN BE HEARD AT THE SEPTEMBER MEETING OF THE PLANNING COMMISSION.

THANKS AGAIN FOR YOUR HELP.

SINCERELY,
John Strathman
JOHN STRATHMAN

RECEIVED
By _____

JUL 11 1977

El Paso County
Land Use Department

June 28, 1977

TO WOODMEN VALLEY PROPERTY OWNERS:

Do you sometimes feel that growth and development in the Woodmen Valley area is on the verge of becoming uncontrolled? The recent subdivision proposal on Woodmen Road was an indication of this, and there is surely more to come. Unless we join together, find an agreeable plan, and present it positively to our local government, the amenities that have made Woodmen Valley a desirable place to live will disappear, forever.

The following pages discuss this situation and propose a plan with one thought in mind. This thought echoes what we have stated so many times at meetings, city and county hearings, in petitions, etc....our desire to maintain Woodmen Valley as much like it is today as we possibly can. To accomplish this we need to develop a positive approach rather than relying only on a good defensive posture when a threatening situation arises.

During the Board of County Commissioner's hearing of the Allan Miller petition on March 10, 1977, we indicated to the Commissioners an interest and desire in delaying any change in our present zoning until a plan for the entire area could be considered. Part of their reason for denying the petition was to allow time to work on such a plan. Several of us have completed a plan and strongly urge you to support it. Hopefully what is here also represents your thinking so that we can move ahead rapidly and present our desires to the El Paso County Planning Commission and Board of County Commissioners firmly and in unison, before any additional rezoning or subdivision requests are submitted to the county.

Water, roads, sewer, and city imposed annexation are subjects that must eventually be considered in any plan. However, the details of these will require a long time to formulate, and therefore should be left to complete at a later date after a general land use plan has been adopted. Let us concentrate then on matters most closely related to land use and zoning.

SUMMARY OF SITUATION:

Our immediate attention should be directed to the following situations and problem areas.

- A. Proposed rezoning of undeveloped land for higher density development.
- B. City type development immediately south of Woodmen Road setting a precedent.
- C. Present development in Woodmen Valley not conforming to 5-acre zoning regulations.
- D. An unrealistic 1990 El Paso County Land Use Plan that has been adopted for the Woodmen Valley area.
- E. A hodge-podge of F-1 Forest and Recreation District and A-2 Farming District zoning in Woodmen Valley.

DISCUSSION OF PROBLEM AREAS:

Undeveloped Land: (see Figure 5)

Inevitably there will be a great deal of pressure in the future to develop land in Woodmen Valley at higher densities. The Allan Miller petition was just the beginning. Without a plan that is agreed upon and supported by the property

owners in the area and approved by our county government, there is a good probability of higher density development eventually being approved. Land developers are unusually persuasive and tenacious in accomplishing their objectives and will eventually wear down the most ardent opposition. Once a higher density development is permitted north of Woodmen Road, we can be assured that there will be more to come. Setting the precedent coupled with neighbor dissatisfaction and growing economic pressures will fuel the situation with little hope of knowing when or where it will end.

Development South of Woodmen Road:

Although the development going on south of Woodmen Road in both Rockrimmon and Discovery is considered low density for city type development, it represents quite a contrast to what we are accustomed and desire in Woodmen Valley. The contrast itself creates both aesthetic and economic pressures on less densely developed property north of Woodmen Road which is another argument for a positive and agreed upon plan supported especially by those who are located physically near those developed areas.

Woodmen Valley Zoning Anomaly:

Within the area bounded by Woodmen Road, the D&RGW tracks, and the Air Force Academy there is a mixture of F-1 (Forest and Recreation District) and A-2 (Farming District) zoning. (See Figure 1) Both of these zones require 5-acre minimum lot sizes although the F-1 zone will permit much smaller minimum lot sizes (slightly less than 1/4 acre) if the lots have been platted. This is a technical point, but it is possible that some properties could be developed to this density now if it can in fact be shown that they were platted at the time they were subdivided. Recorded covenants also provide most of us additional protection although they generally permit higher density development if the zoning would permit it. The density allowed by the zoning regulation takes precedence over the covenants in cases where the density of the zone is lower. You are probably aware that there are presently 87 lots in these zones between 1.67 and 4.99 acres that do not meet the minimum 5 acre requirement and are therefore non-conforming. (See Figure 2) This is a hardship on both the owners of these properties and the county because a building permit can only be obtained by approval of a variance by the El Paso County Board of Adjustment, plus approval by the State and County Health Department to permit private water and sewer. A future solution to this problem is needed to bring these properties into zoning conformance. This is of particular importance to the owners of the unimproved non-conforming lots which there are about 15, as no reasonable short term solution is available.

The 1990 Land Use Plan:

The 1990 Land Use Plan, adopted by El Paso County in 1970, indicates that the Woodmen Valley area should develop as a mixture of housing at a density ranging from 4 to 9.9 dwelling units per acre with areas of open space in between. Although the Land Use Plan is generally used only as a rough guide, it represents

neither our actual development nor our future development desires. This is a recorded official document of El Paso County and as such we should see that it is modified to indicate our desired plan for the future development of Woodmen Valley.

Water:

The supply of well water in Woodmen Valley is limited. If homes were built on each of the existing platted lots, a shortage of well water would very likely develop. This may become a critical problem to us in the future, and it is in order to study possible alternatives now. However, the long time necessary to study the problem thoroughly, indicates that we should formulate a land use plan now and start consideration of the water situation afterwards. It is not possible to ignore water while considering a land use plan, but a simultaneous detailed solution does not seem entirely necessary.

PROPOSED PLAN:

The most desirable plan is one that will maintain Woodmen Valley as it is today. While this may not be entirely achievable, we should at least be able to maintain a density not much higher than we presently enjoy. We cannot realistically expect undeveloped land in our area not to develop, or to develop at a density less than one dwelling unit per 5 acres, and in some circumstances one dwelling unit per 2.5 acres may be appropriate.

- A. The area included in the plan (see Figure 3) shall be bounded by the D&RGW railroad tracks to the east, the U.S.A.F.A. to the north, Woodmen Road to the south, and Pike National Forest to the west, except that it shall also include the developed area south of Woodmen Road near the entrance to Mount St. Francis.
- B. The entire area described should be in a uniform 5 acre zone. The A-2 Farming District should be used throughout instead of the present mixture of A-2 and F-1 zoning. Development in the area should continue as basically single family residential.
- C. There should be no further subdivision of property to create any land parcels that are less than 5 acres in size. Those lots that do not meet the minimum size for 5-acre zoning should remain non-conforming just as they are at the present time. Figure 2 locates these properties. Improvements to these non-conforming lots should be considered the same as they have been in the past. The property owner must petition the El Paso County Board of Adjustment for approval in order to obtain a building permit.
- D. Referring to Figure 4 to locate the regions, future development in the area should take place as follows:
 - i.) Region I
This area is presently mostly undeveloped. It shall be permitted to develop at either a 2.5 or 5 acre density at the option of the land owner. However, any development more dense than one dwelling unit per 5 acres will require both public water and sewers to that area to be installed at the expense of the developer of the land, and the development should otherwise conform to the A-5-A Zone and Subdivision Regulations of El Paso County.

ii.) Region II

If at some future date both public water and sewer become available in this area, the zoning of the area should be changed to A-5-A Rural Residential. This zone permits one dwelling per 2.5 acres and will place a majority of the lots in a conforming zone. The few lots that are smaller than 2.5 acres should be "permitted exceptions" within the A-5-A Zone. After establishing the A-5-A Zone, no further subdivision of property to create any land parcels that are less than 2.5 acres should be permitted within this region.

iii.) Region III

This area presently conforms to 5 acre zoning with a few exceptions. It shall remain at a 5 acre density except that when public water and sewer become available in this region, the matter of 5 acre density vs 2.5 acre density should be reconsidered by the property owners within this region.

PROCEDURE:

The following general procedure will be followed in order to gain formal consideration of this plan.

- A. Obtain written approval or disapproval by area property owners of the above plan for future land use in Woodmen Valley. The greatest impact will be attained by having a high percentage of the property owners approving this plan.
- B. After approval of the plan ourselves, the next step will be to submit it to the El Paso County Planning Commission via the Land Use Department for adoption to the Master Plan of the County. We will then request that it be forwarded to the Board of County Commissioners for their certification, and ask that it be recognized by all cognizant governmental bodies as "the guide" for future development in our area.
- C. The next step will be a request to the Board of County Commissioners to rezone the areas presently zoned F-1 to A-2 so that the area will be uniformly zoned A-2.
- D. Then we should form one or more groups of residents to study possible future alternatives for water, sewer, and roads should the need arise. It will be beneficial to consider these before they become a crisis situation.

ACTION REQUIRED BY YOU:

Please consider this plan carefully. It is very important to all of us if we are to maintain our present life style in Woodmen Valley. Property owners living outside of Woodmen Valley will have received this by mail while resident property owners will have it delivered to them personally. The last page of this document is provided for your written approval/disapproval. Should you have any questions about any part of this, contact someone listed on the next to last page by phone, mail, or in person.

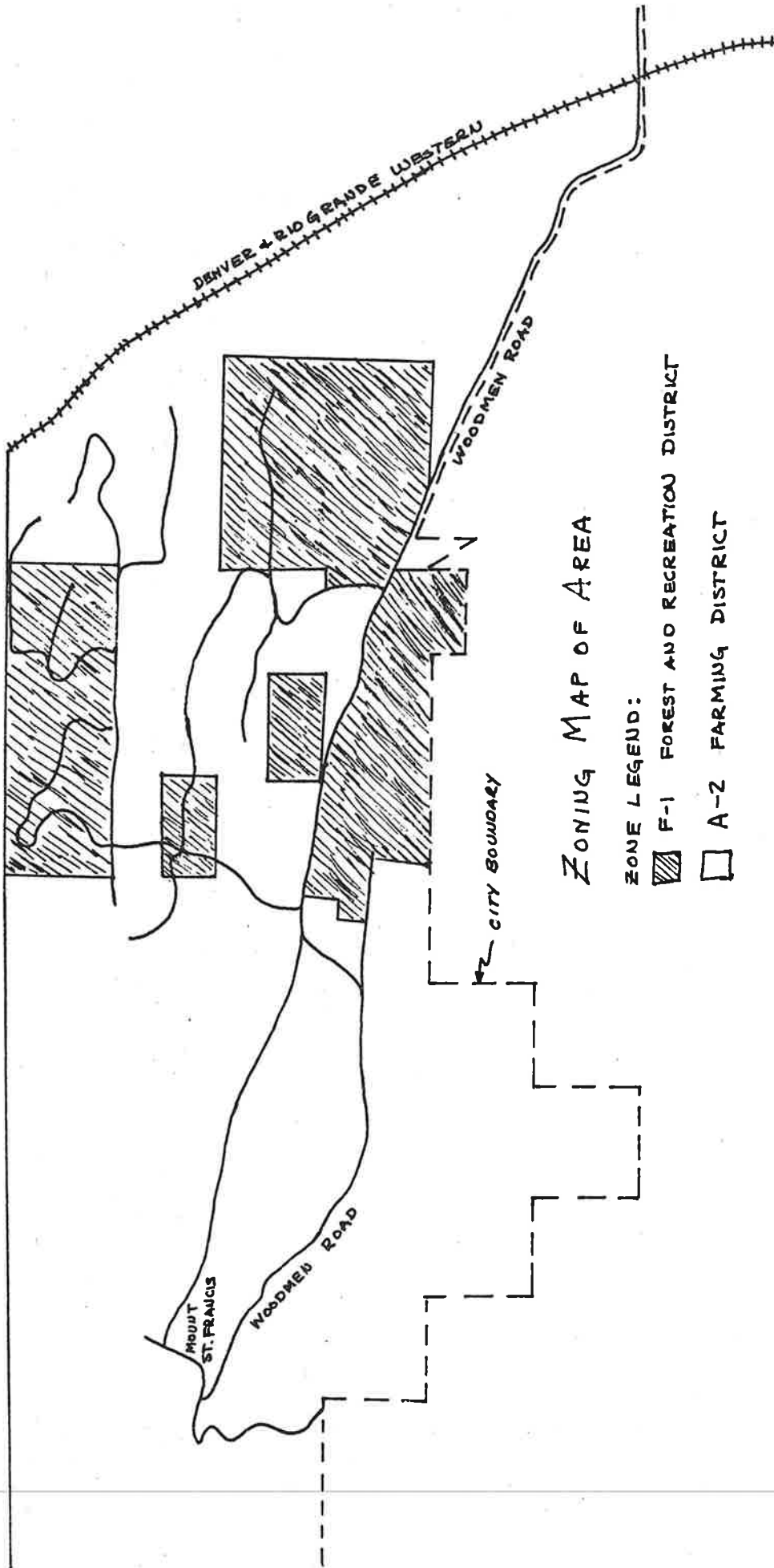
Those living outside Woodmen Valley please mail your signed approval/dis-

approval in the enclosed stamped envelope. Those residing in Woodmen Valley will be called on personally and can deliver their signed approval/disapproval to the person calling. If you are not called upon within 10 days after delivery, contact someone on the next to last page and ask them to pick it up.

John H. Strickman
David B. Maher
Charlie W. Fashern
June R. Rose
Edith A. Briggs
Elizabeth (Betty) Lindeman
Norman O. Schrock
Clifford E. Horker
Tom W. Watt
Thomas C. Hayler
Jean Perrin
Harry A. Munson
June R. Rose
Karee C. Olsen
W. H. Leiffer

Shorewood H. Garnett
Robert D. Danner
Lacey J. Dyerling
A. Glenn Stuprecht
John W. Wendling
Robert C. Feggin
Bill M. Hepler
Gene Starnington

U.S.A.F.A.

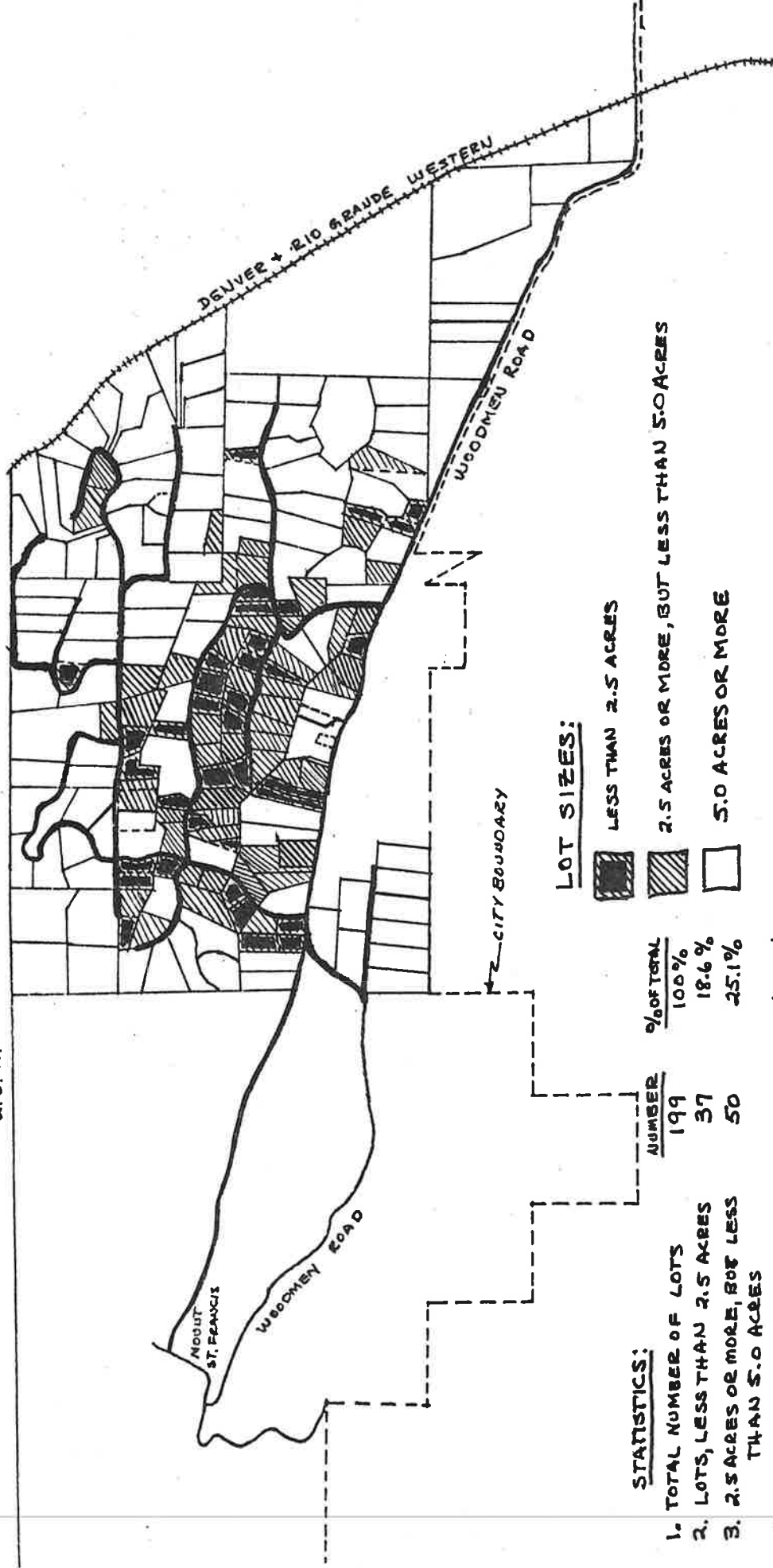


1 JUNE 77
JHS

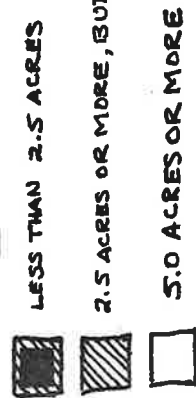
FIGURE 1

MAP OF AREA SHOWING LOT BOUNDARIES + LOT SIZES

U.S. A.F.A.



LOT SIZES:

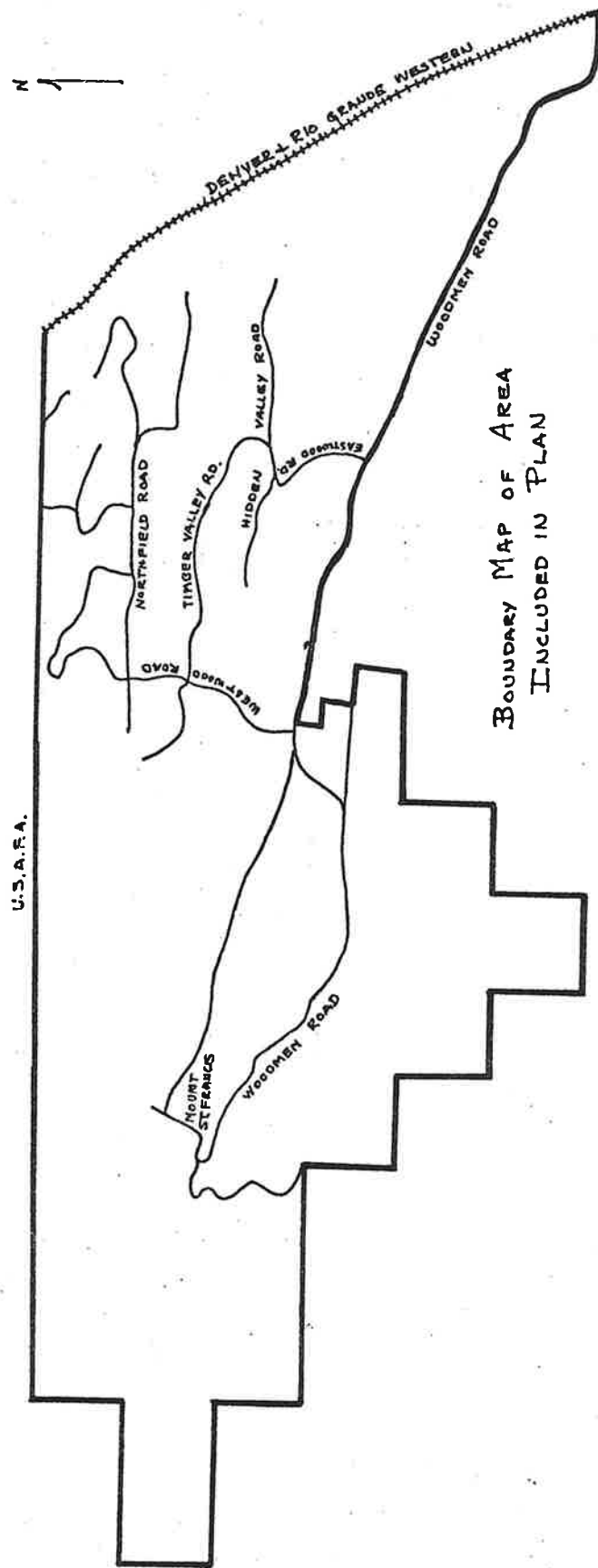


STATISTICS:

	NUMBER	% OF TOTAL
1. TOTAL NUMBER OF LOTS	199	100%
2. LOTS, LESS THAN 2.5 ACRES	37	18.6%
3. 2.5 ACRES OR MORE, BUT LESS THAN 5.0 ACRES	50	25.1%
4. LOTS, LESS THAN 5.0 ACRES	87	43.7%
5. LOTS, 5.0 ACRES OR MORE	112	56.3%
6. LOTS, 10.0 ACRES OR MORE	15	7.5%

FIGURE 2

15JUNE77
JWS

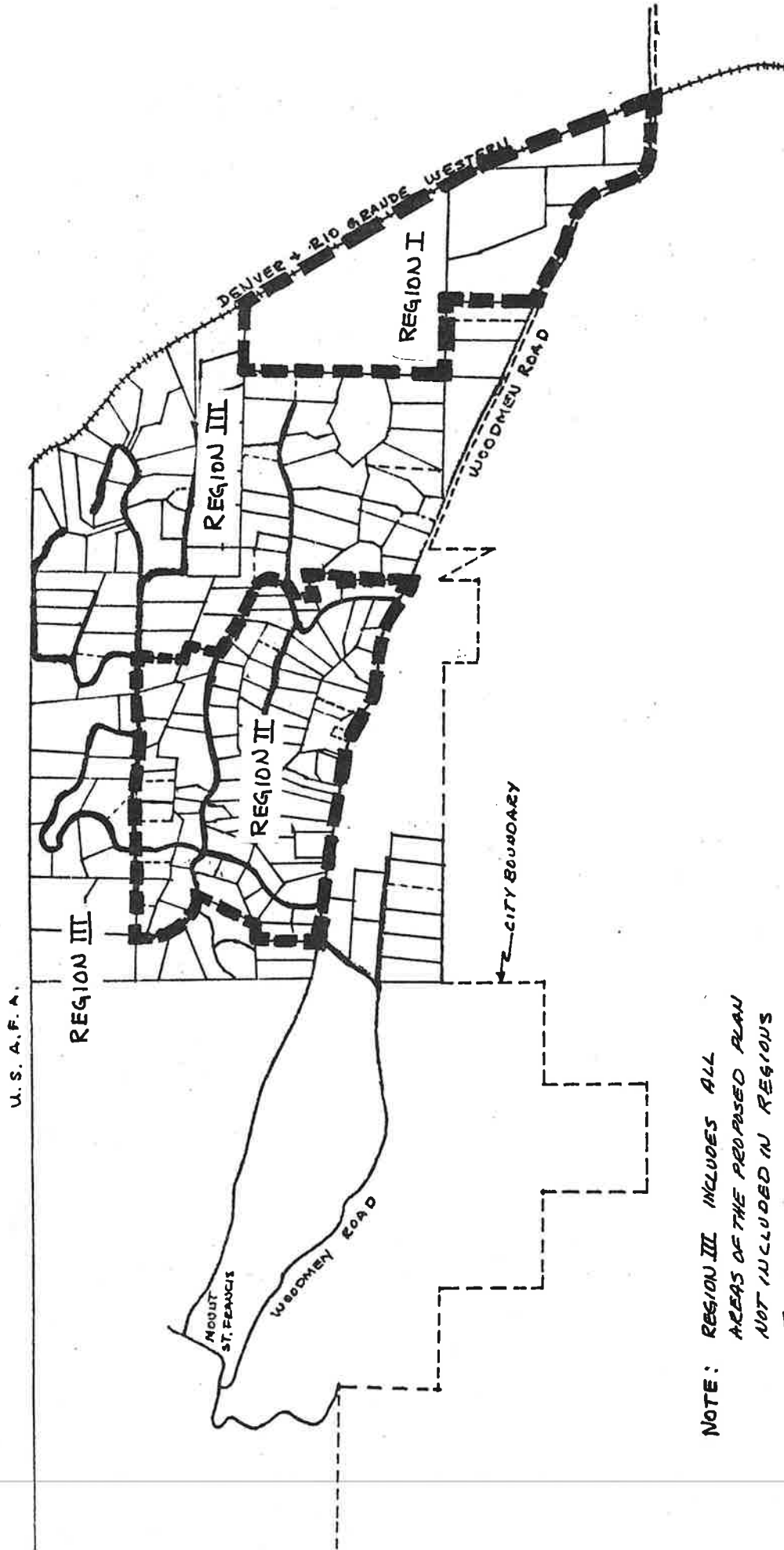


BOUNDARY MAP OF AREA
INCLUDED IN PLAN

1 JUNE 77
JHS

FIGURE 3

MAP SHOWING REGIONS I, II, & III OF PROPOSED LAND USE PLAN



NOTE: REGION III INCLUDES ALL AREAS OF THE PROPOSED PLAN NOT INCLUDED IN REGIONS I AND II.

FIGURE 4

MAP OF AREA SHOWING UNIMPROVED PROPERTY

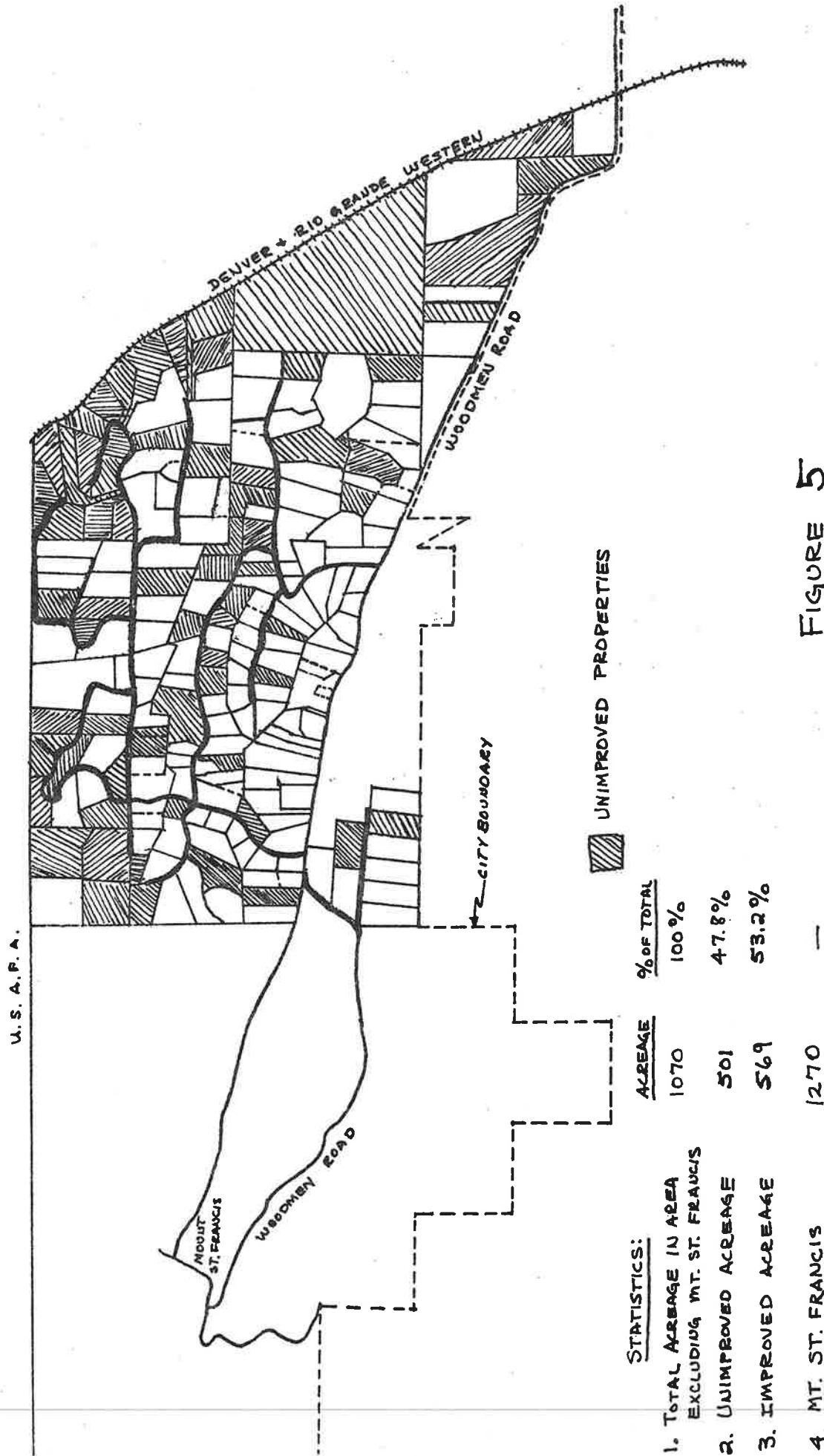


FIGURE 5

If you have questions or need additional information contact any of the persons listed below.

John Strathman
715 Hidden Valley Road
598-5240

David Maher
885 Hidden Valley Road
598-1048

James Ross
240 Hidden Valley Road
598-7993

Charlie MacEachern
535 Hidden Valley Road
598-9620

Edith Briggs
1260 Timber Valley Road
598-5696

Betty Lindeman
470 Hidden Valley Road
598-5303

Norman Schrock
385 Hidden Valley Road
598-5673

Clifford Horton
310 W. Woodmen Road
598-5233

Tom Watt
1120 Northfield Road
598-6066

Buck Hoyle
7725 Eastwood Road
598-4737

Jean Perrin
1095 Northfield Road
598-5456

Polly Munson
580 Northfield Road
598-1131

Karla Olsen
1485 Northfield Road
598-5110

William Pfeiffer
310 Hidden Valley Road
598-5258

Grosvenor Garnett
1280 W. Woodmen Road
598-2384

Robert Jones
1550 Northfield Road
598-5378

Sally Drabing
275 Hidden Valley Road
598-6123

Glenn Shoptaugh
530 Northfield Road
598-3237

Johan Sverdrup
1645 Timber Valley Road
598-1988

Gene Warrington
315 Hidden Valley Road
598-5367

Arllys Gould
1675 W. Woodmen Road
598-5612

Joel Hefley
1625 W. Woodmen Road
598-2871

Note: All of the above addresses are Colorado Springs, CO 80919

Date _____

I/We _____ as owners
of property in Woodmen Valley on _____
Road, hereby ☐ APPROVE ☐ DISAPPROVE of the proposed
Land Use Plan, and ask that it be used by our El Paso
County Government as a guide to future development in
the area described by the plan.

Number _____

Map _____

Lot _____

Acres* _____

*As recorded by El Paso County Assessor, property descriptions.

WOODMEN VALLEY LAND USE PLAN

June 28, 1977

INTRODUCTION:

The general objective of this land use plan is to maintain Woodmen Valley as a desirable place to live by keeping it as much like it is today as is possible. The plan as stated is a land use plan and not a comprehensive master plan, but it should be considered as the first step towards the formulation of a master plan. Water, sewer, and roads all represent problem areas that must be given careful consideration in order to complete a comprehensive plan. Recognizing that the details of these will require a long time to resolve, they will be left to be completed at a later date. The plan also recognizes the continued desires of property owners to develop their property and does not create any new obstacles to prevent this from happening.

BOUNDARY OF WOODMEN VALLEY LAND USE PLAN:

The area included in the plan shall be bounded by the D&RGW railroad tracks to the east, the U.S.A.F.A. to the north, Woodmen Road to the south, and Pike National Forest to the west, except that it shall also include the developed area south of Woodmen Road near the entrance to Mount St. Francis, and that part of Mount St. Francis extending south of Woodmen Road. See Figure 3.

ZONING:

The entire area described should be in a uniform 5 acre zone. The A-2 Farming District should be used throughout instead of the present mixture of A-2 and F-1 zoning. Development in the area should continue as basically single family residential. See Figure 1.

SUBDIVISION OF PROPERTY:

There should be no further subdivision of property to create any land parcels that are less than 5 acres in size. Those lots that do not meet the minimum size for 5-acre zoning should remain non-conforming just as they are at the present time. Figure 2 locates those properties. Improvements to non-conforming lots should be considered the same as they have been in the past. The property owner must petition the El Paso County Board of Adjustment for approval in order to obtain a building permit.

FUTURE DEVELOPMENT:

Referring to Figure 4 to locate the regions, future development in the area should take place as follows: (Figure 5 locates presently unimproved property)

- i.) Region I

This area is presently mostly undeveloped. It shall be permitted to develop at either a 2.5 or 5 acre density at the option of the land owner. However, any development more dense than one dwelling unit per 5 acres will require both public water and sewer to that area to be installed at the expense of the developer of the land, and the development should otherwise conform to the A-5-A Zone and Subdivision Regulations of El Paso County. Development at a density greater than one dwelling unit per 5 acres will require rezoning this region to A-5-A.

ii.) Region II

If at some future date both public water and sewer become available in this area, the zoning of the area should be changed to A-5-A Rural Residential. This zone permits one dwelling unit per 2.5 acres and will place a majority of the lots in a conforming zone. The few lots that are smaller than 2.5 acres should be "permitted exceptions" within the A-5-A Zone. After establishing the A-5-A Zone, no further subdivision of property to create any land parcels that are less than 2.5 acres should be permitted within this region.

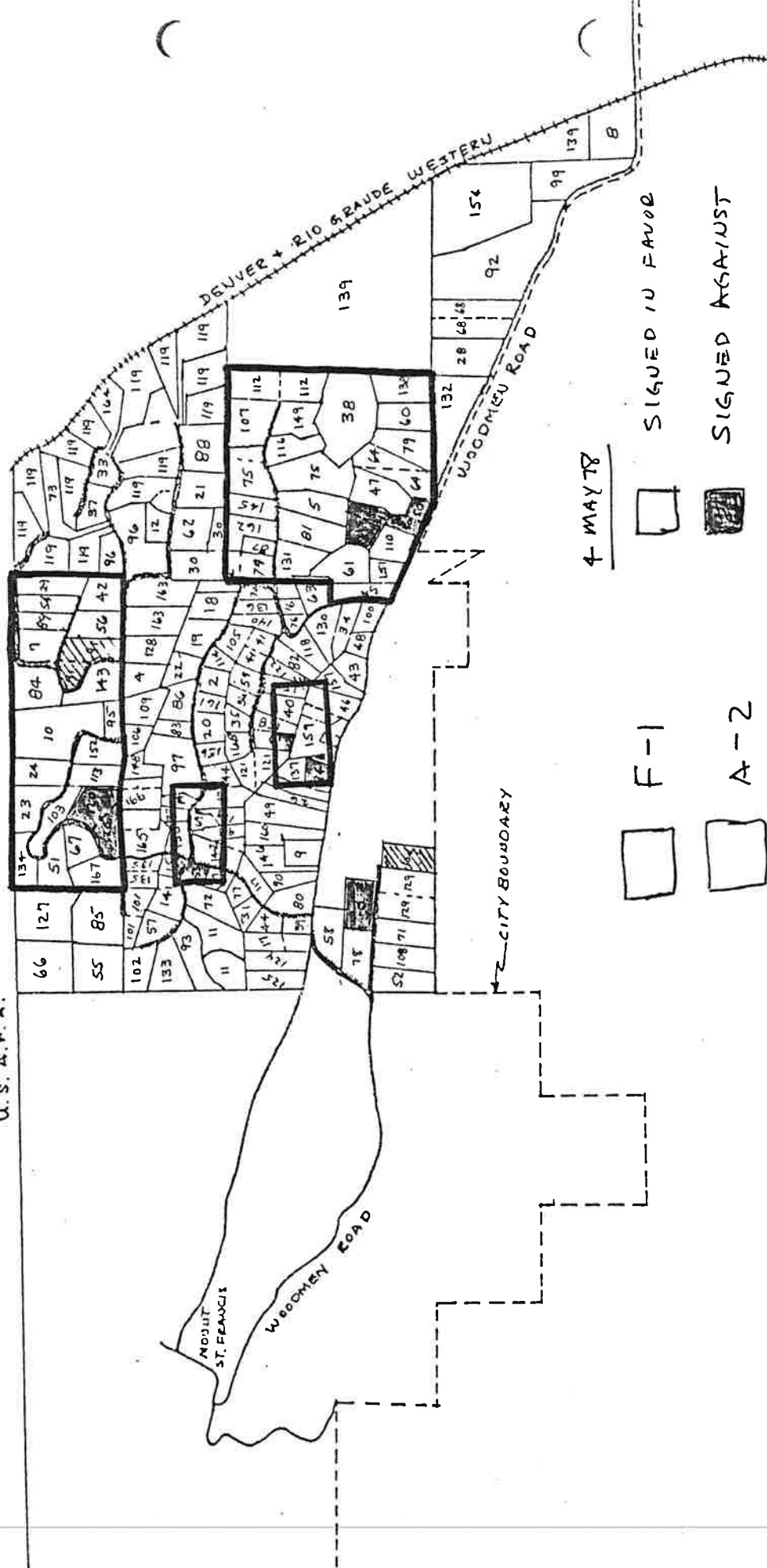
iii.) Region III

This area presently conforms to 5 acre zoning with a few exceptions. It shall remain at a 5 acre density except that when public water and sewer become available in this region, the matter of 5 acre density vs 2.5 acre density should be reconsidered by the property owners within this region.

WATER, SEWER, AND ROADS:

One or more task forces made up of Woodmen Valley property owners shall be formed to study and recommend alternative solutions that will insure an adequate supply of water, adequate sewage conditions, and improved road conditions in the future in Woodmen Valley.

U.S.A.F.A.



4 MAY 78

F-1

A-2



SIGNED IN FAVOR



SIGNED AGAINST



NO RESPONSE



BALLOT NOT IN YET
EXPECT TO BE YES

11. Proposed land use plan for Woodmen Valley. The plan has been prepared by residents of Woodmen Valley and is submitted as an amendment to the 1990 Land Use Plan for El Paso County.

FACTS: The proposed "Plan" was developed by residents of the Woodmen Valley as a response to increase growth pressures within the area. The "Plan" covers an area of 2300 acres. Basic components of the "Plan" and recommended changes include the following: (1) The "Plan" divides the Woodmen Valley into three regions and recommends zoning and land use minimums for each region; (2) Region 1: recommended development at one unit per 5 acre minimum with one unit per 2.5 acres permitted if public water and sewer are provided; (3) Region 2: 5 acre minimum until water and sewer (public) are provided at which time 2.5 acre per unit development to be allowed; (4) Region 3: 5 acre per unit development with a reconsideration of 5 acre concept at such time as public water and sewer are provided, at which time 2.5 acre per unit would be the maximum density permitted; (5) Zoning: re-zone the entire area A-2 and permit zone changes only to A-5-A and only if public water and sewer are provided; (6) Subdivision: permit subdivision of property into 5 acre lots only.

WATER AND SANITATION PROVISIONS:

The plan does not address this issue directly but states that public water and sewer are to be a pre-requisite before 2.5 acre lots are permitted.

DEPARTMENT OF TRANSPORTATION: The plan does not address the question of roads. All roads are now private and unmaintained.

FIRE PROTECTION: The area is currently served by the Woodmen Valley V.F.D. The area is rated as a severe wildfire hazard area and has no water system (e.g. hydrants) and no publically maintained roads. The question of fire protection is not addressed in the plan.

SIGNIFICANT GEOLOGIC CHARACTERISTICS: This issue is not addressed in the plan. Investigation of the area indicates that there are severe geologic and soils hazards throughout the valley with severe limitations noted for both septic systems and foundations.

PARK AND SCHOOL PROVISIONS: This is not addressed in the plan. At present there are no parks or public recreational facilities in the valley. The valley is within school district #20 and is served by one elementary school. School capacities based on the proposed development are not addressed.

OTHER AGENCY COMMENTS: No other agencies have been contacted with regard to the plan.

LAND USE DEPARTMENT COMMENTS: The proposed plan is not a comprehensive plan in the accepted sense of the term. It is a "zoning and land use plan" and does not deal with the wide range of subjects generally included in preparation of a comprehensive plan. The basic reason for the plan is to achieve official recognition, through an adopted plan, of the desires of the residents of the valley to maintain the rural-residential nature of the area. Thus, any requests for zone changes within the valley would not be in conformance with the plan and therefore subject to defeat. The present plan (1990 Land Use) shows significantly higher density development than that desired by the residents (4-9.9 units per acre). They are therefore attempting to change the land use map which is a component of the plan.

cause the plan does not deal with many critical issues (provision of water and sewer, transportation system, environmental matters, services and capacities, costs factors), the conclusions of the plan are not technically verifiable, although they may be intuitively sensible. Questions such as the overall impact of the development of five acre parcels with well and septic systems and the impact of such systems on the water supply and the general environment versus the impact of higher density with public water and sewer are not thoroughly analyzed. This is understandable when one considers that the plan represents the attempt of the residents to maintain a certain life-style rather than to solve technical and environmental problems. As such, the plan is more analagous to the citizen input stage of a comprehensive planning process than it is to a comprehensive plan itself. It should be noted further that if such a plan were presented by a developer as the first phase of a development proposal (sketch plan or master plan) it would fail for lack of information.

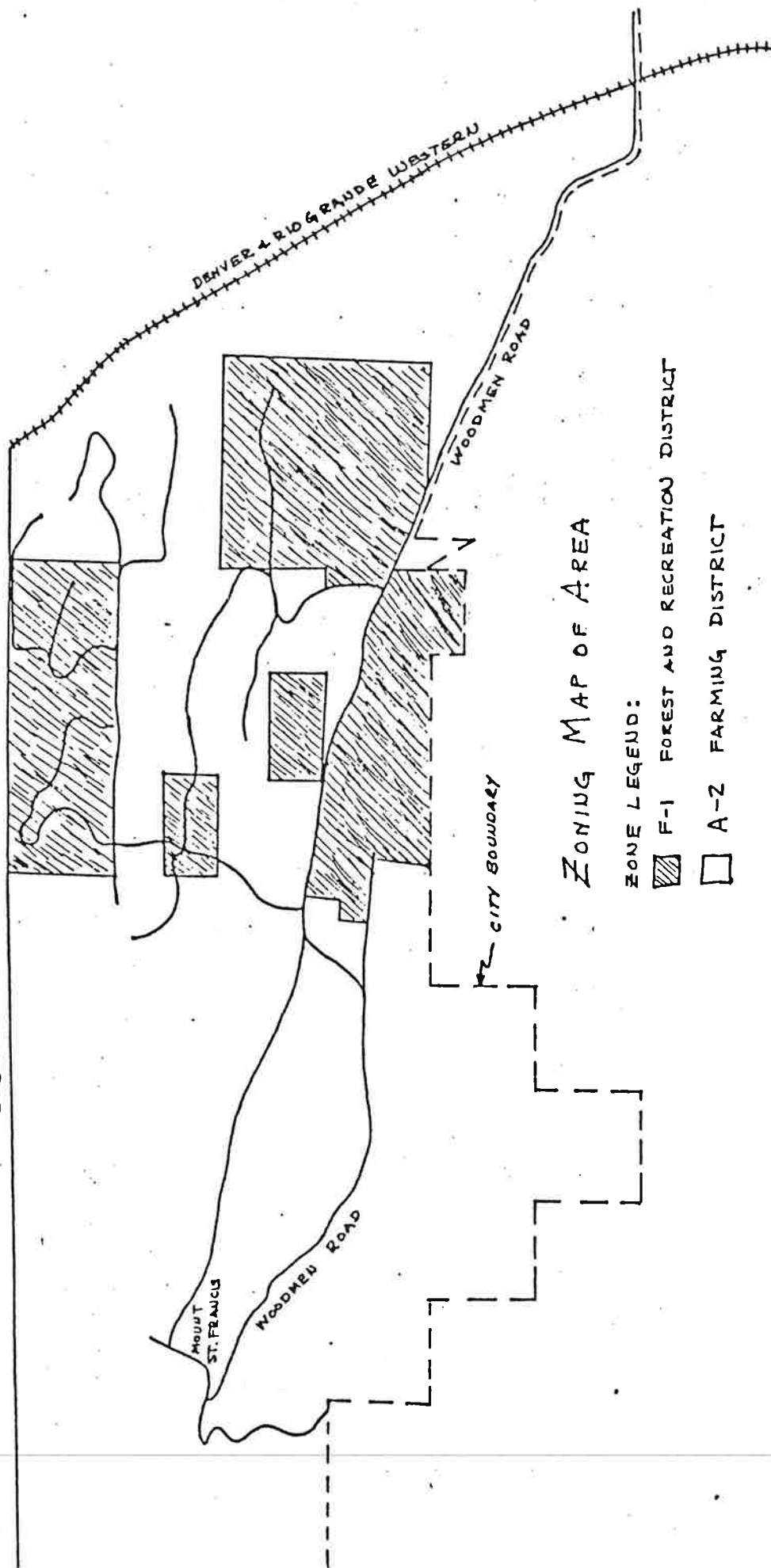
What the plan appears to be is a preliminary step in a program to rezone areas of the Woodmen Valley and to have this proposed zoning reflected in the 1990 Plan, in much the same way that undeveloped land zoned for industrial use is reflected in the plan as industrial land. As such it presents an overall zoning scheme and sets forth certain rezoning policies to be applied to the Woodmen Valley. If the rezoning scheme is adopted, it requests that the land use plan be changed to reflect both the zoning and the zoning policies.

If the Commission feels that the proposed plan has merit and should be adopted in some official form (either as an amendment to the adopted plan or as a rezoning request) it is the departments' feeling that the land use plan component should be adopted as an interim revision of the 1990 Land Use Plan. As the members of the Commission are aware, the county is currently developing a comprehensive plan for the county which will replace the 1990 Land Use Plan. As an interim revision, the proposed plan would constitute land development policy until such time as the new plan is adopted. The questions mentioned earlier must be addressed before the proposal can be considered a component of the new comprehensive plan.

It should also be noted that there is an apparent contradiction in the proposal. The proposal indicates that subdivision into 2.5 acre lots would be permitted with the provision of public water and sewer. It also indicates that no subdivision of lots into parcels of less than 5 acres should be allowed. This should be clarified.

• Planning Commission Action: The request was approved as an interim revision to the 1990 Land Use Plan by a vote of 5-0

U.S.A.F.A.



ZONING MAP OF AREA

ZONE LEGEND:

▨ F-1 FOREST AND RECREATION DISTRICT

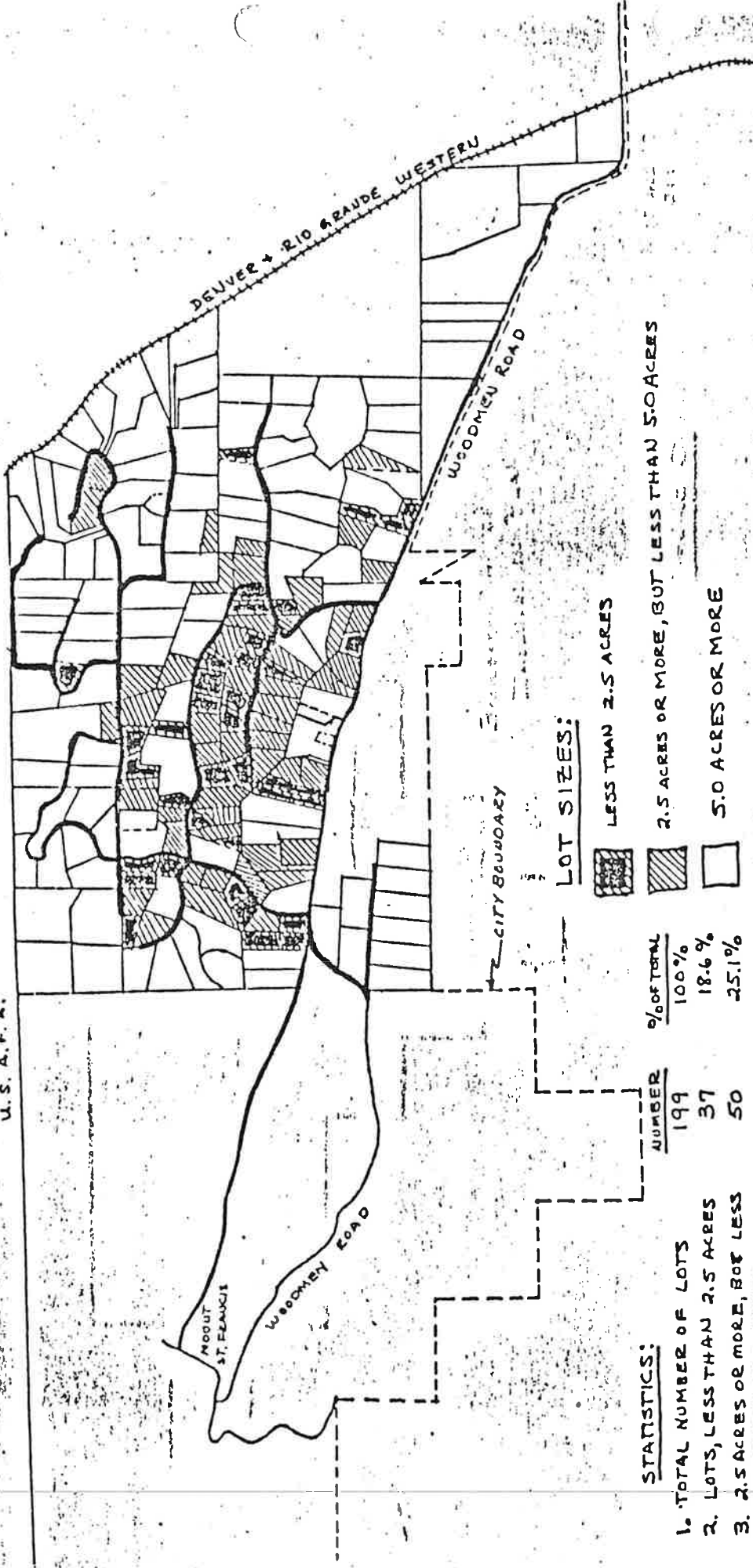
□ A-2 FARMING DISTRICT

JUNE 77
JHS

FIGURE 1

MAP OF AREA SHOWING LOT BOUNDARIES & LOT SIZES

U.S. A. F. A.



LOT SIZES:

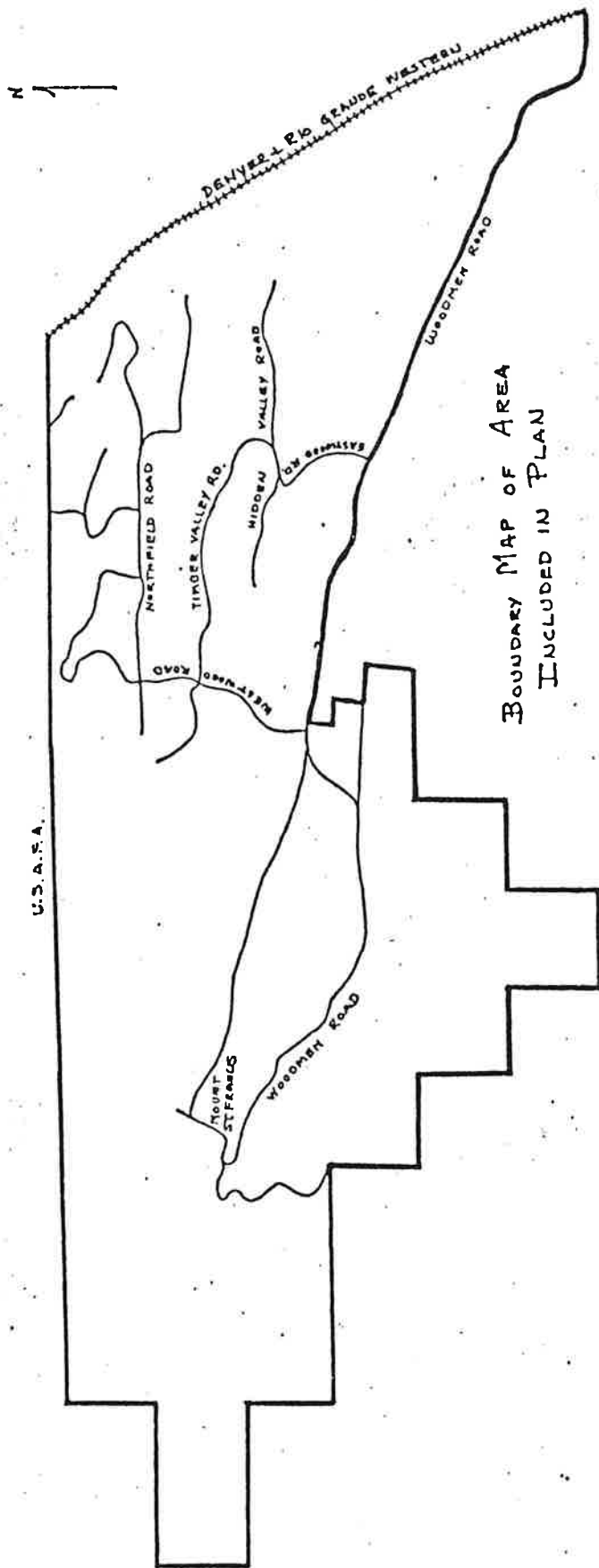
LESS THAN 2.5 ACRES	2.5 ACRES OR MORE, BUT LESS THAN 5.0 ACRES	5.0 ACRES OR MORE

STATISTICS:

1. TOTAL NUMBER OF LOTS	NUMBER	% OF TOTAL
2. LOTS, LESS THAN 2.5 ACRES	199	100%
3. 2.5 ACRES OR MORE, BUT LESS THAN 5.0 ACRES	37	18.6%
4. LOTS, LESS THAN 5.0 ACRES	50	25.1%
5. LOTS, 5.0 ACRES OR MORE	87	43.7%
6. LOTS, 10.0 ACRES OR MORE	112	56.3%
	15	7.5%

FIGURE 2

15 JUNE 77
JHS

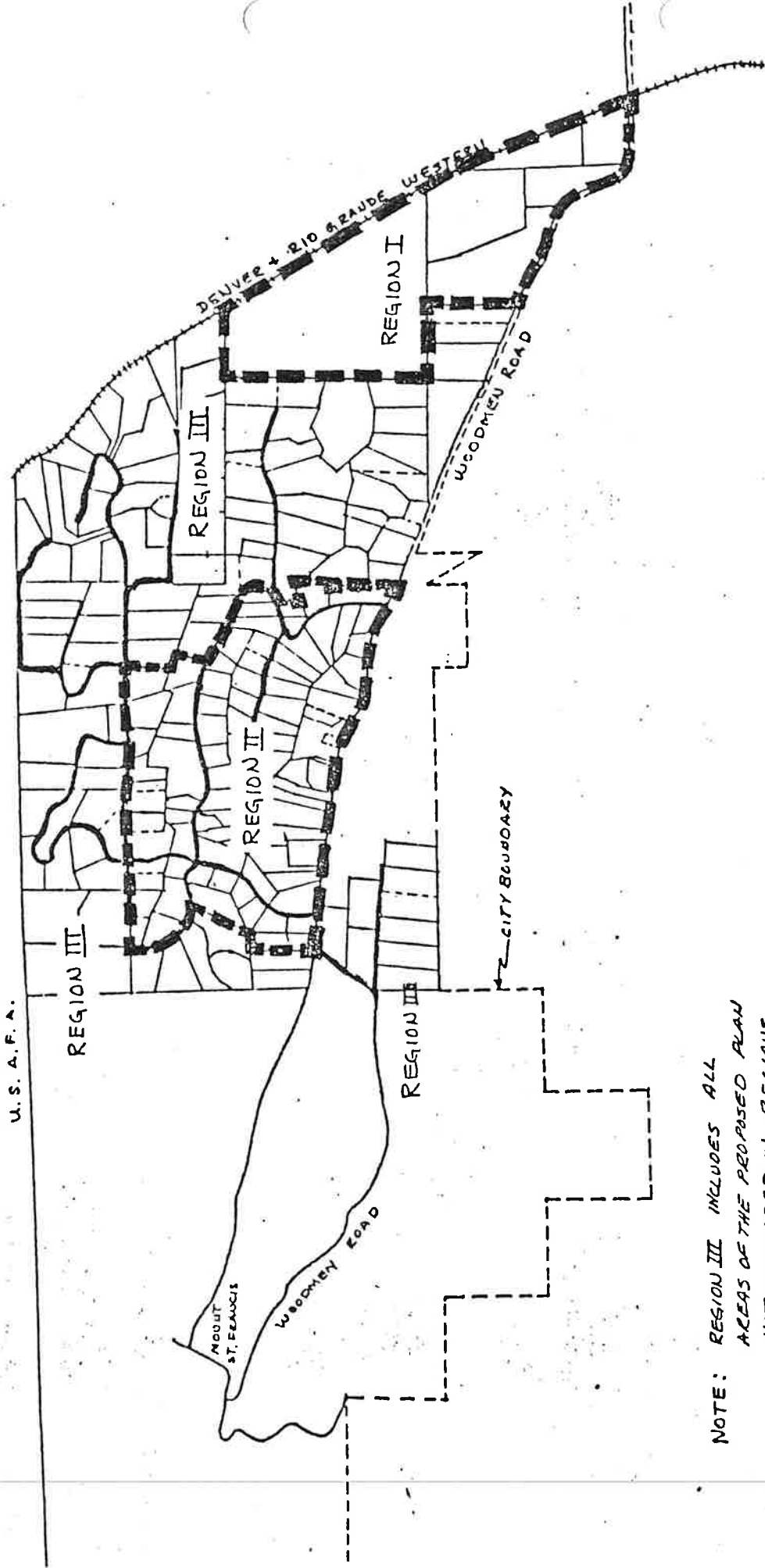


BOUNDARY MAP OF AREA
INCLUDED IN PLAN

1 JUNE 77
JHS

FIGURE 3

MAP SHOWING REGIONS I, II, & III OF PROPOSED LAND USE PL



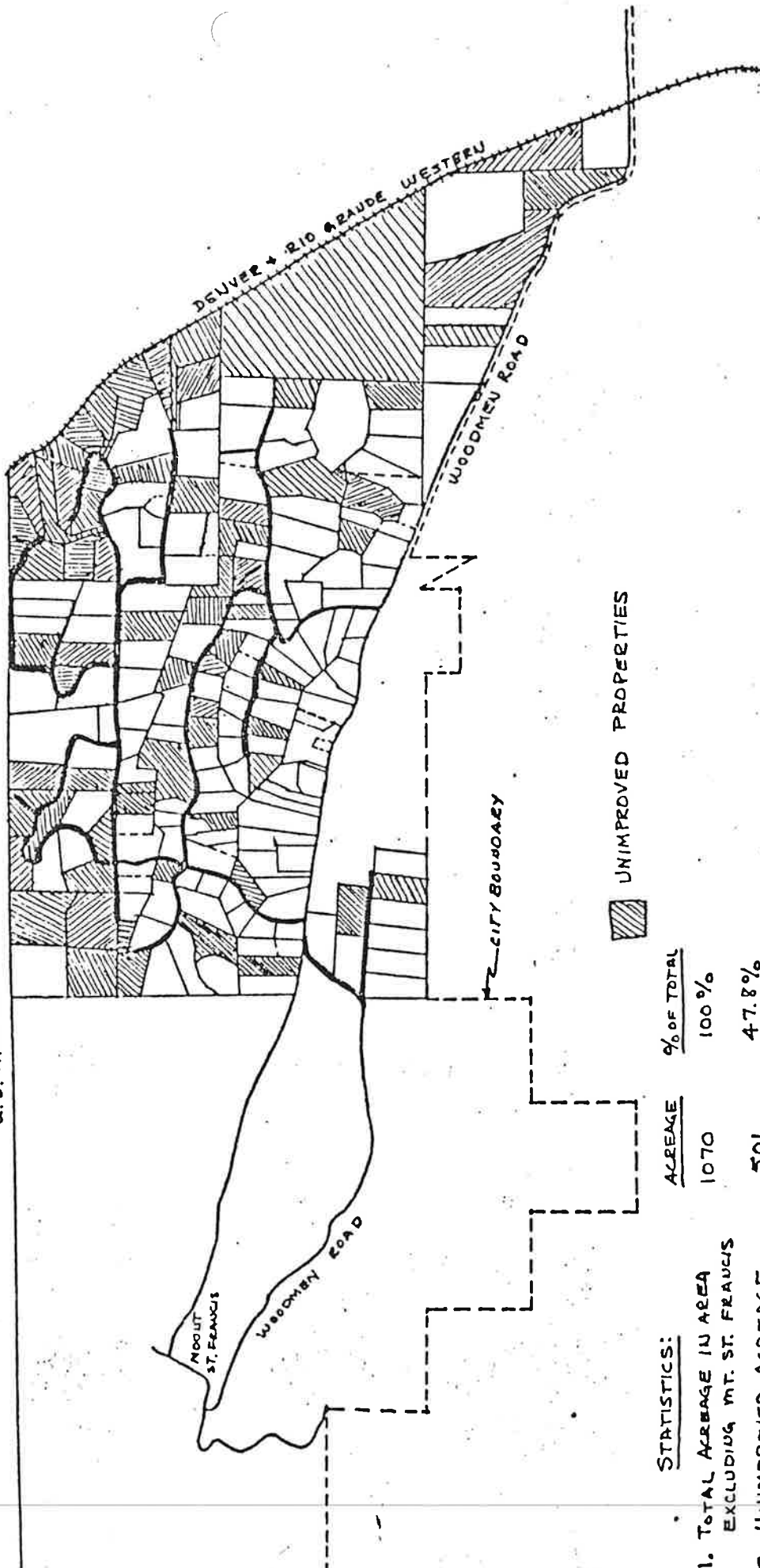
NOTE: REGION III INCLUDES ALL AREAS OF THE PROPOSED PLAN NOT INCLUDED IN REGIONS I AND II.

FIGURE 4

25 JUNE 77
JMS

MAP OF AREA SHOWING UNIMPROVED PROPERTY

U.S. A.F.A.



STATISTICS:	ACREAGE	% OF TOTAL
1. TOTAL ACREAGE IN AREA EXCLUDING MT. ST. FRANCIS	1070	100%
2. UNIMPROVED ACREAGE	501	47.8%
3. IMPROVED ACREAGE	569	53.2%
4. MT. ST. FRANCIS	1270	—

FIGURE 5

1 JUNE 77
JHS

August 1, 1977

Mr. P.J. Anderson, Planning Director
El Paso County Land Use Department
27 E. Vermijo Ave.
Colorado Springs, Colorado 80903

Dear P.J.

The property owners in Woodmen Valley have been concerned for sometime about existing problems as well as future development in the Woodmen Valley area. Many of these problems and concerns can best be addressed by developing a comprehensive master plan for the area. As an initial step in formulating this master plan, the property owners have prepared and approved a land use plan for the Woodmen Valley area.

We are submitting this proposed land use plan for Woodmen Valley as an effort to show in a unified way how the vast majority of property owners in the Valley feel about the future development of their land hoping that the desirable character of Woodmen Valley as a place to live will not be changed by outside influence or perhaps by a single developer seeking profit at the expense of the remaining 159 property owners. Roads and water are problems that rank of equal priority with land use, and efforts to bring forth solutions to these problems will be started in the near future as well.

Therefore, we would like a place on the agenda so that the proposed land use plan for Woodmen Valley can be presented at the September meeting of the El Paso County Planning Commission. We will also ask that the following action be taken:

- i.) That the Woodmen Valley Land Use Plan be approved and used as a guide for recommendations pertaining to future development in the Woodmen Valley area.
- ii.) That the plan be adopted as a modification to the El Paso County 1990 Land Use Plan, and that the maps, plats, and charts be changed to indicate the modification.
- iii.) That the plan be sent to the El Paso County Board of Commissioners for their certification.

Respectfully,

John H. Strathman for the
Woodmen Valley Property Owners

August 6, 1977

Colorado Springs City Government
Mr. Lawrence D. Ochs, Mayor
Members of City Council
Mr. George Fellows, City Manager
Mr. Gordon Hinds, City Attorney
Mr. Edward Baldwin, City Planning Director

Ladies and Gentlemen:

The property owners in Woodmen Valley have become increasingly concerned about land development activity in the Woodmen Valley area during the past few years. The general concern is not that the undeveloped property is being developed, but concern that the nature of the development will adversely change the present character and desirability of the area as a place to live. This became a critical problem to us during this past year when a developer sought approval of a subdivision of 30 acres into 29 separate lots on a parcel of land north of Woodmen Valley Road. This request was denied by the city, I believe, primarily on the grounds that it was a matter of annexation as a means of obtaining rezoning. A similar rezoning request was made by the same developer to the County and denied largely for two reasons. First, the proposed density was high compared to the present Woodmen Valley density and not in keeping with the present development pattern of the area. Second, the Woodmen Valley property owners asked that a master plan of the entire area be considered before any parts of Woodmen Valley are permitted to change. It is not fair to the property owners of any area that has some semblance of a consistent development plan, to have it modified in bits and pieces without an overall goal and plan to be followed.

The residents of Woodmen Valley began in April of this year to develop such a land use plan to be presented to the appropriate local governmental bodies with the request that it be used as a guide to future development in the area. We believe that the plan as presently drafted is reasonable, fair, and is highly acceptable to resident property owners as well as owners of presently undeveloped land in Woodmen Valley. A copy of the proposed plan is attached. This plan will be presented to the El Paso County Planning Commission at their September 19th meeting. There are 199 recorded parcels of land in the 2300 acres included within the boundary of the area under approximately 160 different ownerships. The proposed land use plan along with explanatory material has been presented to each property owner residing in Woodmen Valley and mailed to land owners living outside the area. Although not everyone's response has been received, the general response to the plan has been very positive. To date, 135 of the 160 property owners have responded, and all but 5 have indicated approval of the plan. The primary reason for disapproval has been based on a desire not to permit further subdivisions of land parcels into less than 5 acre lots, ever. The responses to date represent over 90% of the total acreage, with over 99% of the reporting acreage approving the plan. From the response you can readily conclude that we are indeed concerned about the future of the Woodmen Valley area and about adopting a positive plan that should be acceptable to nearly everyone.

It is difficult to understand how one or perhaps two owners, who are not residents and represent less than a few percent of the land in the area, can seemingly generate action for annexation and subsequent rezoning. This creates a disturbing situation to us and may raise a legal question as well as a moral issue where matters of annexation and zoning are considered simultaneously.

I would submit that matters of annexation and zoning should be considered separately. There appears to be an underlying assumption throughout your Woodmen Valley Annexation Study that property in the study area will develop more densely in the future. This is presumptuous since only one property owner out of 160 has given a definite indication of desiring a density of greater than one dwelling unit per 2.5 acres.

Much of the information in the annexation study is vague and omits some important considerations. For instance, the annexation study states that "parts of the area.....have a high probability of developing as a very desirable residential area whichmay be in short supply in the City within 10 or 15 years." Yet, without a reasonable and inclusive long range plan for the area, the desirability of Woodmen Valley may not be maintained in the future. There is no reference in the study to present property owners in the area and how they desire "their property" to develop or not to develop as the case may be. The westerly boundary of the alternate area mentioned for annexation almost seems ludicrous. There is little logic in annexing along an imaginary line (even if it is a section line) that cuts through the middle of an area when there is so much in common on both sides of the line. The areas are topographically the same, property improvements are similar, and therefore they should be planned and developed together without creating an artificial dividing line. The D&RGW Railroad track forms a more natural and logical place to draw a boundary if a new boundary is necessary. Both zoning and development are presently different east and west of the railroad tracks. Also, it is not clear from the study that the economics of annexation will benefit either the City or Woodmen Valley property owners for either alternative considered. Additional information relative to capital costs that will be incurred by property owners must be made available. Our study of the area has raised many of the same questions raised in the annexation study and left them unanswered too. For example, future needs for water and sewer need a great deal of further analysis. Roads is another important issue, and parts of the information contained in the study related to roads appears to be inaccurate and inconsistent. Acceptable answers to these critical questions will require a great deal of indepth study, communications, and cooperation between property owners and governmental bodies. I suggest that these problems are not solved simply by annexation of the area. A master plan reflecting answers to the area's problems and representing the desires of the property owners should be a minimal starting point for an annexation proposal.

Therefore, in behalf of the Woodmen Valley property owners, it is respectfully requested that the City of Colorado Springs:

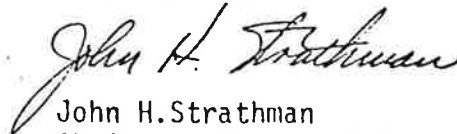
- 1.) Postpone taking any action to annex property west of the D&RGW Railroad tracks and north of Woodmen Road until the property owners have had an opportunity to present their proposed land use plan to the El Paso County Planning Commission for adoption to the 1990 Land Use Plan.
- 2.) Postpone taking any action to annex all or any part of Woodmen Valley west of the tracks and north of Woodmen Road prior to completing detailed studies of water, sewer, and roads for the entire area and doing this in cooperation with the property owners of Woodmen Valley.
- 3.) Adopt the attached Woodmen Valley Land Use Plan to the City's

Comprehensive Land Use Development Plan.

- 4.) Inform the residents of Woodmen Valley in advance of City meetings at which the future development of Woodmen Valley is to be considered.

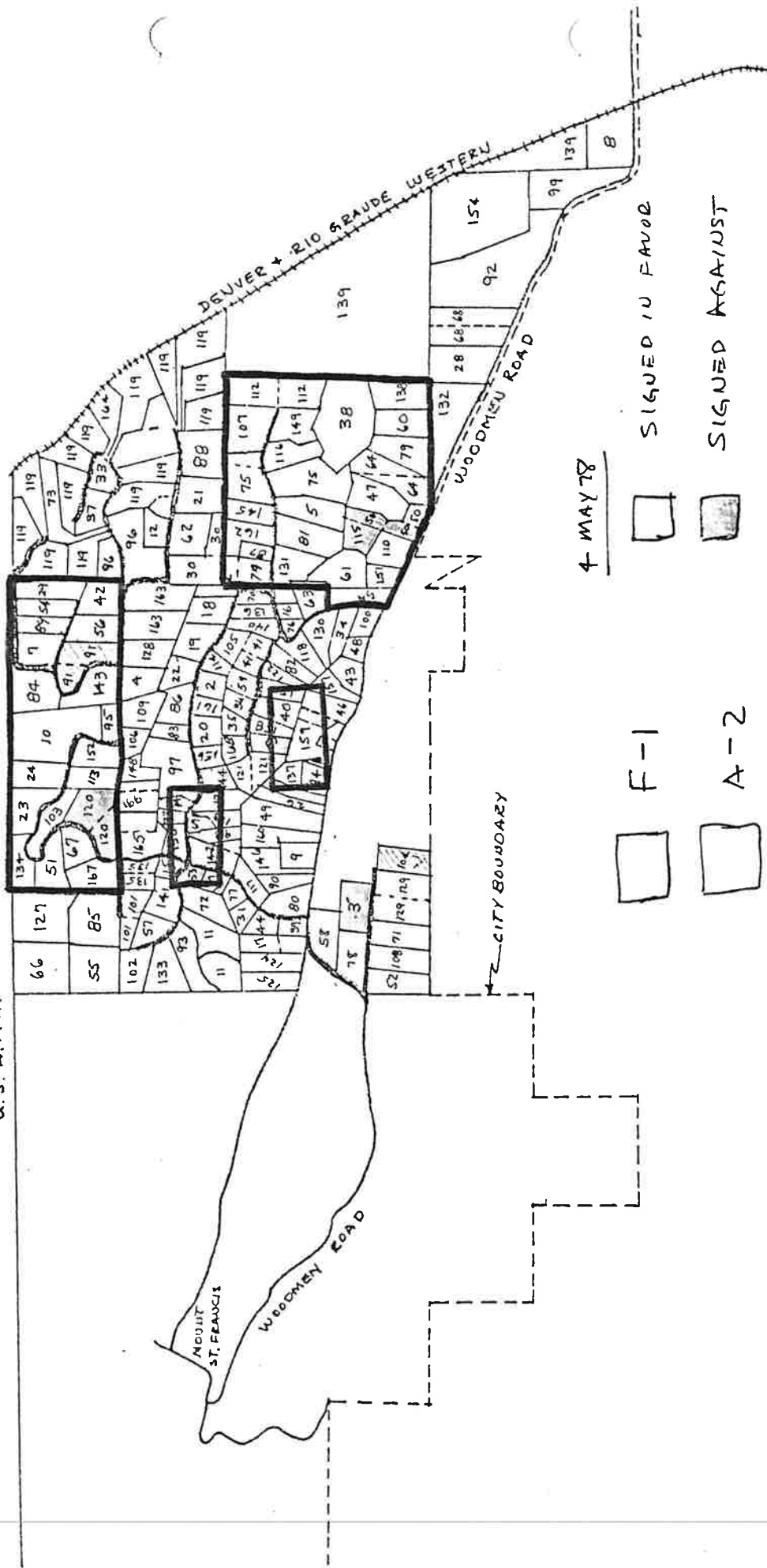
Since the proposed land use plan being considered by the property owners of Woodmen Valley does not address annexation specifically, this communication is not meant to express general agreement by the property owners either for or against annexation. It does however, indicate a strong agreement that any future land use in the described area should follow the intent of the proposed plan whether it remains in the County or becomes part of the City.

Respectfully,

A handwritten signature in cursive script, reading "John H. Strathman".

John H. Strathman
Chairman, Woodmen Valley
Land Use Committee

U.S.A.F.A.

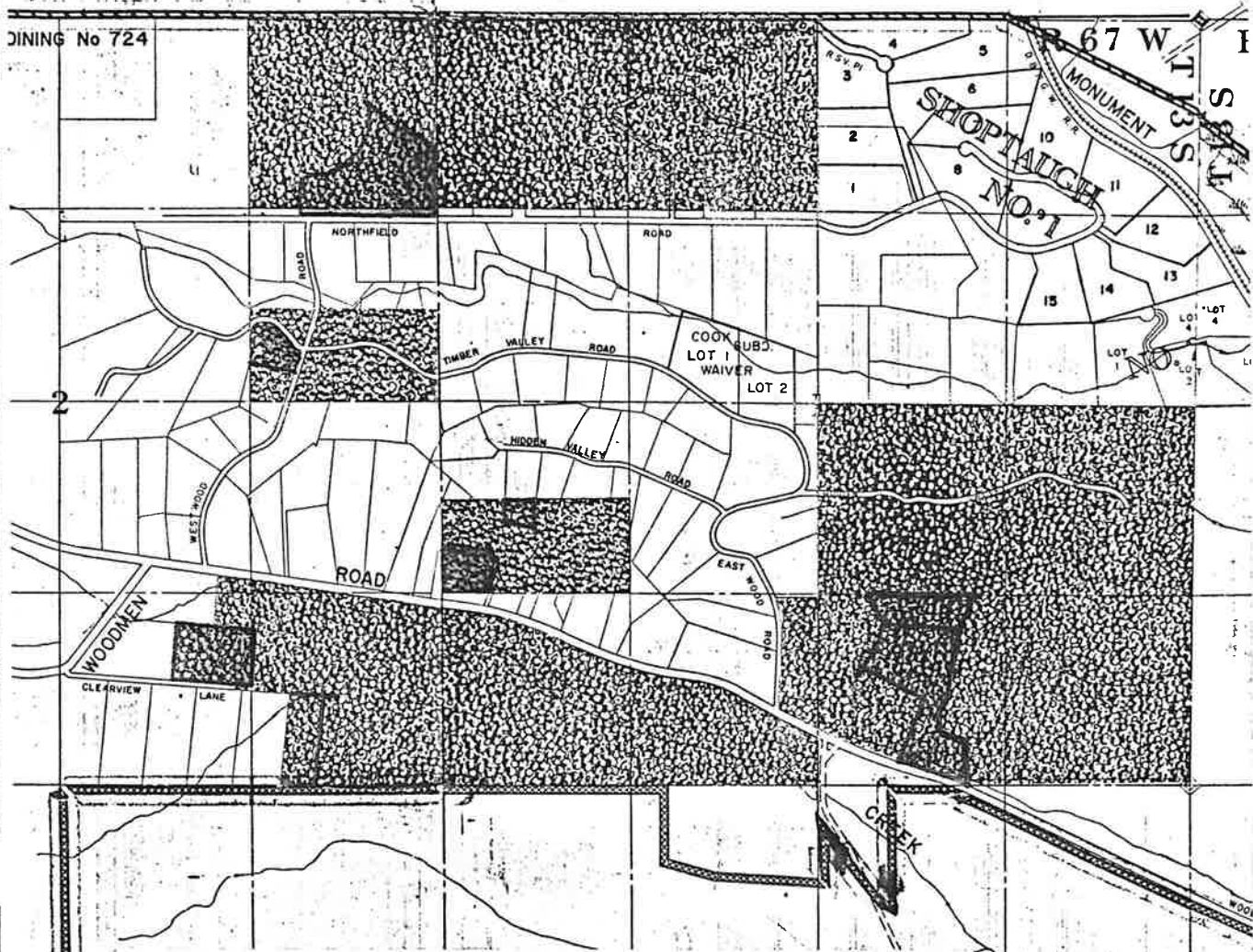


4 MAY 78

F-1
A-2

- ☐ SIGNED IN FAVOR
- ☒ SIGNED AGAINST
- ☐ NO RESPONSE
- ☐ ? BALLOT NOT IN YET
EXPECT TO BE YES

DINING No 724



4 MAY 78



F-1



A-2



SIGNED IN FAVOR



SIGNED AGAINST



NO RESPONSE



BALLOT NOT IN YET
EXPECT TO BE YES

NORTH

FILE NO.

MAP NO.

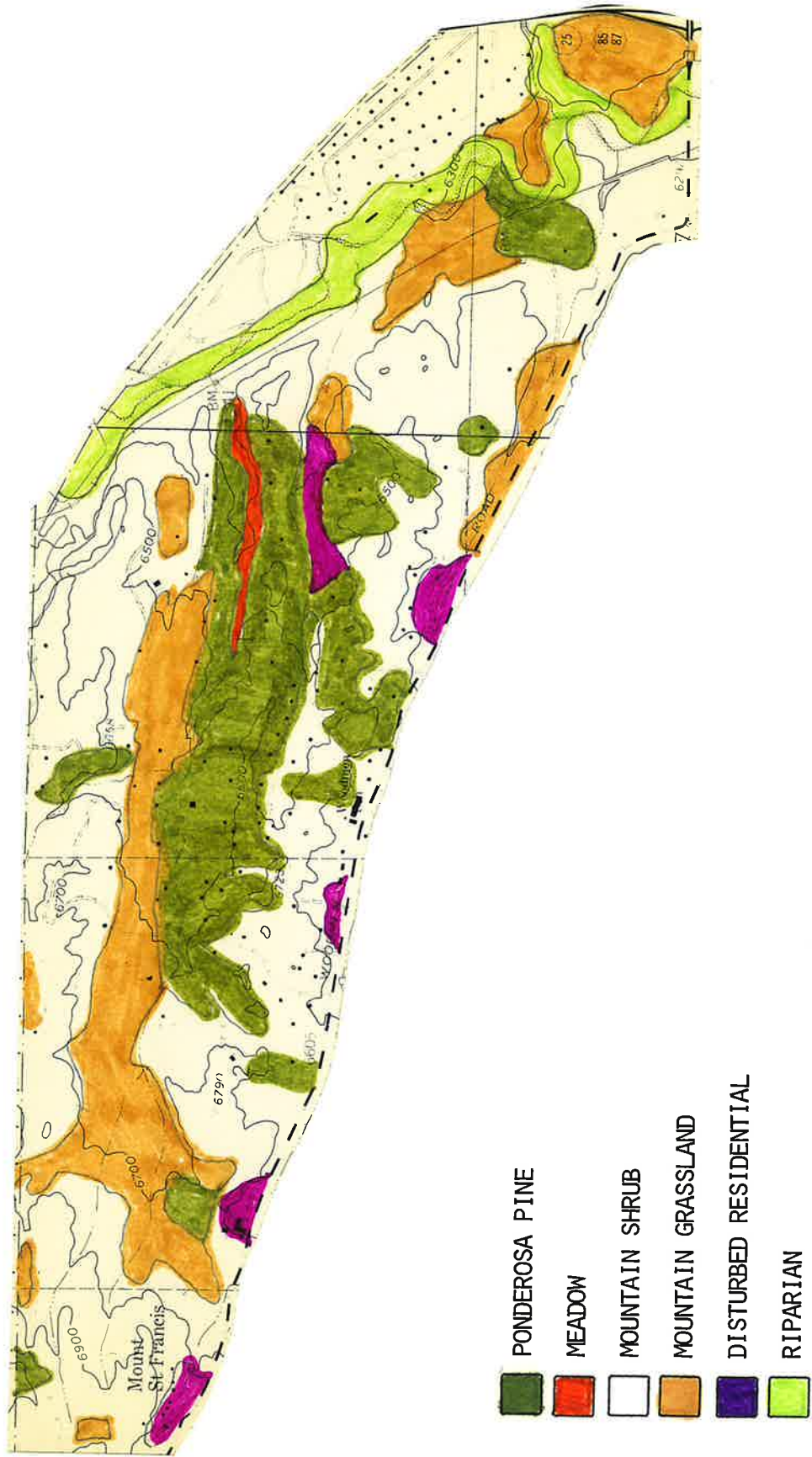
TITLE

PETITIONER

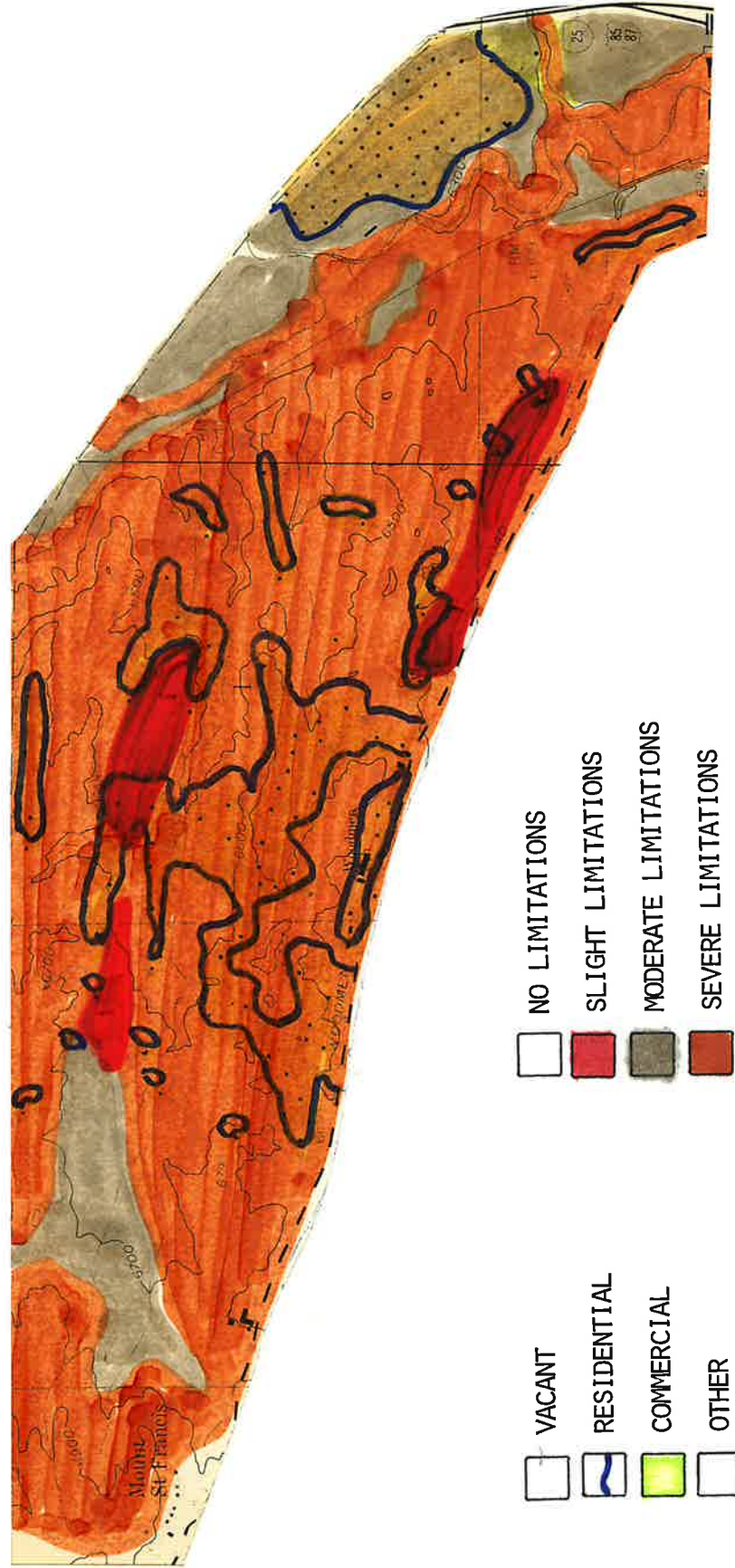
AGENDA
ITEM

Vicinity Map

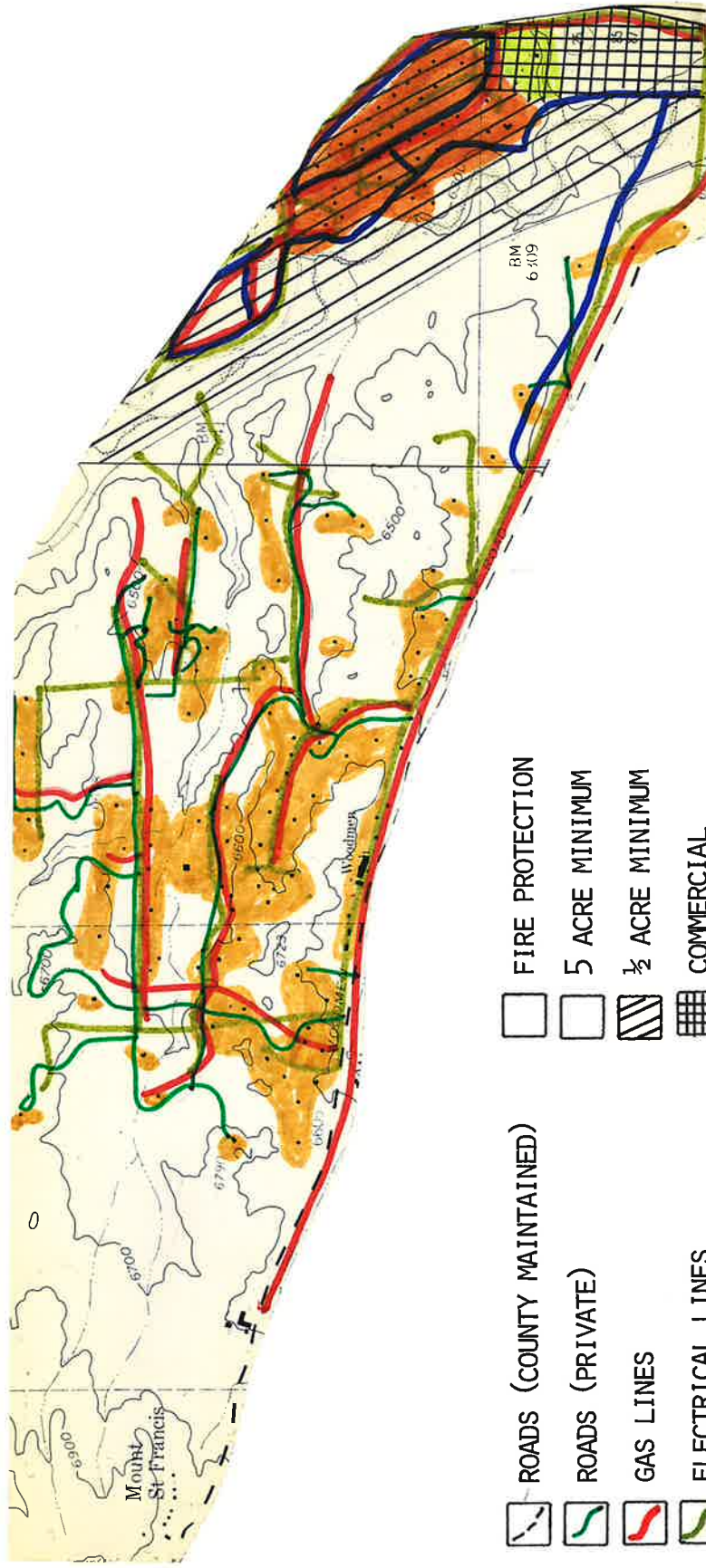
ECOSYSTEMS



COMPOSITE EXISTING LAND USE AND ENVIRONMENTAL LIMITATIONS

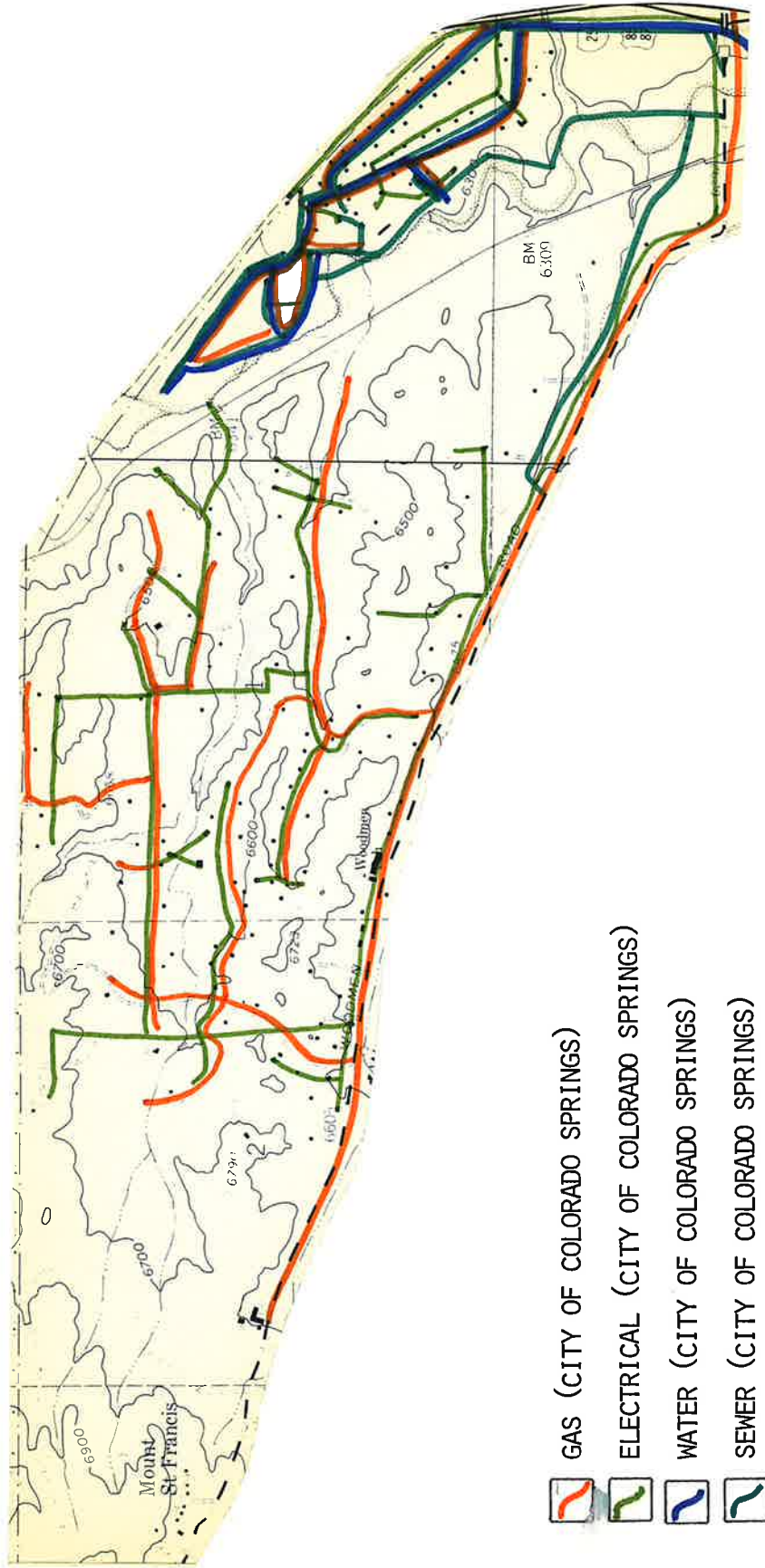


COMPOSITE INFRASTRUCTURE, LAND USE, AND REGULATORY

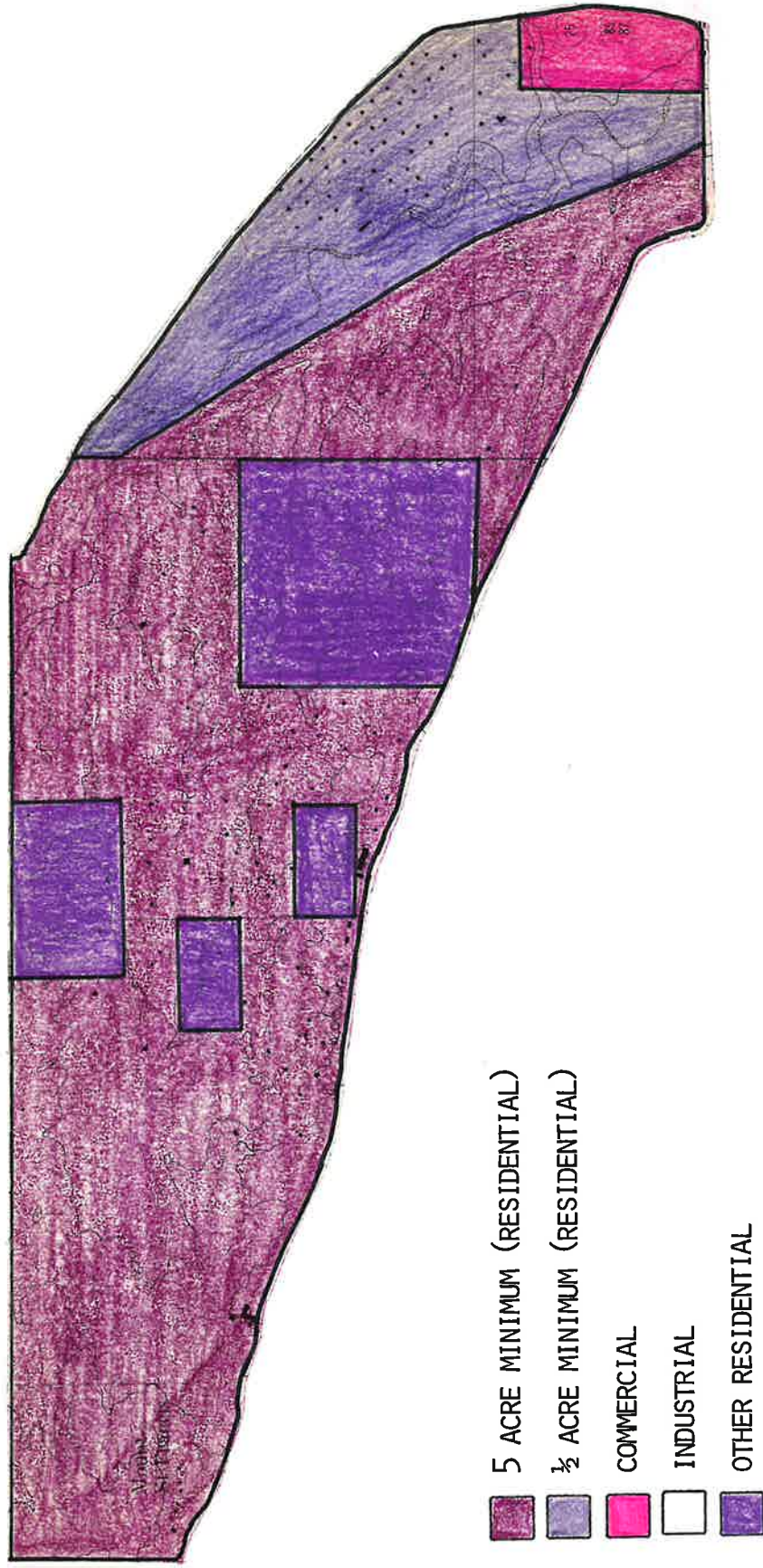


- | | | | |
|--|---------------------------|--|------------------|
| | ROADS (COUNTY MAINTAINED) | | FIRE PROTECTION |
| | ROADS (PRIVATE) | | 5 ACRE MINIMUM |
| | GAS LINES | | 1/2 ACRE MINIMUM |
| | ELECTRICAL LINES | | COMMERCIAL |
| | SEWAGE LINES | | RESIDENTIAL |
| | WATER LINES | | COMMERCIAL |
| | HISTORICAL SITES | | VACANT |
| | SCHOOLS | | |

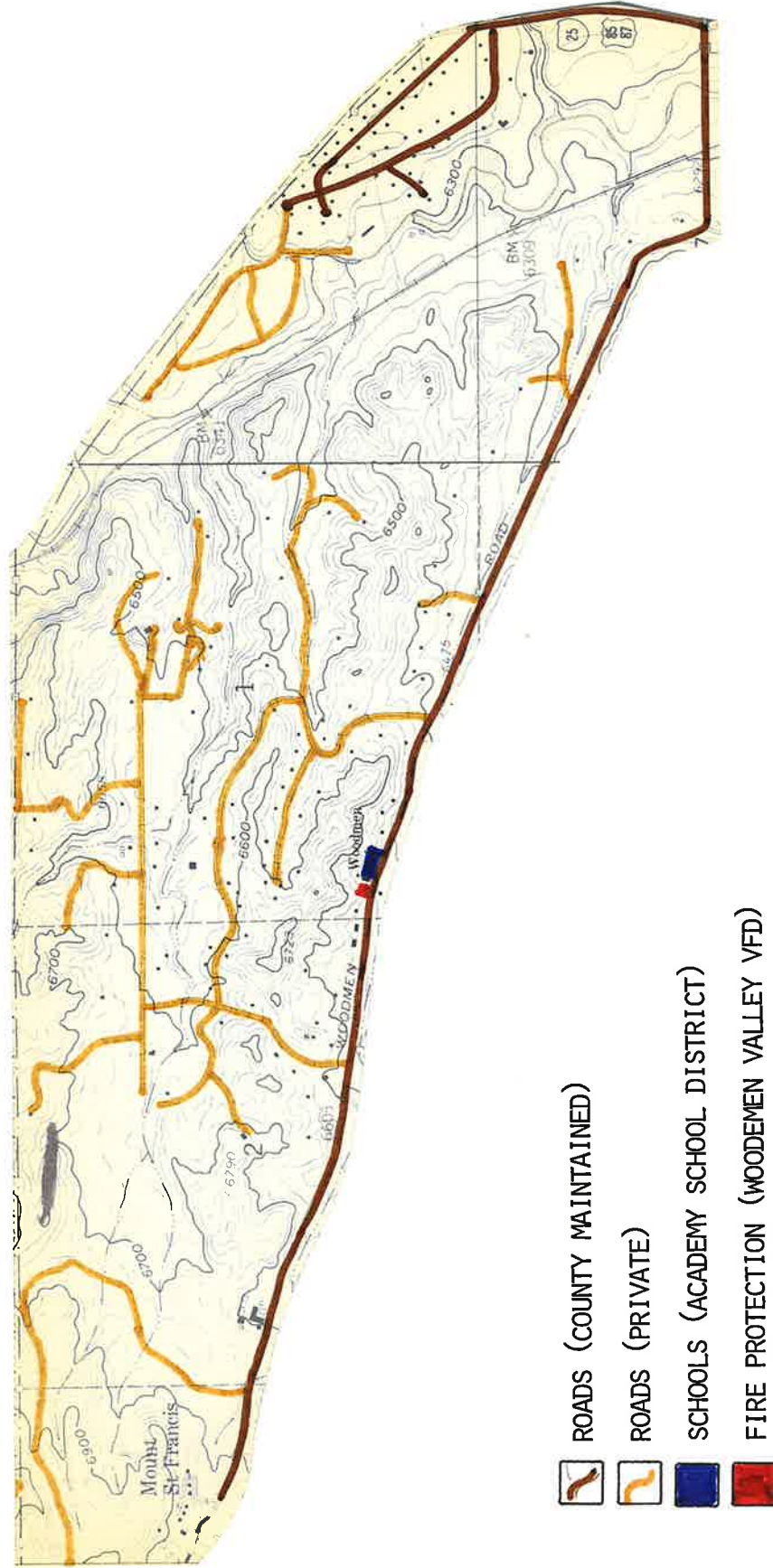
INFRASTRUCTURE



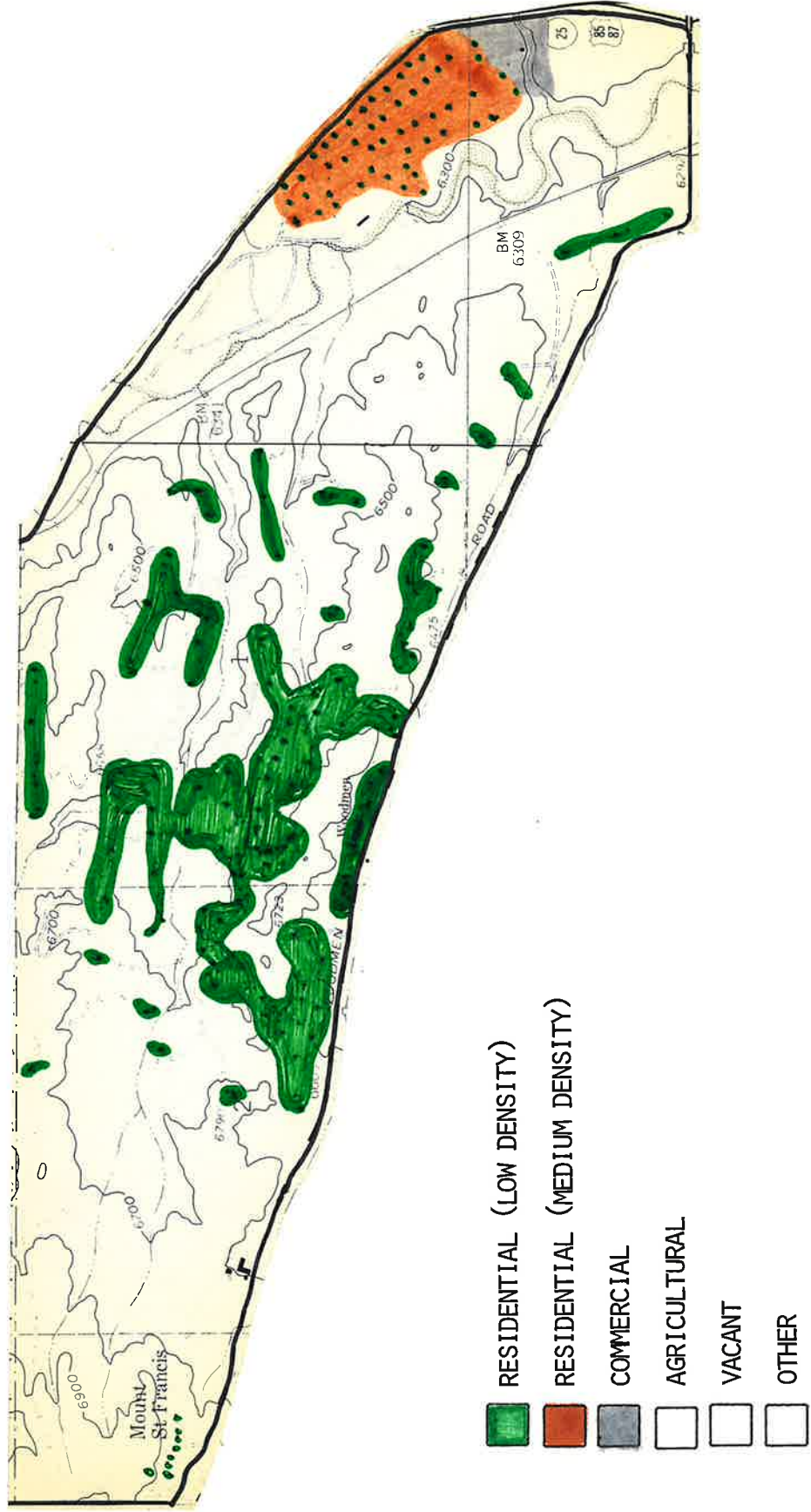
ZONING



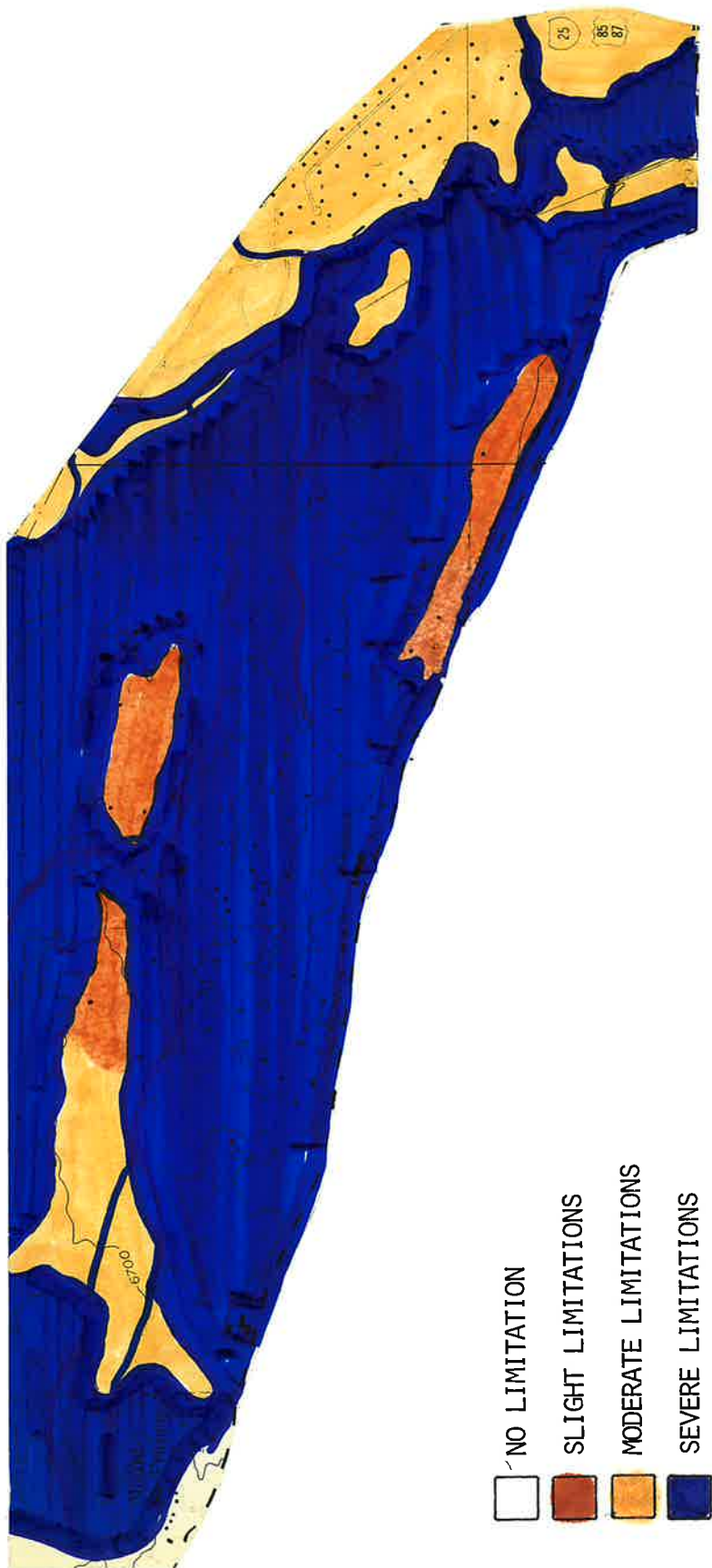
INFRASTRUCTURE



LAND USE



COMPOSITE ENVIRONMENTAL LIMITATIONS



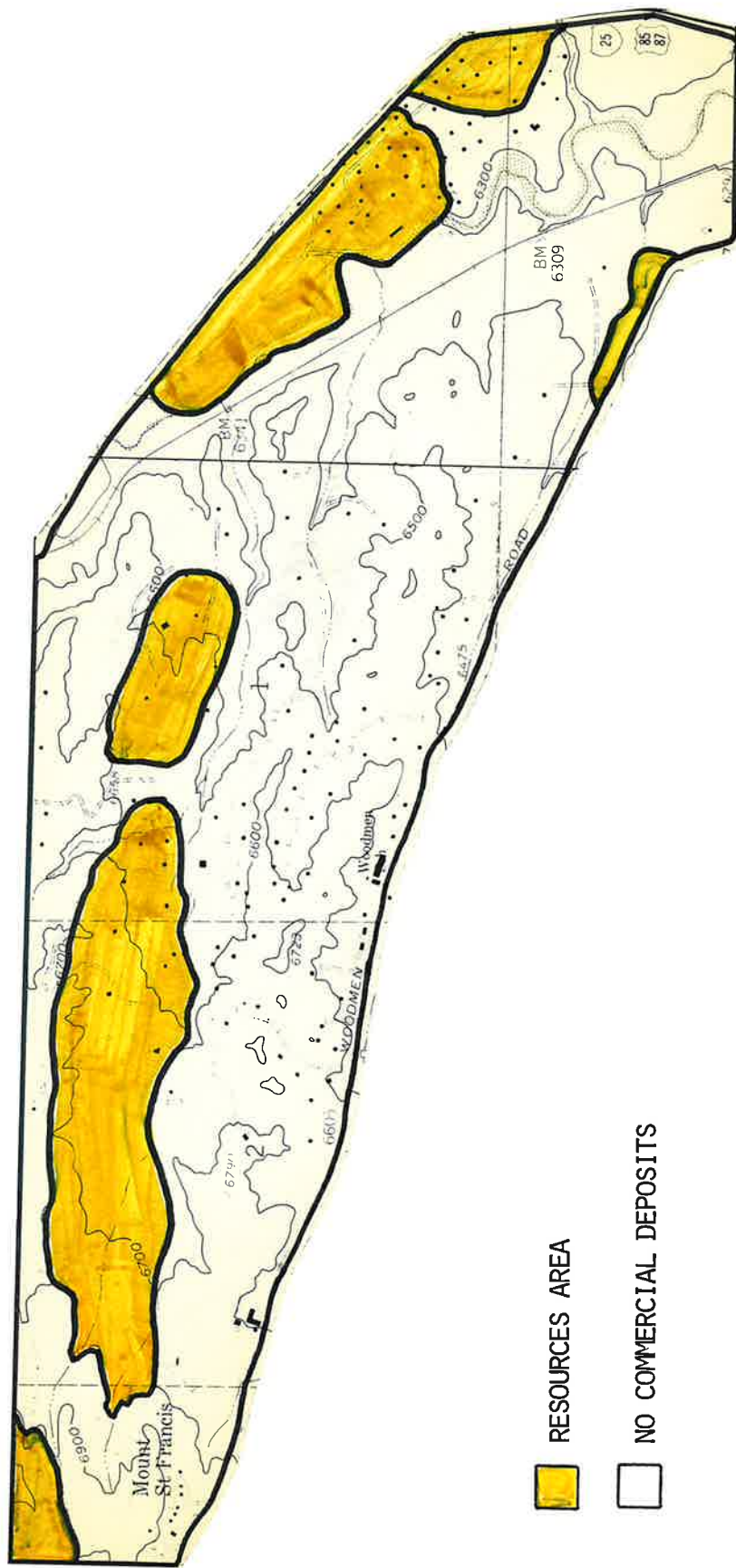
SOILS CHARACTERISTICS (SEPTIC)



SOILS CHARACTERISTICS (BUILDINGS AND ROADS)



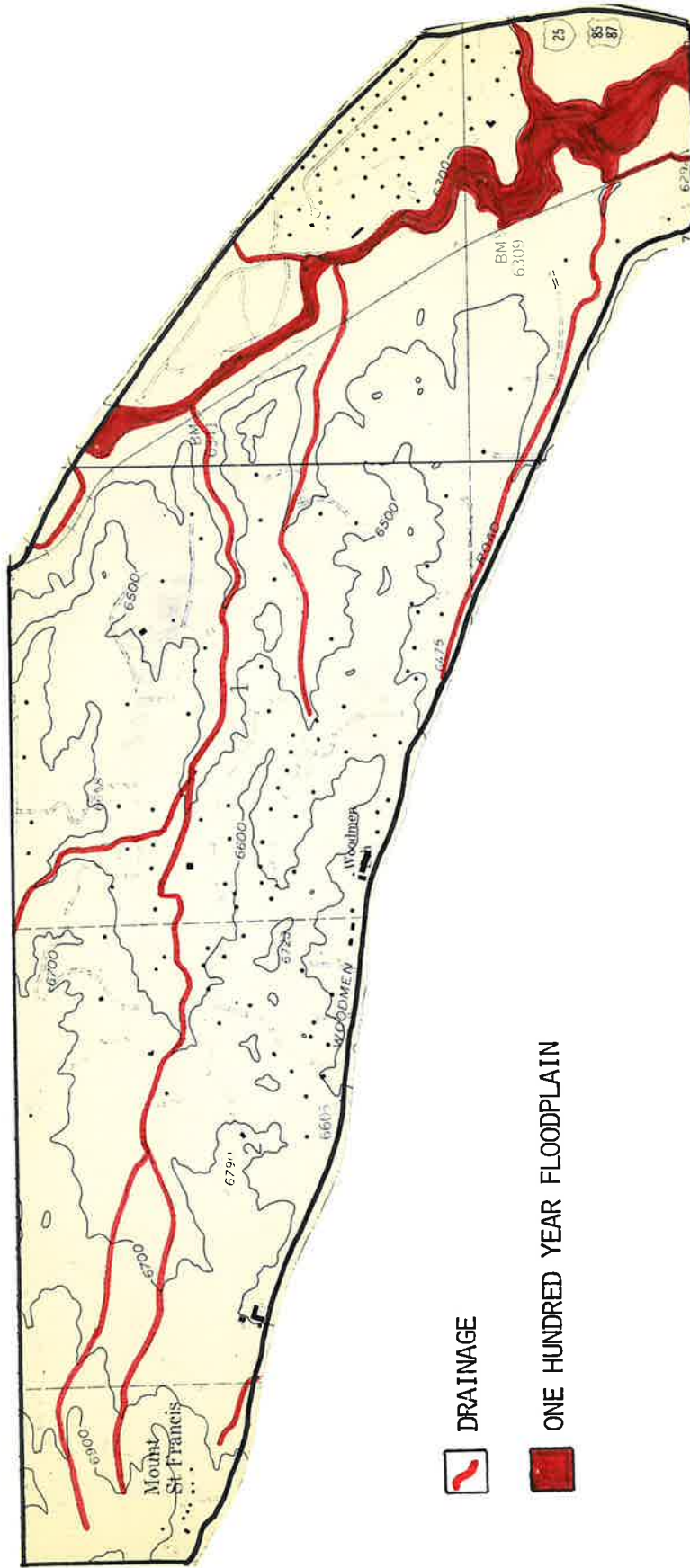
MINERAL RESOURCES



WILDFIRE HAZARD



DRAINAGE AND ONE HUNDRED YEAR FLOODPLAIN



DEVELOPMENT PLAN FISCAL IMPACT ANALYSIS

TOTAL ACRES	9182
ROADS	570 ACRES
DEVELOPED	120 ACRES
AGRICULTURAL	3194 ACRES
PARK AND OPEN SPACE	2613 ACRES
TOTAL TO BE DEVELOPED	2685 ACRES

DEVELOPMENT PLAN

1202 ACRES AT 2-4 D.U. PER ACRE	3606 UNITS
211 ACRES AT 8-20 D.U. PER ACRE	2954 UNITS
586 ACRES AT 1 D.U. PER 5 ACRES	117 UNITS
142 ACRES COMMERCIAL WITH 2 ACRE AVERAGE LOT SIZE	71 UNITS
562 ACRES INDUSTRIAL AT 5 ACRES AVERAGE LOT SIZE	112 UNITS
MARKET VALUE PER S.F. UNIT (LOW DENSITY)	\$40,000
MARKET VALUE PER S.F. UNIT (MED. DENSITY)	\$30,000
MARKET VALUE PER M.F. UNIT	\$25,000
ASSESSED VALUE PER COMM. SITE (DEV.)	\$41,444
ASSESSED VALUE PER COMM. SITE (UNDEV.)	\$5,647
ASSESSED VALUE PER IND. SITE (DEV.)	\$20,653
ASSESSED VALUE PER IND. SITE (UNDEV.)	\$4,393

REVENUE

SINGLE-FAMILY LOW DENSITY	\$7020.00
SINGLE FAMILY MED. DENSITY	\$162,270.00
MULTI-FAMILY	\$110,775



EL PASO COUNTY

LAND USE DEPARTMENT

27 EAST VERMIJO
COLORADO SPRINGS, COLORADO 80903

June 27, 1977

Mr. John Strathman

Dear John,

I want to thank you and those involved for the work that you have done for Woodmen Valley. The information that you have compiled is, on the whole, accurate, and the proposed plan or recommendations that you have submitted are reasonable in light of the present circumstances in Woodmen Valley. I would merely like to clarify several points and suggest an amendment to one of your recommendations. If these recommendations and proposed plan meet with the general approval of the residents and property owners of the valley, the Land Use Department will encourage their adoption by the County.

First of all, it is necessary to understand that the Planning Commission, not the Board of County Commissioners, is responsible for the Master Plan of the County. The plan is merely certified to the Board of County Commissioners after adoption by the Planning Commission. Although it is always good policy to ask the Board of County Commissioners to endorse the plan, they are not bound by its recommendations. The zoning, on the other hand, is within the final purview of the Board of County Commissioners. Therefore, the zoning of Woodmen Valley should be of primary importance. I would also add that an amendment to the zone plan is much more difficult than an amendment to the master plan.

Second, your letter to the Woodmen Valley property owners states that the F-1 zone will permit quarter-acre lots under certain circumstances which include public water and sewer. The F-1 zone permits 10,000 square foot lots if such lots are platted. The platting requirements have changed significantly over the years (from literally no requirements other than recording to present day S.B. 35 type regulations). Lots previously platted may be built upon if there is at least 10,000 square feet regardless of public water and sewer (if indeed there are any platted lots in the valley). The present subdivision regulations require all new subdivisions of land to have a public sewer system if the

lots being created are less than 5 acres, and a public water system if such lots are less than $2\frac{1}{2}$ acres. The point is: it is the platting, not necessarily the public water and sewer, which controls lot sizes.

Third, it is not correct to state, "wells and septic systems on less than 5 acres are non-conforming in any existing El Paso County zone." Wells and septic systems have nothing to do with conformance or nonconformance to zoning. Conformance or nonconformance of wells and septic systems is a matter regulated by the State Division of Water Resources and the State and County Health Department. For all platted subdivisions in recent years, it has been a requirement that lots of less than 5 acres have public sewer, and lots less than $2\frac{1}{2}$ acres have both public water and public sewer. Lots created prior to this requirement, or lots which did not require platting, are not required to have public water and sewer. Approximately nine-tenths of the 54,000 lots in El Paso County are not platted or were platted prior to the public water and sewer requirements. Such lots met the requirements of subdividing at the time they were created, and may obtain private water and sewer upon the approval of the necessary health and water agencies.

Proposed Plan

The following are my comments and recommendations:

- A. The plan area is logical and should not require amendment.
- B. The A-5 Farming District is not necessarily the most restrictive 5 acre county zone. Serious consideration should be given to the A-2 zone for the entire valley. The A-5 zone permits duplexes as a matter of right; the A-2 does not. They are both 5 acre minimum zones. It would be much easier to attempt the rezoning of the F-1 only, rather than the rezoning of the F-1 and all of the A-2. The county policy for many years has been to rezone property only upon the request of the property owners. Although this is not legally necessary, it would be a difficult policy to change.
- C., D., and E.

I have not had the opportunity to study your proposed "Regions" in detail. Comparison of these regions should be made to our environmental maps prior to final designation on a plan.

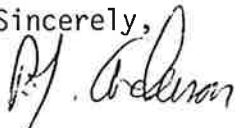
If, after this review, it appears that the regions have a rational basis in fact, and the majority of the property owners support their designation, the Land Use Department would recommend them to the Planning Commission. However, such recommendation would be conditioned upon recognition that these specific regions are only advisory in nature.

Without regard to these regions, the following are my present recommendations for Woodmen Valley:

1. Further subdivision of property in the valley not be encouraged unless public water and sewer are provided.
2. Lots that are presently less than 5 acres, i.e. nonconforming, should remain nonconforming. Such lots should not be granted variances by the Board of Adjustment where they were created after the five acre zoning requirement unless there is a showing of undue hardship created by someone other than the present property owner.
3. If a variance for a nonconforming lot is requested, it should be granted only upon the obtaining of public water and sewer where possible.
4. Where possible, contiguous parcels of less than 5 acres should be combined prior to a Board of Adjustment variance, unless public water and sewer are provided or the lots are within an appropriate region, as finally determined.
5. That the zoning remain 5 acre minimum unless a change of circumstances can be shown to justify a higher density. A change of circumstances should include, as a minimum, public water and sewer, and publicly maintained roads.

I look forward to working with you and other interested residents of Woodmen Valley in formulating a good plan for the valley's future development. Most of the data collection has been accomplished, and a final plan should only be a matter of coordinating the desires of property owners in the valley with those of the officials elected and appointed to represent them. I feel comfortable that those positions are not far apart.

Sincerely,



P.J. Anderson
Land Use Administrator

PJA:jb

cc: Bill Wildman
John Fisher

RECEIVED

By

AUG 11 1977

6 August 77

El Paso County
Land Use Department

Bill,

Attached is a copy of the letter I wrote to P.J. requesting to be placed on the Sept. Planning Commission meeting agenda. Also, a copy of the letter I sent to the city regarding their annexation study, and a stand alone copy of the proposed Woodmen Valley Land Use Plan. If there is anything else you can suggest that we should try to do before Sept 19th please let me know. I will submit the original ballots that the property owners filled out to the Planning Commission during the presentation. Thanks for you help.

Jim Strickman

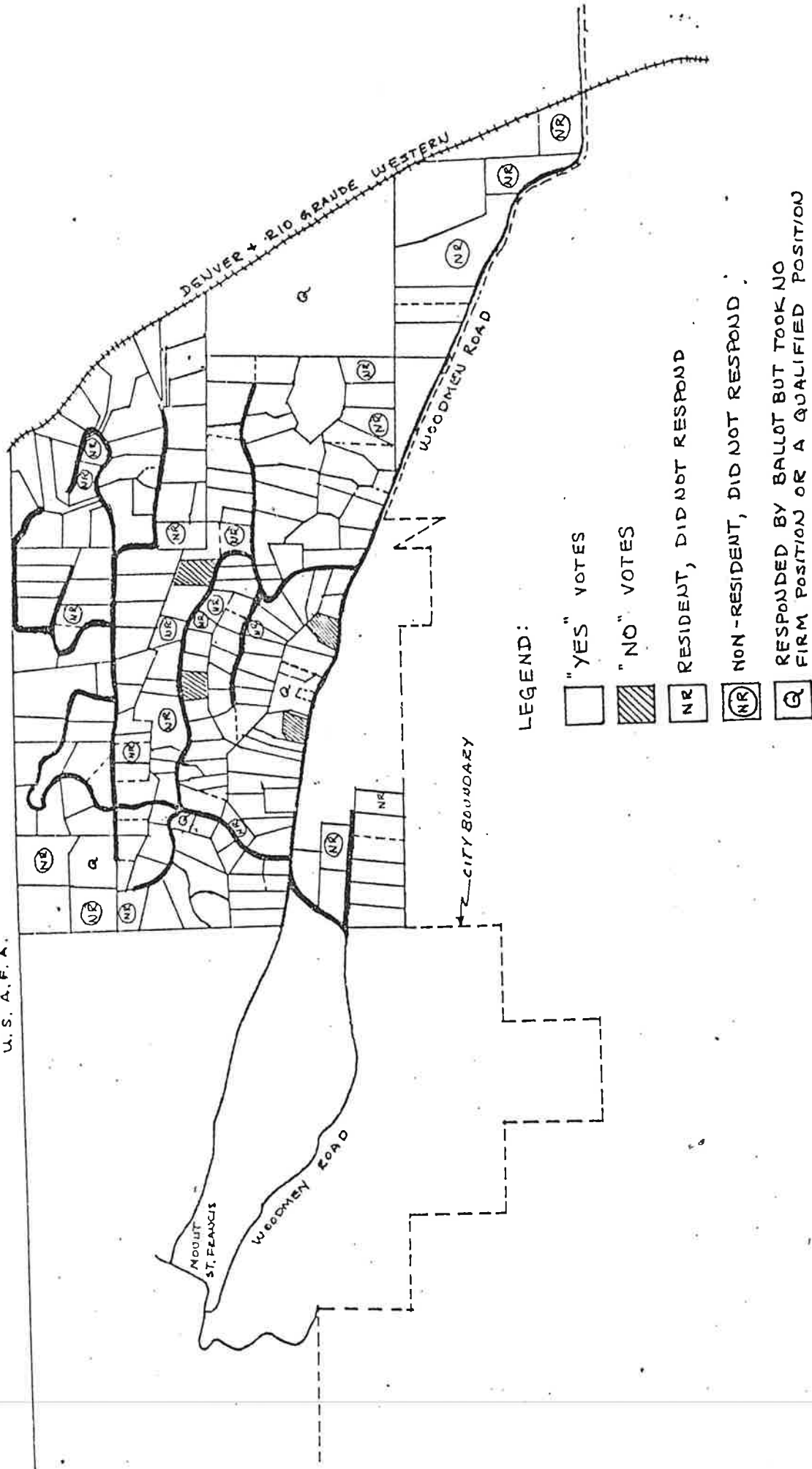
BALLOTING STATISTICS

	BY PROPERTY OWNER				BY ACREAGE	
	RESIDENTS	NON-RESIDENTS	TOTAL	%	TOTAL	%
OWNERS IN AREA	118	45	163	100	2328 a.	100
RESPONSES BY BALLOT	117	24	141	87	2172 a.	93
APPROVALS	114	19	133	82	2028 a.	87
DISAPPROVALS	2	2	4	2.5	14 a.	0.6
NEUTRAL RESPONSE	1	3	4	2.5	129 a.	6
DID NOT RESPOND	1	21	22	13	154 a.	7

10 Sept 77

WOODMEN VALLEY LAND USE PLAN: RESULTS OF BALLOTING

U.S. A.F. A.



10 SEPT 77
JHS.

August 1, 1977

Mr. P.J. Anderson, Planning Director
El Paso County Land Use Department
27 E. Vermijo Ave.
Colorado Springs, Colorado 80903

Dear P.J.

The property owners in Woodmen Valley have been concerned for sometime about existing problems as well as future development in the Woodmen Valley area. Many of these problems and concerns can best be addressed by developing a comprehensive master plan for the area. As an initial step in formulating this master plan, the property owners have prepared and approved a land use plan for the Woodmen Valley area.

We are submitting this proposed land use plan for Woodmen Valley as an effort to show in a unified way how the vast majority of property owners in the Valley feel about the future development of their land hoping that the desirable character of Woodmen Valley as a place to live will not be changed by outside influence or perhaps by a single developer seeking profit at the expense of the remaining 159 property owners. Roads and water are problems that rank of equal priority with land use, and efforts to bring forth solutions to these problems will be started in the near future as well.

Therefore, we would like a place on the agenda so that the proposed land use plan for Woodmen Valley can be presented at the September meeting of the El Paso County Planning Commission. We will also ask that the following action be taken:

- i.) That the Woodmen Valley Land Use Plan be approved and used as a guide for recommendations pertaining to future development in the Woodmen Valley area.
- ii.) That the plan be adopted as a modification to the El Paso County 1990 Land Use Plan, and that the maps, plats, and charts be changed to indicate the modification.
- iii.) That the plan be sent to the El Paso County Board of Commissioners for their certification.

RECEIVED

By

AUG 11 1977

El Paso County
Land Use Department

Respectfully,

John H. Strathman

John H. Strathman for the
Woodmen Valley Property Owners

*SINCE THERE MAY BE A FAIR NUMBER OF PEOPLE FROM
WOODMEN VALLEY AT THE MEETING, IT WOULD BE
APPRECIATED IF WE COULD BE PLACED EARLY ON
THE AGENDA. THANKS.*

John



public water system
is the platting,
-izes.

PJ

EL PASO COUNTY
LAND USE DEPARTMENT

27 EAST VERMIJO
COLORADO SPRINGS, COLORADO 80903

June 27, 1977

Mr. John Strathman

Dear John,

I want to thank you and those involved for the work that you have done for Woodmen Valley. The information that you have compiled is, on the whole, accurate, and the proposed plan or recommendations that you have submitted are reasonable in light of the present circumstances in Woodmen Valley. I would merely like to clarify several points and suggest an amendment to one of your recommendations. If these recommendations and proposed plan meet with the general approval of the residents and property owners of the valley, the Land Use Department will encourage their adoption by the County.

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6 JULY 1977

P.J. ANDERSON
EL PASO COUNTY LAND USE DEPT.
27 EAST VERMILIO
COLORADO SPRINGS, COLORADO 80903

DEAR P.J.,

THANKS FOR YOUR COMMENTS AND HELP ON THE PROPOSED
PLAN FOR WOODMEN VALLEY. I BELIEVE THAT MOST OF
YOUR SUGGESTIONS HAVE BEEN INCORPORATED IN THE
LATEST VERSION. I HAVE ENCLOSED A COPY THAT IS
PRESENTLY BEING DISTRIBUTED TO WOODMEN VALLEY
RESIDENTS AND MAILED TO PROPERTY OWNERS LIVING
OUTSIDE THE AREA. THE INITIAL RESPONSE IS
ENCOURAGING, AND I HOPE THAT WE WILL HAVE SIGNED
STATEMENTS OF APPROVAL FROM NEARLY EVERY ONE
LATER THIS MONTH.

PROVIDING THIS PROGRESSES AS PLANNED, I WILL CONTACT
YOU AND BILL WILDMAN EARLY IN AUGUST REQUESTING
THAT THE PLAN BE HEARD BY THE PLANNING COMMISSION
AT THEIR SEPTEMBER MEETING.

SINCERELY,
John Strathman
JOHN STRATHMAN

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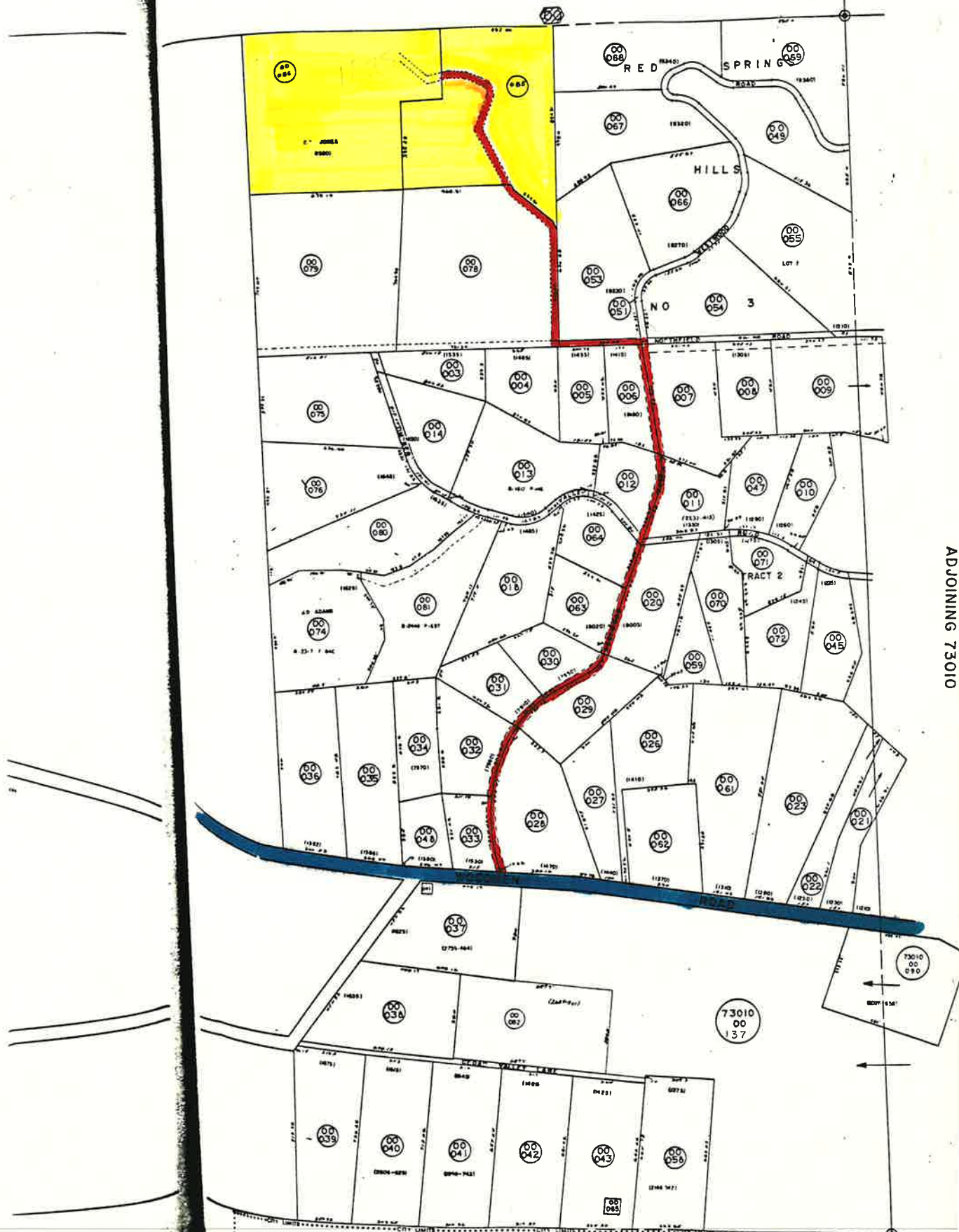
By _____

JUL 11 1977

El Paso County
Land Use Department

ADJOINING

72000



ADJOINING 73000 AND 73111

73020 1300

22 April 1981

Woodmen Valley Property Owners:

A. The Sisters of Mount St. Francis are requesting their total acreage (Approx. 1250 acres) be annexed by the city. Community Development Associates has been retained to do the preliminary planning required for annexation. Nolan Schriner of that firm contacted me to relate their plans and to answer questions.

The city does not require a master plan or a zone at the time of annexation. Consequently, there are few details to pass along. Basically, their intentions are to retain the convent as it is with 150 to 200 acres of surrounding land. The remaining land will be sold for development sometime in the future. It doesn't appear that they have a buyer waiting, but several developers (mostly outside of Colorado) have indicated an interest. Since the convent will remain, they too are very interested in how the property is developed. With the exception of a portion of the land on the southern boundary which has optimum access from the Oak Hills development, the desire is to have the land developed by a single developer. This will provide tighter control over the development.

To date the planner has completed a detailed topographical study of the area, a soil stability study, a vegetation study, and identified developable areas. The results of these studies are shown on several maps. The planner estimates that some 400 to 600 acres may not be developable due to the slope of the terrain. This implies that roughly 50% of the 1250 acres could be developed. If the land is annexed, zoning will be required in 60-90 days. An agricultural or residential holding zone would probably be used until such time that the developer submits a master plan. It could be many years in the making.

The annexation request will be made to the Colorado Springs Planning Commission at their meeting on May 7th starting at 8:30 AM at City Hall, Kiowa and Nevada, 2nd floor. If you have questions regarding this item prior to the meeting on May 7th, contact:

Nolan Schriner, Community Development Associates 471-0073
John Maynard, Colorado Springs Planning Dept. 471-6692
Larry Hecox, Attorney for Mt. St. Francis 473-4444
City Planning Commission agenda information 471-6692

B. Charles Graff and Associates, representing Bob Jones and Josephine Smith, is requesting a waiver of the El Paso County Subdivision Regulations in order to subdivide 15 acres in Woodmen Valley into 3 separate 5 acre lots. The property is north and west of the intersection of Westwood and Red Springs Valley Road. The subdivision regulations presently require a subdivision to have at least 60 feet of frontage on a publically maintained road. Since our roads are privately owned, they cannot comply. Therefore, the request is to waive this requirement. It will be necessary for the Planning Commission and ultimately the County Commissioners to approve this waiver if the subdivision is to take place. This decision is important not only for the petitioner, but also for anyone else in the Valley who may want to subdivide property (even if it results in 5 acre or larger parcels) in the future because it tends to set a precedence for all future requests. This will be heard at the County Planning Commission Meeting to be held on May 18th at Centennial Hall starting at 5:00 PM. For agenda information call 471-5742 after May 13th. If you have questions about the request, you may contact John Fischer at the County Land Use Dept. at 471-5742.

John Strathman

P.J. -
OF INTEREST
TH

Woodmen Valley Annexation Study

Preliminary Draft Report

TOTAL WOODMEN VALLEY ANNEXATION STUDY AREA

General Information

The total area under consideration for possible annexation encompasses approximately 2,750 acres (4.3 square miles). Mount St. Francis Convent comprises 1,270.17 acres of that total.

Within the total Woodmen Valley Annexation area the current population is 986 persons. There are also 223 single family dwelling units creating an average of 4.6 persons/d.u. (This figure appears to be high. If the 110 year round residents of the Convent are subtracted from the total population, the result is 876 persons or an average family size of 3.9 persons).

Subtracting the land owned by Mount St. Francis Convent from the total annexation area, the result is 1,480 acres on which 223 dwelling units are located. This results in 1 d.u./6.6 acres. There are 529.5 acres of vacant land (37%) within this area. If the vacant area should develop at the same density as that which exists today, the ultimate population would be 1,110 persons. However, it is unlikely that future development would be as sparse as that which exists today. The Pikes Peak Area Council of Governments projects the population for this area, in the year 2000, to be 4,910. The Park and Recreation Master Plan projects a population of 2,785 in 1990.

As in previous annexation analyses results of this area study are not clearly defined. Available data simply does not present the full picture and the data necessary for a complete cost benefit analysis is either unavailable or would be very time consuming to assemble as a prerequisite to annexation. Recognizing these shortcomings, however, we have assembled information which should provide the basis for an informed judgement to be made.

Following is a brief analysis of the data available including the reports received from other City departments.

Planning

The area under consideration is entirely within the "Planning Area" as delineated and defined in the Comprehensive Plan Program, General Land Development Recommendations - Planning Information Report Two.

The "Planning Area Policy" from those recommendations states in part that "The City should consider the possibility of providing full urban services to lands within the Planning Area.....(and) within the Planning Area, services should only be provided for developments which are adjacent to existing developed areas - consistent with open space and all other adopted land development policies".

In addition, parts of the area under consideration have a high probability of developing as a very desirable residential area which "Planning Information Report Two" indicates may be in short supply in the City within 10 to 15 years. City Planning Department and Pikes Peak Area Council of Governments projections indicate that the undeveloped portions of the area would very probably attract growth if services are provided. Recent developments, in the immediate area, such as the Digital Equipment Company, will provide further pressure for development of the vacant areas.

In response to the provisions of the City Council resolution on annexation policy adopted in December, 1972:

Some of the developed portion of the area is presently being served with City water and wastewater but the water division cautions that service of additional areas would be dependent on availability of water.

The annexation of the area under consideration would appear to be a "logical extension of the corporate boundary" particularly in light of the recommended "Planning Area Policy" and the natural barrier of the Pike National Forest that exists at the western edge of the area and the Air Force Academy on the northern boundary. However, the relative benefit to the City of such an annexation is by no means clear.

A significant portion of the Woodmen Valley Annexation Alternative is already urbanized. Likewise, a portion is presently provided with City water services and City wastewater service, all of which would qualify it for second order annexation consideration.

Summary Comments - City Departments

Utilities

Wastewater:

Of all the homes in the Woodmen Valley area only 57 are presently provided wastewater service by the City. This service is concentrated in Thunderbird and Pinecreek Estates. The remaining developed area is

divided into large tracts which make the need for public sewer service highly unlikely from an economic standpoint. If this area were annexed, future developments would be required to provide the necessary sewer facilities. The major impact would be long range and again would necessitate possibly two additional personnel to provide for inspection, customer service, and preventative maintenance of the Collection System. The immediate effects would be the annual loss of approximately \$1,700.00 for the differential outside City user charges and \$91.00 per single family unit connection fee.

Another point that should be considered is that annexation of this area may stimulate new development at a faster rate. This, in turn, could cause the Wastewater Division to accelerate the program for the installation of the new Monument Creek Interceptor to provide sufficient outfall line capacity.

Water:

The Mount St. Francis Josephine Convent area and the portion east of Monument Creek, known as the Tudor-Thunderbird Estates area, are presently served by the City of Colorado Springs, Water Division. All other residences in this area generate their water supply from individual and private wells. There is no fire protection in any of the areas being serviced from wells.

Cost to establish City water distribution and fire protection in this area should be at the expense of the owners and/or developers.

The Water Division has a tentative major distribution system of 12-inch and 8-inch water mains proposed, but the existing development is quite sparse at present with a very poor street network, most roadways being dead-end.

In order to prepare an approximate cost estimate for required water facilities it would be necessary to have a master plan for this entire area so that we would be able to determine main locations, sizes, necessary appurtenances, etc.

The Water Division has projected future water service to this area and would be able to supply required demands.

Should future development continue to be as sparse as the existing development in this area, it would be expected that maintenance costs compared to revenues received would be much higher than normally experienced in most areas of the City.

Gas and Electric Divisions:

Gas and electricity are currently supplied by the City to this area.

Police Department

An analysis of the criminal activity in the area to be annexed appears negligible at this time. However, there are other important factors which must be considered.

As you know, the proposed development of Oak Hills at Rockrimmon will add a considerable number of people to a currently sparsely populated area of the City. The Department did not take this addition into consideration in its 1977 budget. As a result, we view this subdivision as a form of "mini-annexation."

Likewise, the Woodman Valley area was not considered in this year's budget. This area presents a somewhat different problem than population, that is, the size of the geographical area concerned. Response time, accessibility, and officers' safety become critical in such a discussion. In order to provide satisfactory response to both these areas, better coverage to those persons and property in the Rockrimmon area, and proper allowances for officers' safety, the following is recommended:

- (1) One additional officer per shift which equates to five additional sworn positions.
- (2) One additional vehicle for this geographic area.

The Department realizes that a desirable level of Police protection can only be obtained with sufficient manpower and equipment to service this rather remote area of the City. It appears somewhat inappropriate to expect those persons living in the proposed annexation to bear the brunt of the required expenditures. Yet at the same time, we do not feel it appropriate nor desirable to provide anything less than the satisfactory level of Police protection to any resident of the City of Colorado Springs.

Salaries:

5 Patrolmen @ \$1,216 per month	\$72,960	
Overtime @ \$650 per year	<u>3,250</u>	\$76,210

Operating:

Benefits @ \$477	2,385	
Pension @ 5%	3,648	
False Arrest Insurance @ \$71	355	
Clothing/Cleaning Allowance @ \$305	1,525	
Equipment @ \$250	1,250	
Maintaining Vehicle (1)	<u>6,000</u>	15,163

Capital Outlay:

1 vehicle fully equipped	<u>7,750</u>	<u>7,750</u>
TOTAL		\$99,123

In a memo dated July 12, 1977, the Police Department representative stated that if the City were to annex the total Woodmen Valley Annexation Study Area, "the Department would, in all probability, request the full five (5) persons and one (1) vehicle. These would be in addition to the personnel we intend to request through the 1978 budget process. We feel such additions are necessary in order to maintain a desirable level of police service in the area in question."

Fire Department

Under the existing conditions we cannot provide what I could term adequate fire protection in Woodmen Valley (the area west of Thunderbird Estates and Pine Creek to and including Mt. St. Francis). The relatively few homes would probably not justify a station directly in that area. The only alternative is to locate a station which is presently contemplated in west Rockrimmon, so that either Buckeye Drive or Westwood could be traveled to get from Rockrimmon to that area. This would not alleviate the conditions of topography, winding street designs, or the road conditions described in Woodmen Valley or the lack of water but would reduce travel distance to some degree.

It would seem that considering the area being proposed for annexation and the station location described that about half of the cost for a station and staffing might be reasonably considered as a cost of annexing that area. Costs would be as follows:

Cost of station (finished)	\$225,000
Cost of pumper equipped	90,000
Manpower (12 men)	<u>198,000</u>
	\$513,000

One half this cost would be approximately \$256,000 for the opening year and about \$100,000 for salaries per year after that.

As stated above, a fire station is presently contemplated in west Rockrimmon to serve the Rockrimmon, Discovery, Oak Hills areas. This station will be needed at some point, whether the Woodmen Valley Annexation Study Area is annexed or not. The annexation would, in all probability, accelerate the need for a station in the area.

Park and Recreation Department

Woodmen Valley

<u>Land Requirements</u>	<u>Acq.</u>	<u>Dev.</u>	<u>Maint.</u>
14 ac. community park	91,000	700,000	15,484
7 ac. neighborhood park	45,000	175,000	7,742
7 ac. playfield	45,000	56,000	
Sub-total	181,000	931,000	30,968

Facilities

1 tennis court		13,000	3,427
Total	181,000	944,000	34,395

People Needed

Maintenance

	<u>Cost</u>
1 - permanent	\$8,592
2 - seasonal	3,840
\$12,432 - included in \$34,395 above	

Recreation

3 - seasonals	\$5,400
---------------	---------

Public Works

Traffic Engineering:

Signing and pavement markings can be installed and maintained for approximately \$3,000.00 per year.

The proposed annexation area has only one street light at the intersection of Gillen Road and Woodmen Road. It is recommended, if the area is annexed, residential lighting be installed within five years. The remaining area along Woodmen Road and along Gillen Road, between Tudor Road and Woodmen Road, would receive street lights as the area adjacent to these roadways develops.

The total area will require approximately 173, 100 watt High Pressure Sodium, street lights at a cost of \$12,000 a year using current rates.

Engineering and Streets Division:

1. Arterial Streets

Woodmen Road - Approximately three miles in length, partially improved, not to standards.

Major burden of improving would be on the developers, therefore we have to consider maintenance only.

- a. Present condition maintenance would be high due to side ditches, undefined paving edges, etc.: \$5,000 per annum
- b. Future developed condition maintenance costs: \$2,500 per annum

2. Residential Streets

There is approximately 5 1/2 miles of residential road systems in the Woodmen Valley area, of which 3 3/4 miles have any asphalt type surface. The streets are not curbed and do not appear to be to any standards. Many private streets exist throughout this area.

Maintenance would consist of overlaying the existing paved streets once every 8 years at a cost of: \$20,000 per annum

Grading remainder of unpaved streets - 1 3/4 miles of unpaved streets annual maintenance cost: \$500 per mile

3. Drainage

Since we assume 20% of the area to have some kind of structure or to be platted, 80% of the area would be subject to drainage fees or the placement of structures.

80% of 2,534 acres = 2,027 acres

1140 acres are already under a fee assessment in "Dry Creek Basin" which is currently assessed at \$1,008 per acre. The remaining acreage would be charged at the currently programmed figure of \$1,109 per acre for unstudied basins.

Fee assessments would then be:

1026 acres at \$1,008/acre =	\$1,034,208
1001 acres at \$1,109/acre =	<u>\$1,110,109</u>

Total fee collectible at time of building requests - subject to increase annually	<u>\$2,144,317</u>
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The cost of structures required for the unstudied area is undeterminable at this time, therefore we can only give the figures on fee assessment. The area would have to be engineered for a study of structures required.

4. Monument Creek

This area of the annexation request should be treated as a possible lineal type park wilderness area and we are assuming no improvements would be needed along Monument Creek as long as the floodway is not further encroached upon. This could be determined from the study required as previously mentioned.

5. Bridges

A major structure would be required on Woodmen Road at Monument Creek at a cost of approximately \$1,000,000 which would include a portion of Woodmen Road to be widened.

Note: This report does not include the controversial R.R. crossing at Woodmen Road, underpass or overpass. (This is estimated at \$2 million.)

A R.R. overpass and bridge will be required at the intersection of either Rockrimmon Boulevard or Woodmen Road with the Denver and Rio Grande Railroad tracks, whether this area is annexed or not. However, presently, this major facility is a City-County obligation.

It has been estimated that this facility would cost \$3 million. Alternate funding sources do exist. The Federal Aid Urban System is one such funding alternative. This system requires a local commitment of 26% to be matched by 74% Federal funds. (Local cost would be approximately \$720,000.) To use this funding source, Rockrimmon Boulevard would need to be placed on the Federal Aid Urban System.

It should be pointed out that this source of funding consists of approximately \$1,040,000/year to be used by Colorado Springs, Manitou Springs, Fountain, El Paso County, and the State Department of Highways. Funding has been tentatively committed for the next 5 years. The City of Colorado Springs' share of the Urban System Funds has been programmed through 1982 for Union Boulevard improvements.

If Rockrimmon Boulevard is not placed on the System, another source of funding available is the Off-System Roads Program. Again, this funding source requires 26% local commitment or \$720,000. The total funding available is approximately \$300,000 to be used County-wide.

6. Engineering Costs

There would be approximately \$20,000 required for engineering a new drainage basin study. This would be an immediate one time cost.

7. Personnel

No additional personnel would be required for the Engineering Department.

One additional person would be required for the Street Division at a per annum cost of \$10,000.¹

8. Equipment

Three pieces of equipment would be required to supplement the present maintenance fleet. These would be: dump truck, roller and pickup.

The total cost of purchase would be: \$15,000¹

Other Services

The departments reporting above comprise a large percentage of the City's annual expenditure for public services. However, the City provides a number of services not included above which, taken as a whole, are considerable in terms of costs. Expenses for items such as administration, municipal courts, public welfare, public health, and certain community development activities are difficult to assign and estimate on a geographic basis, but an addition of over eleven percent to the present population of the City is almost certain to increase costs for some of these, perhaps even by a percentage factor equal to the population increase. We have no reliable estimate of the increased cost of these services but they should be considered as a cost factor in the annexation evaluation. One imponderable factor in this consideration is that the residents of the study area may already be benefiting from these services to some degree. This segment of service costs is mentioned in anticipation of some degree of subjective consideration being given to it in evaluating the annexation.

Revenue Anticipation

The total assessed value of property within the total annexation area is \$3,538,410 (January 1, 1977 figures). At 11 mills this would result in yearly revenue of \$38,922.50 from this area. The Road and Bridge tax revenue would be \$8,846.025.

Sales tax revenue would be minimal in this area as it is primarily a residential development.

There would be additional revenue from drainage fees as stated in the comments from the Public Works Department.

¹In a memo from the Street Superintendent, dated July 12, 1977, it was stated that this would be the cost provided a request for 2 additional sweepers plus 2 employees to operate the sweepers is approved in the 1978 budget.

WOODMEN VALLEY - ALTERNATE

As a result of the comments from the various City departments stating concern with the large lots, private roads and rough topography particularly in the western area of the proposed annexation area, and because most of the property in the eastern portion particularly Thunderbird Estates and Pine Creek Estates, is presently furnished with several or complete City utilities¹, an alternate annexation is being proposed.

The alternate area is approximately the eastern most quarter of the total Woodmen Valley Annexation area. It is comprised of 109 d.u. on 530 acres with a population of 425 persons.

This alternate annexation area is the more developed area of the total proposed annexation area. Of the 530 acres, 178.8 are undeveloped resulting in 34% undeveloped.

Each of the City departments that had commented on the total proposed annexation area was asked to reassess its comments concerning the alternate annexation area. The comments concerning the alternate area follow:

Summary Comments - City Departments

Utilities

Wastewater:

The alternate annexation analysis request by the Planning Department has a minor impact on my original comments dated April 15, 1977 (comments on total annexation area).

As I stated, extension of sewer service in the vacant areas will be the burden of the developer. Of the existing developed areas, Pine Creek Estates is largely without public sewers and future improvement districts may be required.

The proposed alternate will eliminate the problem of providing full City services, such as sewers, to an area which, because of lot arrangement and topography, make this service very impractical.

Basically, all of my previous comments including the revenue loss still apply to the alternate plan.

¹ A map depicting the utility services presently provided or contracted for those that have signed an annexation agreement will be presented at the Informal City Council meeting.

Water:

As noted previously, the Thunderbird Estates and Pine Creek Estates areas are presently served by the City of Colorado Springs, Water Division. However the Pine Creek Estates area is very weak in fire protection. It is estimated that 10 new fire hydrants and 3500 feet of new water main would be required to meet City specifications. Approximate cost would be \$65,000.00.

The area west of the D&RG Railroad would have to be served from a proposed new 12 inch water main in Woodmen Road. Cost of this main and other water mains and facilities needed to serve this tract should be at the expense of the owner and/or developer.

Gas:

The Gas Division is already serving Pine Creek Estates and Thunderbird Estates. We have a 4 inch high pressure main in Woodmen Road and a 6 inch high pressure line running north from Woodmen Road along the west R.O.W. line of Interstate 25. Any extensions from these lines would be done with Gas Division money and the revenue from customers would return these costs to the Gas Division. We would not need any additional people or equipment to maintain this area.

Electric:

Currently serves this area.

Police Department

I refer you again to our memo of April 19, 1977 (memo concerning total Woodmen Valley Annexation Study Area). In it we state that several factors were considered in our recommendation for personnel and equipment for the area in question. We have never maintained that annexation of alternative A alone is justification for such requests. However, after reviewing our departmental needs in the northwest quadrant, these recommendations seem to meet minimum annexation requirements.

If the Department had an adequate supply of personnel and equipment, it would be feasible for us to absorb alternative A without incurring additional costs or reducing our current level of police service. Unfortunately, this is not the case. It would be most difficult to absorb any new additions or annexations, particularly in the northwest quadrant, without either adding new positions and equipment or reducing services.

Fire Department

The area considered in this alternate annexation includes Pine Creek and Thunderbird, as far as development that currently exists.

The Thunderbird Estate area is generally spaced fairly adequate as far as hydrants are concerned and we feel that if the flow is sufficient, would be adequate in that residential area.

The Pine Creek area has only two hydrants on the loop formed by Tudor Road and Gillen Road which is a distance of approximately one mile. It was my understanding that the utilities representative that was present at the meeting said he thought the water supply was available in the form of mains in that area and if that is true hydrants could be installed.

We currently have under consideration the construction of a station at one of two proposed locations. Locations are at Dublin and El Paso or in the west portion of Rockrimmon, as we are currently trying to determine if Falcon Estates might be considered for annexation soon and if so could affect where the first station might be located.

As far as cost consideration, it would seem the following might be a reasonable cost to be assigned to the area under discussion.

We normally can cover about 7 square miles with a station in areas that are primarily residential and since this area is slightly less than 1 square mile, it would seem about 14% of the cost of a station and the salary cost for staffing could be a reasonable estimate.

The 14% cost of a station and staffing would be as follows:

Station construction (one-time cost)	\$36,000
Staffing and maintenance cost per year	
14% cost	64,000

From the above, it is apparent that a first year would be approximately \$100,000 and the per year cost after that would be approximately \$64,000. The cost of additional hydrants needed in Pine Creek would have to be estimated by the Water Department.

Again, as stated in the Fire Department report concerning the total annexation area, the annexation of the Alternate area would accelerate the need for the proposed Fire Station in the west Rockrimmon area.

Public Works Department

Traffic Engineering Division:

Signing and pavement markings can be installed and maintained for approximately \$2,500 per year.

The proposed annexation area has only one street light at the intersection of Gillen Road and Woodmen Road. It is recommended, if the area is annexed, residential lighting be installed within five years. The remaining area along Woodmen Road and along Gillen Road, between Tudor Road and Woodmen Road, would receive street lights as the area adjacent to these roadways develops.

The total area will require approximately 82, 100 watt High Pressure Sodium, street lights at a cost of \$5,700 a year using current rates.

Streets and Engineering:

The majority of the area that is currently developed lies easterly of Monument Creek and is currently known as Thunderbird Estates.

The roads in this area are generally asphalted but lack the benefit of curb and gutter.

Tabulation of Facts

1. Arterial Streets

First Time Costs:

Woodmen Road is the only arterial street in this area and is approximately 5,000 feet in length.

Costs - One Time (1st Year)

Maintenance	\$ 5,000 ¹
Bridge over Monument (widening)	\$1,000,000 ¹
R.R. Overpass	<u>\$2,000,000¹</u>
Total	\$3,005,000

Future Costs (Per Annum)	\$ 2,500
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2. Residential Streets

First Time Costs:

12,000 L.F. of paved roadways	\$ 45,000 ²
City share of intersections if this were to go into an Imp. District	<u>\$ 5,000</u>
Total	\$ 50,000

Future Costs (Per Annum)	\$ 1,500
--------------------------	----------

¹These costs cannot be attributed to the annexation. These facilities will be needed whether this area is annexed or not. However, presently, these facilities would be a City-County obligation.

²This figure can be prorated over several years. Generally, overlaying is done once every 8 years. Since most of the paved roads in the Total Annexation Study Area are within the Alternate Annexation Area, the figures used for the Total area can be applied here.

3. Drainage

Approximately 373 acres would be fee assessed at a current fee of \$4,109.00 per acre. \$ 413,657

Cost of structures required would be unknown until Drainage Master Plan is received.

Engineering would still be as previously stated in Woodmen Valley Report dated April 1977. \$ 20,000

4. Personnel

No additional personnel would be required for the Engineering Department.

One additional person would be required for the Street Division at a per annum cost of \$10,000.¹

5. Equipment

Three pieces of equipment would be required to supplement the present maintenance fleet. These would be: dump truck, roller and pickup.

The total cost of purchase would be: \$ 15,000¹

Notation:

A portion of the Thunderbird Estates lies within the Monument Creek Flood Plain, restricting the issuance of building permits in some cases.

Summary:

Total initial cost approximately - \$ 35,000

Total annual cost thereafter - \$ 42,200

Anticipated Revenue

The assessed valuation of the alternate area is \$1,373,080. At 11 mills, this would result in increased City revenue of \$15,103.88. Revenue from the Road and Bridge Fund would be \$3,432.70. Again, sales tax revenue would be minimal.

There would be additional revenue from drainage fees as stated in the comments from the Public Works Department.

¹In a memo from the Street Superintendent, dated July 12, 1977, it was stated that this would be the cost provided a request for 2 additional sweepers plus 2 employees to operate the sweepers is approved in the 1978 budget.

Conclusion

The purpose of this preliminary report is to point out the benefits and concerns with the annexation of the area known as the Woodmen Valley Annexation Study Area.

Realizing the problems with the large lots, rough topography, private streets and general rural atmosphere in the western section of the study area, the Planning Department has offered an alternate annexation area.

The options are to pursue one of these study areas for possible annexation, to research further to arrive at a different possible alternate annexation area, or to do nothing.

The Planning Department realizes that more indepth study is needed if either of these first two alternatives is chosen. However, guidance from the City Council is desired before any further study is undertaken.

STATISTICAL SUMMARY

BACKGROUND INFORMATION

	<u>Total Annexation Study Area</u>	<u>Alternate Area</u>
Area	2,750 acres	530 acres
Dwelling Units	223	109
Population	986 (876) ¹	425
Assessed Value	\$3,538,410	\$1,373,080

ANNUAL REVENUE ESTIMATES

Property Tax	\$38,922.50	\$15,103.88
Road & Bridge Tax	\$ 8,846.03	\$ 3,432.70
Sales Tax	Minimal	Minimal
Total	<u>\$47,768.53²</u>	<u>\$18,536.58²</u>

COST INCREASE ESTIMATES

<u>Total Annexation Study Area</u>	<u>Immediate Capital Costs</u>	<u>Annual Operating Cost</u>	<u>Long Term Capital Costs</u>
Public Works Dept.			
Street Div.	\$ 15,000	\$ 10,000	--
Engineering Div.	\$ 20,000	\$ 28,375	-- ³
Traffic Eng. Div	--	\$ 15,000	--
Police Dept.	\$ 7,750	\$ 91,373	--
Fire Dept.	\$157,500	\$100,000	--
Park & Rec Dept.		\$ 52,227	\$1,112,000
Subtotal	<u>\$200,250</u>	<u>\$296,975</u>	<u>\$1,112,000</u>

¹Figure excluding 110 persons residing at Mt. St. Francis.

²Drainage fees are not collected in the Co. If this area is annexed, there will be additional revenue from drainage fees assessed at \$1008/acre in Dry Creek Basin and \$1109/acre for unstudied basins.

³\$3 million for the proposed bridge widening and RR overpass at Wooden Rd. & Rockrimmon Blvd. is not shown here because it will be needed whether this area is annexed or not. However, this major improvement is a City-Co. obligation presently. Also, this figure could be reduced to \$720,000 if City funds are used only to match Federal Aid Urban or Off-System Roads funds.

COST INCREASE ESTIMATES (Cont.)

<u>Total Annexation Study Area</u>	<u>Immediate Capital Costs</u>	<u>Annual Operating Cost</u>	<u>Long Term Capital Cost</u>
Utilities Divisions			
Water Div.	4	4	4
Wastewater Div.	4	4	4
Subtotal			
"TOTAL AREA" TOTALS	\$200,250	\$296,975	\$1,112,000

ALTERNATE ANNEXATION AREA

Public Works Dept.			
Street Div.	\$ 15,000	\$ 10,000	--
Engineering Div.	\$ 20,000	\$ 24,000	-- ⁵
Traffic Eng. Div.		\$ 8,200	
Police Dept.	0 ⁶	0 ⁶	--
Fire Dept.	\$ 36,000	\$ 64,000	
Park & Rec Dept.		\$ 26,012	\$ 556,000
Subtotal	\$ 71,000	\$132,212	\$ 556,000
Utilities Divisions			
Water Div.	4	4	4
Wastewater Div.	4	4	4
Subtotal			
"ALTERNATE AREA" TOTALS	\$ 71,000	\$132,212	\$ 556,000

⁴Information not available at this time--it will be presented at the Informal City Council meeting.

⁵See Note 3 previous page.

⁶In a memo dated July 12, 1977, the Police Dept. stated that they could absorb the alternate area without incurring additional costs if the Dept. had an adequate supply of personnel and equipment.

⁷The annual operating costs and long term capital costs for the Park & Rec Dept. were prorated for the alternate area at $\frac{1}{2}$ the requirements for the total annexation study area. This was justified because most of the population and development have occurred in the alternate area.

CHARLES E. GRAFF & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS
471-9600

May 11, 1981

John Fisher
El Paso County Land Use Dept.
27 E. Vermijo Ave
Colorado Springs, CO.

Dear John:

Enclosed please find five (5) copies of the letter of intent for the requested granting of private access to the 15 acre Jones property. The property is generally located 1000' N.W. of the intersection of Northfield Road and Westwood Road, North of Woodmen West Road. Also enclosed is one (1) map describing the property and proposed access.

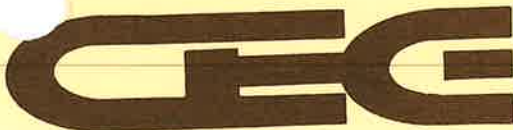
Sincerely,

CHARLES E. GRAFF & ASSOCIATES, INC.


JONATHON WARNER

JW/dh
ENCL:

By **RECEIVED**
MAY 11 1981
El Paso County
Planning Department



2925 KING STREET
COLORADO SPRINGS, COLORADO 80904

"LETTER OF INTENT",

RE: PRIVATE ACCESS TO 15 ACRES LOCATED 1000' N.W. OF THE
INTERSECTION OF NORTHFIELD ROAD AND WESTWOOD ROAD, NORTH
OF WOODMEN WEST ROAD.

Location: The property is generally located in the Northwest one quarter of the Northeast one quarter (NW $\frac{1}{4}$ of NE $\frac{1}{4}$) of section 2, Township 13 South, Range 67 West of the 6th principal meridian, in El Paso County, Colorado.

INTENT AND USE: We propose to split the property into three 5 AC, or 2,7.5 AC lots with each lot accomodating 1 residence and being accessed privately. At this time we are requesting specifically that private access be granted to the proposed 5 AC lots or 7.5 AC lots from Woodmen Road 2600' North along Westwood Road, then 350' West from Westwood Road along Northfield Road, and then 1500' North along an existing roadway to the property. In this regard these specific sections of Westwood Road, Northfield Road and the unnamed roadway are presently private roads. These private roads have accessed the one existing residence on the property in question and the other residences in the area for the last 80 years.

SURROUNDING PROPERTIES: The property and surrounding properties in the area are all zoned in accordance to the Woodmen Valley M.P. which was approved by the Board of County Commissioners in June, 1977. In this regard our request for 1 unit per 5 acres is in accordance with this master plan.



EL PASO COUNTY

LAND USE DEPARTMENT

27 EAST VERMIJO

COLORADO SPRINGS, COLORADO 80903

June 27, 1977

Mr. John Strathman

Dear John,

I want to thank you and those involved for the work that you have done for Woodmen Valley. The information that you have compiled is, on the whole, accurate, and the proposed plan or recommendations that you have submitted are reasonable in light of the present circumstances in Woodmen Valley. I would merely like to clarify several points and suggest an amendment to one of your recommendations. If these recommendations and proposed plan meet with the general approval of the residents and property owners of the valley, the Land Use Department will encourage their adoption by the County.

First of all, it is necessary to understand that the Planning Commission, not the Board of County Commissioners, is responsible for the Master Plan of the County. The plan is merely certified to the Board of County Commissioners after adoption by the Planning Commission. Although it is always good policy to ask the Board of County Commissioners to endorse the plan, they are not bound by its recommendations. The zoning, on the other hand, is within the final purview of the Board of County Commissioners. Therefore, the zoning of Woodmen Valley should be of primary importance. I would also add that an amendment to the zone plan is much more difficult than an amendment to the master plan.

Second, your letter to the Woodmen Valley property owners states that the F-1 zone will permit quarter-acre lots under certain circumstances which include public water and sewer. The F-1 zone permits 10,000 square foot lots if such lots are platted. The platting requirements have changed significantly over the years (from literally no requirements other than recording to present day S.B. 35 type regulations). Lots previously platted may be built upon if there is at least 10,000 square feet regardless of public water and sewer (if indeed there are any platted lots in the valley). The present subdivision regulations require all new subdivisions of land to have a public sewer system if the

lots being created are less than 5 acres, and a public water system if such lots are less than 2½ acres. The point is: it is the platting, not necessarily the public water and sewer, which controls lot sizes.

Third, it is not correct to state, "wells and septic systems on less than 5 acres are non-conforming in any existing El Paso County zone." Wells and septic systems have nothing to do with conformance or nonconformance to zoning. Conformance or nonconformance of wells and septic systems is a matter regulated by the State Division of Water Resources and the State and County Health Department. For all platted subdivisions in recent years, it has been a requirement that lots of less than 5 acres have public sewer, and lots less than 2½ acres have both public water and public sewer. Lots created prior to this requirement, or lots which did not require platting, are not required to have public water and sewer. Approximately nine-tenths of the 54,000 lots in El Paso County are not platted or were platted prior to the public water and sewer requirements. Such lots met the requirements of subdividing at the time they were created, and may obtain private water and sewer upon the approval of the necessary health and water agencies.

Proposed Plan

The following are my comments and recommendations:

- A. The plan area is logical and should not require amendment.
- B. The A-5 Farming District is not necessarily the most restrictive 5 acre county zone. Serious consideration should be given to the A-2 zone for the entire valley. The A-5 zone permits duplexes as a matter of right; the A-2 does not. They are both 5 acre minimum zones. It would be much easier to attempt the rezoning of the F-1 only, rather than the rezoning of the F-1 and all of the A-2. The county policy for many years has been to rezone property only upon the request of the property owners. Although this is not legally necessary, it would be a difficult policy to change.

C., D., and E.

I have not had the opportunity to study your proposed "Regions" in detail. Comparison of these regions should be made to our environmental maps prior to final designation on a plan.

If, after this review, it appears that the regions have a rational basis in fact, and the majority of the property owners support their designation, the Land Use Department would recommend them to the Planning Commission. However, such recommendation would be conditioned upon recognition that these specific regions are only advisory in nature.

Without regard to these regions, the following are my present recommendations for Woodmen Valley:

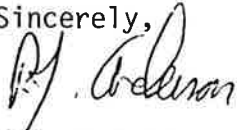
less than 5 acres

permitted

1. Further subdivision of property in the valley not be encouraged unless public water and sewer are provided.
2. Lots that are presently less than 5 acres, i.e. nonconforming, should remain nonconforming. Such lots should not be granted variances by the Board of Adjustment where they were created after the five acre zoning requirement unless there is a showing of undue hardship created by someone other than the present property owner.
3. If a variance for a nonconforming lot is requested, it should be granted only upon the obtaining of public water and sewer where possible.
4. Where possible, contiguous parcels of less than 5 acres should be combined prior to a Board of Adjustment variance, unless public water and sewer are provided or the lots are within an appropriate region, as finally determined.
5. That the zoning remain 5 acre minimum unless a change of circumstances can be shown to justify a higher density. A change of circumstances should include, as a minimum, public water and sewer, and publicly maintained roads.

I look forward to working with you and other interested residents of Woodmen Valley in formulating a good plan for the valley's future development. Most of the data collection has been accomplished, and a final plan should only be a matter of coordinating the desires of property owners in the valley with those of the officials elected and appointed to represent them. I feel comfortable that those positions are not far apart.

Sincerely,



P.J. Anderson
Land Use Administrator

PJA:jb

cc: Bill Wildman
John Fisher

1. In order to develop must have utilities
2. Woodman Valley Annex Annexation Study.
3. Woodman Rd.
4. Revision of ~~the~~ 1990 Land Use plan (Sept 1977)
5. Sewer line provided to serve other areas, not
municipality exclusively.

WAS DENIED PREVIOUSLY

- Piecemeal Annexation.
- Road problems - mixed maintenance (don't happen but is
not desirable)
T.G.P. etc.
- Does violate recommendations of Annexation Study.
(hence CPol terms)
- Could be developed in County → in accordance with
approved County Plan review (1977 Sept approval)
- Should be treated as a whole, not piecemeal
- [Utility extensions]

Viable citizens group

Annexation would result in per se violation of the
plan since there is no 5 acre min. size in
County.

6 JULY 1977

BILL WILDMAN
EL PASO COUNTY LAND USE DEPT.
27 E. VERMILIO
COLORADO SPRINGS, COLORADO 80903

DEAR BILL,

THE COMMENTS AND SUGGESTIONS MADE BY YOU AND P.J. ANDERSON HAVE BEEN VERY HELPFUL IN DRAFTING A PROPOSED PLAN FOR WOODMEN VALLEY. THE LATEST VERSION OF THE PLAN IS ATTACHED, AND IT IS THE ONE BEING DISTRIBUTED TO WOODMEN VALLEY PROPERTY OWNERS. THE MAILING LABELS AND COMPUTER PRINTOUT HAVE BEEN USEFUL IN ALLEVIATING THE TASK OF GETTING THIS ACCOMPLISHED.

THE INITIAL RESPONSE HAS BEEN ENCOURAGING, AND I HOPE THAT WE WILL HAVE SIGNED STATEMENTS OF APPROVAL FROM NEARLY ALL OF THE PROPERTY OWNERS BY LATE THIS MONTH. PROVIDING THIS PROGRESSES AS PLANNED, I WILL BE CONTACTING YOU AND P.J. IN AUGUST TO REQUEST THE PLAN BE HEARD AT THE SEPTEMBER MEETING OF THE PLANNING COMMISSION.

THANKS AGAIN FOR YOUR HELP.

SINCERELY,
John Steathman
JOHN STEATHMAN

RECEIVED

By

JUL 11 1977

El Paso County
Land Use Department

6 JULY 1977

P.J. ANDERSON
EL PASO COUNTY LAND USE DEPT.
27 EAST VERMILIO
COLORADO SPRINGS, COLORADO 80903

DEAR P.J.,

THANKS FOR YOUR COMMENTS AND HELP ON THE PROPOSED
PLAN FOR WOODMEN VALLEY. I BELIEVE THAT MOST OF
YOUR SUGGESTIONS HAVE BEEN INCORPORATED IN THE
LATEST VERSION. I HAVE ENCLOSED A COPY THAT IS
PRESENTLY BEING DISTRIBUTED TO WOODMEN VALLEY
RESIDENTS AND MAILED TO PROPERTY OWNERS LIVING
OUTSIDE THE AREA. THE INITIAL RESPONSE IS
ENCOURAGING, AND I HOPE THAT WE WILL HAVE SIGNED
STATEMENTS OF APPROVAL FROM NEARLY EVERY ONE
LATER THIS MONTH.

PROVIDING THIS PROGRESSES AS PLANNED, I WILL CONTACT
YOU AND BILL WILDMAN EARLY IN AUGUST REQUESTING
THAT THE PLAN BE HEARD BY THE PLANNING COMMISSION
AT THEIR SEPTEMBER MEETING.

SINCERELY,
John Strathman
JOHN STRATHMAN

RECEIVED

By _____

JUL 11 1977

El Paso County
Land Use Department

August 1, 1977

Mr. P.J. Anderson, Planning Director
El Paso County Land Use Department
27 E. Vermijo Ave.
Colorado Springs, Colorado 80903

Dear P.J.

The property owners in Woodmen Valley have been concerned for sometime about existing problems as well as future development in the Woodmen Valley area. Many of these problems and concerns can best be addressed by developing a comprehensive master plan for the area. As an initial step in formulating this master plan, the property owners have prepared and approved a land use plan for the Woodmen Valley area.

We are submitting this proposed land use plan for Woodmen Valley as an effort to show in a unified way how the vast majority of property owners in the Valley feel about the future development of their land hoping that the desirable character of Woodmen Valley as a place to live will not be changed by outside influence or perhaps by a single developer seeking profit at the expense of the remaining 159 property owners. Roads and water are problems that rank of equal priority with land use, and efforts to bring forth solutions to these problems will be started in the near future as well.

Therefore, we would like a place on the agenda so that the proposed land use plan for Woodmen Valley can be presented at the September meeting of the El Paso County Planning Commission. We will also ask that the following action be taken:

- i.) That the Woodmen Valley Land Use Plan be approved and used as a guide for recommendations pertaining to future development in the Woodmen Valley area.
- ii.) That the plan be adopted as a modification to the El Paso County 1990 Land Use Plan, and that the maps, plats, and charts be changed to indicate the modification.
- iii.) That the plan be sent to the El Paso County Board of Commissioners for their certification.

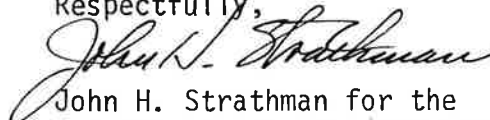
RECEIVED

By _____

AUG 11 1977

El Paso County
Land Use Department

Respectfully,


John H. Strathman for the
Woodmen Valley Property Owners

*SINCE THERE MAY BE A FAIR NUMBER OF PEOPLE FROM
WOODMEN VALLEY AT THE MEETING, IT WOULD BE
APPRECIATED IF WE COULD BE PLACED EARLY ON
THE AGENDA. THANKS.*

John

RECEIVED

By _____

AUG 11 1977

6 August 77

El Paso County
Land Use Department

Bill,

Attached is a copy of the letter I wrote to P.J. requesting to be placed on the Sept. Planning Commission meeting agenda. Also, a copy of the letter I sent to the city regarding their annexation study, and a stand alone copy of the proposed Woodmen Valley Land Use Plan. If there is anything else you can suggest that we should try to do before Sept 19th please let me know. I will submit the original ballots that the property owners filled out to the Planning Commission during the presentation. Thanks for you help.

Jim Strickman

CHARLES E. GRAFF & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS
471-9600

May 11, 1981

John Fisher
El Paso County Land Use Dept.
27 E. Vermijo Ave
Colorado Springs, CO.

Dear John:

Enclosed please find five (5) copies of the letter of intent for the requested granting of private access to the 15 acre Jones property. The property is generally located 1000' N.W. of the intersection of Northfield Road and Westwood Road, North of Woodmen West Road. Also enclosed is one (1) map describing the property and proposed access.

Sincerely,

CHARLES E. GRAFF & ASSOCIATES, INC.


JONATHON WARNER

JW/dh
ENCL:

RECEIVED
By _____
MAY 11 1981
El Paso County
Planning Department



2925 KING STREET
COLORADO SPRINGS, COLORADO 80904

"LETTER OF INTENT",

RE: PRIVATE ACCESS TO 15 ACRES LOCATED 1000' N.W. OF THE
INTERSECTION OF NORTHFIELD ROAD AND WESTWOOD ROAD, NORTH
OF WOODMEN WEST ROAD.

Location: The property is generally located in the Northwest one quarter of the Northeast one quarter (NW $\frac{1}{4}$ of NE $\frac{1}{4}$) of section 2, Township 13 South, Range 67 West of the 6th principal meridian, in El Paso County, Colorado.

INTENT AND USE: We propose to split the property into three 5 AC, or 2,7.5 AC lots with each lot accomodating 1 residence and being accessed privately. At this time we are requesting specifically that private access be granted to the proposed 5 AC lots or 7.5 AC lots from Woodmen Road 2600' North along Westwood Road, then 350' West from Westwood Road along Northfield Road, and then 1500' North along an existing roadway to the property. In this regard these specific sections of Westwood Road, Northfield Road and the unnamed roadway are presently private roads. These private roads have accessed the one existing residence on the property in question and the other residences in the area for the last 80 years.

SURROUNDING PROPERTIES: The property and surrounding properties in the area are all zoned in accordance to the Woodmen Valley M.P. which was approved by the Board of County Commissioners in June, 1977. In this regard our request for 1 unit per 5 acres is in accordance with this master plan.

file

El Paso County Planning Department

July 15, 1993

Tex Leute
Water Engineering Department
City of Colorado Springs Utilities
404 West Fontenaro
P. O. Box 1103 - Mail Code 1260
Colorado Springs, Colorado 80901

RE: Woodmen Valley Master Plan

Dear Mr. Leute:

Per our telephone conversation of today, attached are a few materials related to this 1977 planning effort. The original file is in storage. The upshot is that, in 1977, the County approved a Master Plan for the outlined lots intended to preserve existing zoning and density.

Please call me if you have any questions.

Sincerely,



Carl F. Schueler
Assistant Director - Comprehensive Planning

Attachment

cc: Kenneth G. Rowberg, Director

15
STANDARD FORM COMMENT AGENDA
(SUBDIVISIONS)

Item No. - Agenda Item 15: Proposed Land Use Plan for the Woodmen Valley. The applicants are requesting adoption of the Land Use Plan and Zoning Plan as a revision of the Land Use portion of the 1990 Land Use Plan.

FACTS: The proposed "Plan" was developed by residents of the Woodmen Valley as a response to increase growth pressures within the area. The "Plan" covers an area of 2300 acres. Basic components of the "Plan" and recommended changes include the following: (1) The "Plan" divides the Woodmen Valley into three regions and recommends zoning and land use minimums for each region; (2) Region 1: recommended development at one unit per 5 acre minimum with one unit per 2.5 acres permitted if public water and sewer are provided; (3) Region 2: 5 acre minimum until

WATER AND SANITATION PROVISIONS:

The plan does not address this issue directly but states that public water and sewer are to be a pre-requisite before 2.5 acre lots are permitted

water and sewer (public) are provided at which time 2.5 acre per unit development to be allowed; (4) Region 3: 5 acre per unit development with a reconsideration of 5 acre concept at such time as public water and sewer are provided, at which time 2.5 acre per unit would be the maximum density permitted; (5) Zoning: re-zone the entire area A-2 and permit zone changes only to A-5-A and only if public water and sewer are provided; (6) Subdivision: permit subdivision of property into 5 acre lots only.

DEPARTMENT OF TRANSPORTATION:

The plan does not address the question of roads. All roads are now private and unmaintained.

FIRE PROTECTION: The area is currently served by the Woodmen Valley V.F.D. The area is rated as a severe wildfire hazard area and has no water system (e.g. hydrants) and no publically maintained roads. The question of fire protection is not addressed in the plan.

SIGNIFICANT GEOLOGIC CHARACTERISTICS: This issue is not addressed in the plan. Investigation of the area indicates that there are severe geologic and soils hazards throughout the valley with severe limitations noted for both septic systems and foundations.

PARK AND SCHOOL PROVISIONS: This is not addressed in the plan. At present there are no parks or public recreational facilities in the valley. The valley is within school district #20 and is served by one elementary school. School capacities based on the proposed development are not addressed.

OTHER AGENCY COMMENTS: No other agencies have been contacted with regard to the plan.

LAND USE DEPARTMENT COMMENTS: The proposed plan is not a comprehensive plan in the accepted sense of the term. It is a "zoning and land use plan" and does not deal with the wide range of subjects generally included in preparation of a comprehensive plan. The basic reason for the plan is to achieve official recognition,, through an adopted plan, of the desires of the residents of the valley to maintain the rural-residential nature of the area. Thus, any requests for zone changes within the valley would not be in conformance with the plan and therefore subject to defeat. The present plan shows (1990 Land Use) significantly higher density development than that desired by the residents (4-9.9 units per acre). They are therefore attempting to change the land use map which is a component of the plan.

Because the plan does not deal with many critical issues (provision of water and sewer, transportation system, environmental matters, services and capacities, costs factors)
(over)

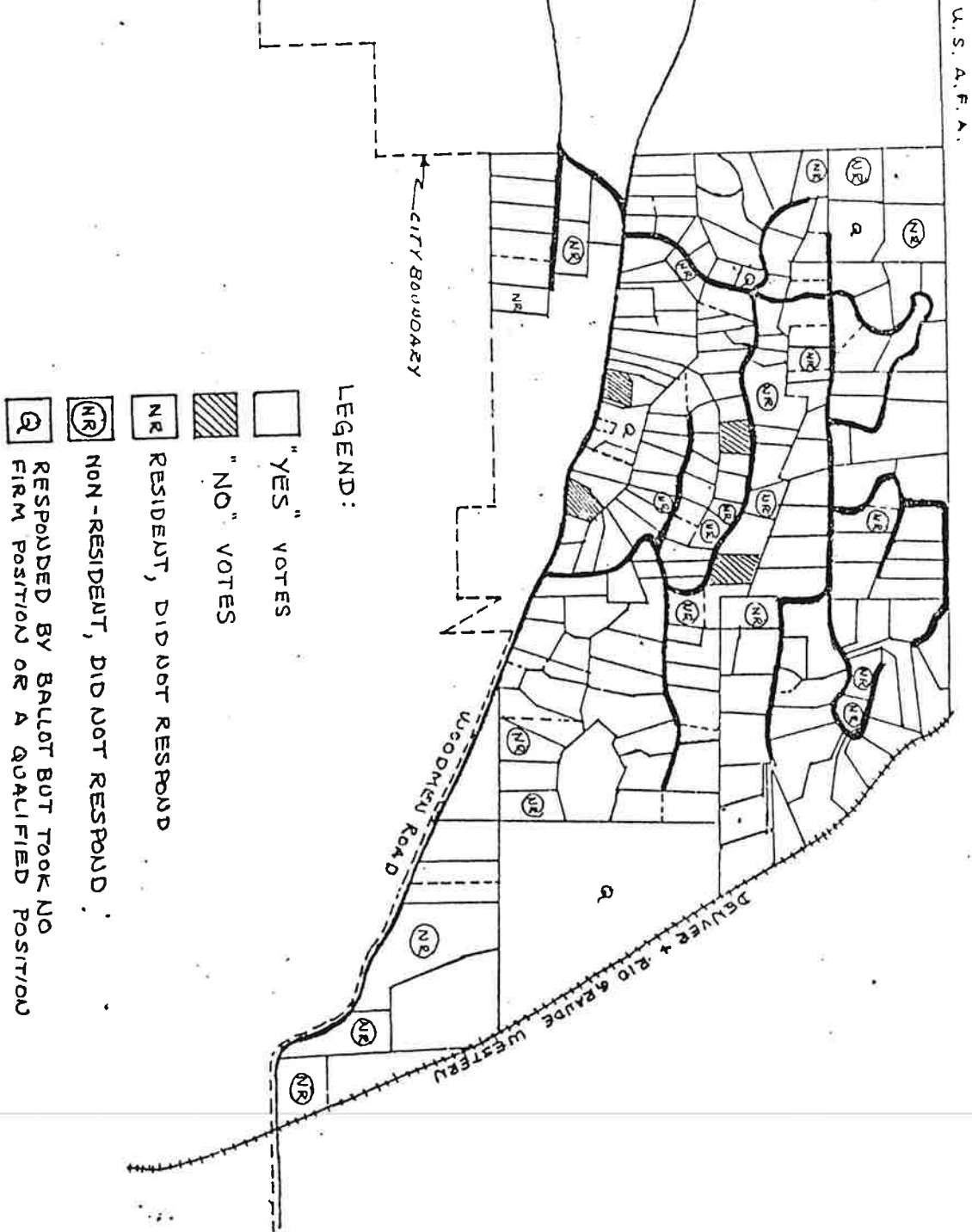
the conclusions of the plan are not technically verifiable, although they may be intuitively sensible. Questions such as the overall impact of the development of five acre parcels with well and septic systems and the impact of such systems on the water supply and the general environment versus the impact of higher density with public water and sewer are not thoroughly analyzed. This is understandable when one considers that the plan represents the attempt of the residents to maintain a certain life-style rather than to solve technical and environmental problems. As such, the plan is more analagous to the citizen input stage of a comprehensive planning process than it is to a comprehensive plan itself. It should be noted further that if such a plan were presented by a developer as the first phase of a development proposal (sketch plan or master plan) it would fail for lack of information.

What the plan appears to be is a preliminary step in a program to re-zone areas of the Woodmen Valley and to have this proposed zoning reflected in the 1990 plan, in much the same way that undeveloped land zoned for industrial use is reflected in the plan as industrial land. As such it presents an overall zoning scheme and sets forth certain rezoning policies to be applied to the Woodmen Valley. If the rezoning scheme is adopted, it requests that the land use plan be changed to reflect both the zoning and the zoning policies.

If the Commission feels that the proposed plan has merit and should be adopted in some official form (either as an amendment to the adopted plan or as a re-zoning request) it is the departments' feeling that the land use plan component should be adopted as an interim revision of the 1990 Land Use Plan. As the members of the Commission are aware, the county is currently developing a comprehensive plan for the county which will replace the 1990 Land Use Plan. As an interim revision, the proposed plan would constitute land development policy until such time as the new plan is adopted. The questions mentioned earlier must be addressed before the proposal can be considered a component of the new comprehensive plan.

It should also be noted that there is an apparent contradiction in the proposal. The proposal indicates that subdivision into 2.5 acre lots would be permitted with the provision of public water and sewer. It also indicates that no subdivision of lots into parcels of less than 5 acres should be allowed. This should be clarified.

WOODMEN VALLEY LAND USE PLAN: RESULTS OF BALLOTING



10 SEP 77

10 SE 77
THS.

BALLOTING STATISTICS

	BY PROPERTY OWNER				BY ACREAGE	
	RESIDENTS	NON-RESIDENTS	TOTAL	%	TOTAL	%
OWNERS IN AREA	118	45	163	100	2328 a.	100
RESPONSES BY BALLOT	117	24	141	87	2172 a.	93
APPROVALS	114	19	133	82	2028 a.	87
DISAPPROVALS	2	2	4	2.5	14 a.	0.6
NEUTRAL RESPONSE	1	3	4	2.5	129 a.	6
DID NOT RESPOND	1	21	22	13	154 a.	7

10 Sept 77

WING 72000



ADJOINING 7301C

73020 1301

22 April 1981

Woodmen Valley Property Owners:

A. The Sisters of Mount St. Francis are requesting their total acreage (Approx. 1250 acres) be annexed by the city. Community Development Associates has been retained to do the preliminary planning required for annexation. Nolan Schriner of that firm contacted me to relate their plans and to answer questions.

The city does not require a master plan or a zone at the time of annexation. Consequently, there are few details to pass along. Basically, their intentions are to retain the convent as it is with 150 to 200 acres of surrounding land. The remaining land will be sold for development sometime in the future. It doesn't appear that they have a buyer waiting, but several developers (mostly outside of Colorado) have indicated an interest. Since the convent will remain, they too are very interested in how the property is developed. With the exception of a portion of the land on the southern boundary which has optimum access from the Oak Hills development, the desire is to have the land developed by a single developer. This will provide tighter control over the development.

To date the planner has completed a detailed topographical study of the area, a soil stability study, a vegetation study, and identified developable areas. The results of these studies are shown on several maps. The planner estimates that some 400 to 600 acres may not be developable due to the slope of the terrain. This implies that roughly 50% of the 1250 acres could be developed. If the land is annexed, zoning will be required in 60-90 days. An agricultural or residential holding zone would probably be used until such time that the developer submits a master plan. It could be many years in the making.

The annexation request will be made to the Colorado Springs Planning Commission at their meeting on May 7th starting at 8:30 AM at City Hall, Kiowa and Nevada, 2nd floor. If you have questions regarding this item prior to the meeting on May 7th, contact:

Nolan Schriner, Community Development Associates 471-0073
John Maynard, Colorado Springs Planning Dept. 471-6692
Larry Hecox, Attorney for Mt. St. Francis 473-4444
City Planning Commission agenda information 471-6692

B. Charles Graff and Associates, representing Bob Jones and Josephine Smith, is requesting a waiver of the El Paso County Subdivision Regulations in order to subdivide 15 acres in Woodmen Valley into 3 separate 5 acre lots. The property is north and west of the intersection of Westwood and Red Springs Valley Road. The subdivision regulations presently require a subdivision to have at least 60 feet of frontage on a publically maintained road. Since our roads are privately owned, they cannot comply. Therefore, the request is to waive this requirement. It will be necessary for the Planning Commission and ultimately the County Commissioners to approve this waiver if the subdivision is to take place. This decision is important not only for the petitioner, but also for anyone else in the Valley who may want to subdivide property (even if it results in 5 acre or larger parcels) in the future because it tends to set a precedence for all future requests. This will be heard at the County Planning Commission Meeting to be held on May 18th at Centennial Hall starting at 5:00 PM. For agenda information call 471-5742 after May 13th. If you have questions about the request, you may contact John Fischer at the County Land Use Dept. at 471-5742.

John Strathman

June 28, 1977

TO WOODMEN VALLEY PROPERTY OWNERS:

Do you sometimes feel that growth and development in the Woodmen Valley area is on the verge of becoming uncontrolled? The recent subdivision proposal on Woodmen Road was an indication of this, and there is surely more to come. Unless we join together, find an agreeable plan, and present it positively to our local government, the amenities that have made Woodmen Valley a desirable place to live will disappear, forever.

The following pages discuss this situation and propose a plan with one thought in mind. This thought echoes what we have stated so many times at meetings, city and county hearings, in petitions, etc....our desire to maintain Woodmen Valley as much like it is today as we possibly can. To accomplish this we need to develop a positive approach rather than relying only on a good defensive posture when a threatening situation arises.

During the Board of County Commissioner's hearing of the Allan Miller petition on March 10, 1977, we indicated to the Commissioners an interest and desire in delaying any change in our present zoning until a plan for the entire area could be considered. Part of their reason for denying the petition was to allow time to work on such a plan. Several of us have completed a plan and strongly urge you to support it. Hopefully what is here also represents your thinking so that we can move ahead rapidly and present our desires to the El Paso County Planning Commission and Board of County Commissioners firmly and in unison, before any additional rezoning or subdivision requests are submitted to the county.

Water, roads, sewer, and city imposed annexation are subjects that must eventually be considered in any plan. However, the details of these will require a long time to formulate, and therefore should be left to complete at a later date after a general land use plan has been adopted. Let us concentrate then on matters most closely related to land use and zoning.

SUMMARY OF SITUATION:

Our immediate attention should be directed to the following situations and problem areas.

- A. Proposed rezoning of undeveloped land for higher density development.
- B. City type development immediately south of Woodmen Road setting a precedent.
- C. Present development in Woodmen Valley not conforming to 5-acre zoning regulations.
- D. An unrealistic 1990 El Paso County Land Use Plan that has been adopted for the Woodmen Valley area.
- E. A hodge-podge of F-1 Forest and Recreation District and A-2 Farming District zoning in Woodmen Valley.

DISCUSSION OF PROBLEM AREAS:

Undeveloped Land: (see Figure 5)

Inevitably there will be a great deal of pressure in the future to develop land in Woodmen Valley at higher densities. The Allan Miller petition was just the beginning. Without a plan that is agreed upon and supported by the property

owners in the area and approved by our county government, there is a good probability of higher density development eventually being approved. Land developers are unusually persuasive and tenacious in accomplishing their objectives and will eventually wear down the most ardent opposition. Once a higher density development is permitted north of Woodmen Road, we can be assured that there will be more to come. Setting the precedent coupled with neighbor dissatisfaction and growing economic pressures will fuel the situation with little hope of knowing when or where it will end.

Development South of Woodmen Road:

Although the development going on south of Woodmen Road in both Rockrimmon and Discovery is considered low density for city type development, it represents quite a contrast to what we are accustomed and desire in Woodmen Valley. The contrast itself creates both aesthetic and economic pressures on less densely developed property north of Woodmen Road which is another argument for a positive and agreed upon plan supported especially by those who are located physically near those developed areas.

Woodmen Valley Zoning Anomaly:

Within the area bounded by Woodmen Road, the D&RGW tracks, and the Air Force Academy there is a mixture of F-1 (Forest and Recreation District) and A-2 (Farming District) zoning. (See Figure 1) Both of these zones require 5-acre minimum lot sizes although the F-1 zone will permit much smaller minimum lot sizes (slightly less than 1/4 acre) if the lots have been platted. This is a technical point, but it is possible that some properties could be developed to this density now if it can in fact be shown that they were platted at the time they were subdivided. Recorded covenants also provide most of us additional protection although they generally permit higher density development if the zoning would permit it. The density allowed by the zoning regulation takes precedence over the covenants in cases where the density of the zone is lower. You are probably aware that there are presently 87 lots in these zones between 1.67 and 4.99 acres that do not meet the minimum 5 acre requirement and are therefore non-conforming. (See Figure 2) This is a hardship on both the owners of these properties and the county because a building permit can only be obtained by approval of a variance by the El Paso County Board of Adjustment, plus approval by the State and County Health Department to permit private water and sewer. A future solution to this problem is needed to bring these properties into zoning conformance. This is of particular importance to the owners of the unimproved non-conforming lots which there are about 15, as no reasonable short term solution is available.

The 1990 Land Use Plan:

The 1990 Land Use Plan, adopted by El Paso County in 1970, indicates that the Woodmen Valley area should develop as a mixture of housing at a density ranging from 4 to 9.9 dwelling units per acre with areas of open space in between. Although the Land Use Plan is generally used only as a rough guide, it represents

neither our actual development nor our future development desires. This is a recorded official document of El Paso County and as such we should see that it is modified to indicate our desired plan for the future development of Woodmen Valley.

Water:

The supply of well water in Woodmen Valley is limited. If homes were built on each of the existing platted lots, a shortage of well water would very likely develop. This may become a critical problem to us in the future, and it is in order to study possible alternatives now. However, the long time necessary to study the problem thoroughly, indicates that we should formulate a land use plan now and start consideration of the water situation afterwards. It is not possible to ignore water while considering a land use plan, but a simultaneous detailed solution does not seem entirely necessary.

PROPOSED PLAN:

The most desirable plan is one that will maintain Woodmen Valley as it is today. While this may not be entirely achievable, we should at least be able to maintain a density not much higher than we presently enjoy. We cannot realistically expect undeveloped land in our area not to develop, or to develop at a density less than one dwelling unit per 5 acres, and in some circumstances one dwelling unit per 2.5 acres may be appropriate.

- A. The area included in the plan (see Figure 3) shall be bounded by the D&RGW railroad tracks to the east, the U.S.A.F.A. to the north, Woodmen Road to the south, and Pike National Forest to the west, except that it shall also include the developed area south of Woodmen Road near the entrance to Mount St. Francis.
- B. The entire area described should be in a uniform 5 acre zone. The A-2 Farming District should be used throughout instead of the present mixture of A-2 and F-1 zoning. Development in the area should continue as basically single family residential.
- C. There should be no further subdivision of property to create any land parcels that are less than 5 acres in size. Those lots that do not meet the minimum size for 5-acre zoning should remain non-conforming just as they are at the present time. Figure 2 locates these properties. Improvements to these non-conforming lots should be considered the same as they have been in the past. The property owner must petition the El Paso County Board of Adjustment for approval in order to obtain a building permit.
- D. Referring to Figure 4 to locate the regions, future development in the area should take place as follows:
 - i.) Region I
This area is presently mostly undeveloped. It shall be permitted to develop at either a 2.5 or 5 acre density at the option of the land owner. However, any development more dense than one dwelling unit per 5 acres will require both public water and sewers to that area to be installed at the expense of the developer of the land, and the development should otherwise conform to the A-5-A Zone and Subdivision Regulations of El Paso County.

ii.) Region II

If at some future date both public water and sewer become available in this area, the zoning of the area should be changed to A-5-A Rural Residential. This zone permits one dwelling per 2.5 acres and will place a majority of the lots in a conforming zone. The few lots that are smaller than 2.5 acres should be "permitted exceptions" within the A-5-A Zone. After establishing the A-5-A Zone, no further subdivision of property to create any land parcels that are less than 2.5 acres should be permitted within this region.

iii.) Region III

This area presently conforms to 5 acre zoning with a few exceptions. It shall remain at a 5 acre density except that when public water and sewer become available in this region, the matter of 5 acre density vs 2.5 acre density should be reconsidered by the property owners within this region.

PROCEDURE:

The following general procedure will be followed in order to gain formal consideration of this plan.

- A. Obtain written approval or disapproval by area property owners of the above plan for future land use in Woodmen Valley. The greatest impact will be attained by having a high percentage of the property owners approving this plan.
- B. After approval of the plan ourselves, the next step will be to submit it to the El Paso County Planning Commission via the Land Use Department for adoption to the Master Plan of the County. We will then request that it be forwarded to the Board of County Commissioners for their certification, and ask that it be recognized by all cognizant governmental bodies as "the guide" for future development in our area.
- C. The next step will be a request to the Board of County Commissioners to rezone the areas presently zoned F-1 to A-2 so that the area will be uniformly zoned A-2.
- D. Then we should form one or more groups of residents to study possible future alternatives for water, sewer, and roads should the need arise. It will be beneficial to consider these before they become a crisis situation.

ACTION REQUIRED BY YOU:

Please consider this plan carefully. It is very important to all of us if we are to maintain our present life style in Woodmen Valley. Property owners living outside of Woodmen Valley will have received this by mail while resident property owners will have it delivered to them personally. The last page of this document is provided for your written approval/disapproval. Should you have any questions about any part of this, contact someone listed on the next to last page by phone, mail, or in person.

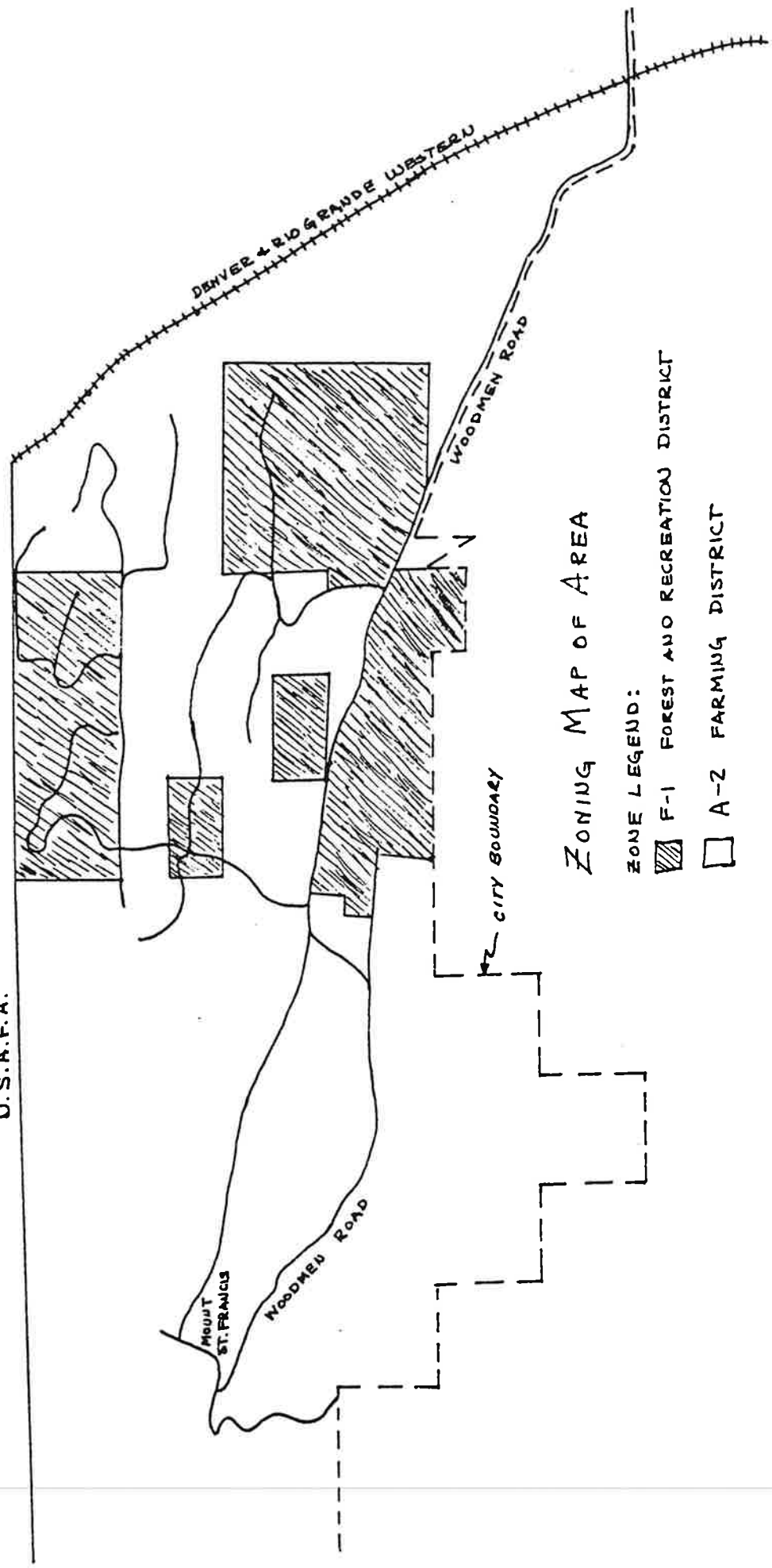
Those living outside Woodmen Valley please mail your signed approval/dis-

approval in the enclosed stamped envelope. Those residing in Woodmen Valley will be called on personally and can deliver their signed approval/disapproval to the person calling. If you are not called upon within 10 days after delivery, contact someone on the next to last page and ask them to pick it up.

John H. Strachman
David B. Maher
Charlie W. Eashern
June R. Rose
Edith A. Briggs
Elizabeth (Billy) Lindeman
Norman B. Schrock
Clifford E. Horton
Lore W. Watt
Thomas C. Hayler
Jean Perrin
Harry A. Munson
June R. Rose
Karee L. Olsen
W. B. Leiffer



Shorever H. Farneth
Robert D. Linn
Lally J. Dyalings
A. Glenn Hightower
John F. Wendling
Robert C. Feggin
John M. Hepler
Aron Dramington

U.S.A.F.A.



ZONING MAP OF AREA

ZONE LEGEND:

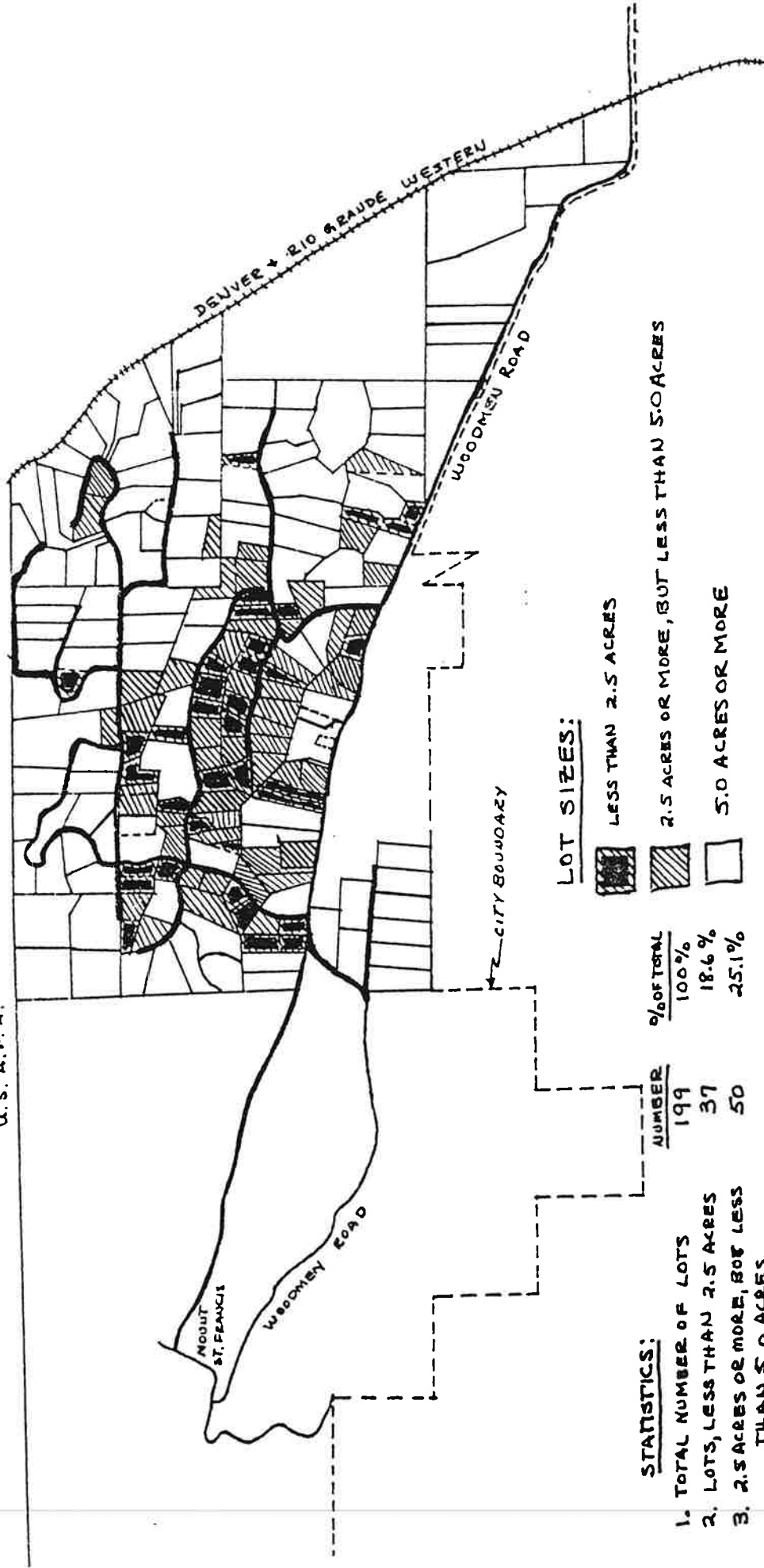
-  F-1 FOREST AND RECREATION DISTRICT
-  A-2 FARMING DISTRICT

1 JUNE 77
JHS

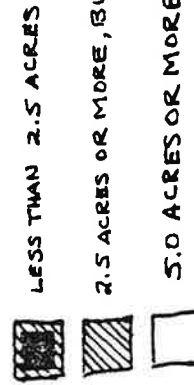
FIGURE 1

MAP OF AREA SHOWING LOT BOUNDARIES + LOT SIZES

U.S. A.F.A.



LOT SIZES:

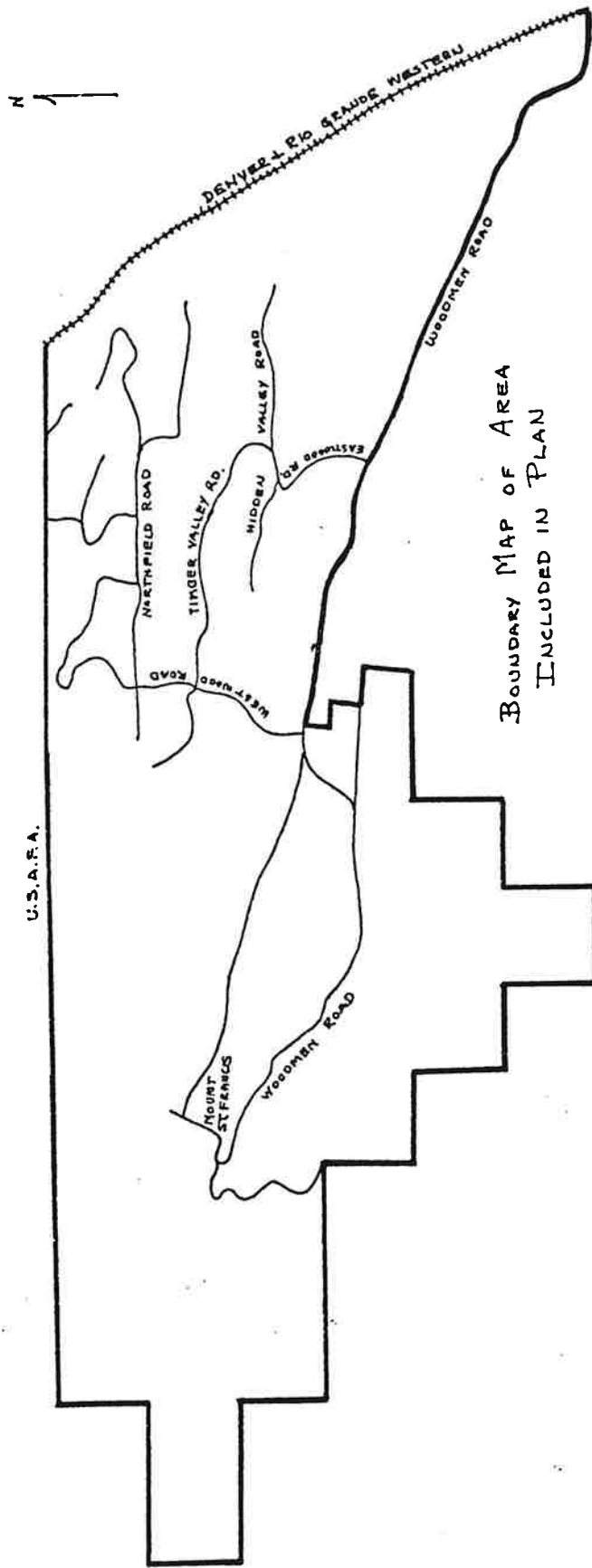


STATISTICS:

1. TOTAL NUMBER OF LOTS	NUMBER	% OF TOTAL
2. LOTS, LESS THAN 2.5 ACRES	199	100%
3. 2.5 ACRES OR MORE, BUT LESS THAN 5.0 ACRES	37	18.6%
4. LOTS, LESS THAN 5.0 ACRES	50	25.1%
5. LOTS, 5.0 ACRES OR MORE	87	43.7%
6. LOTS, 10.0 ACRES OR MORE	112	56.3%
	15	7.5%

FIGURE 2

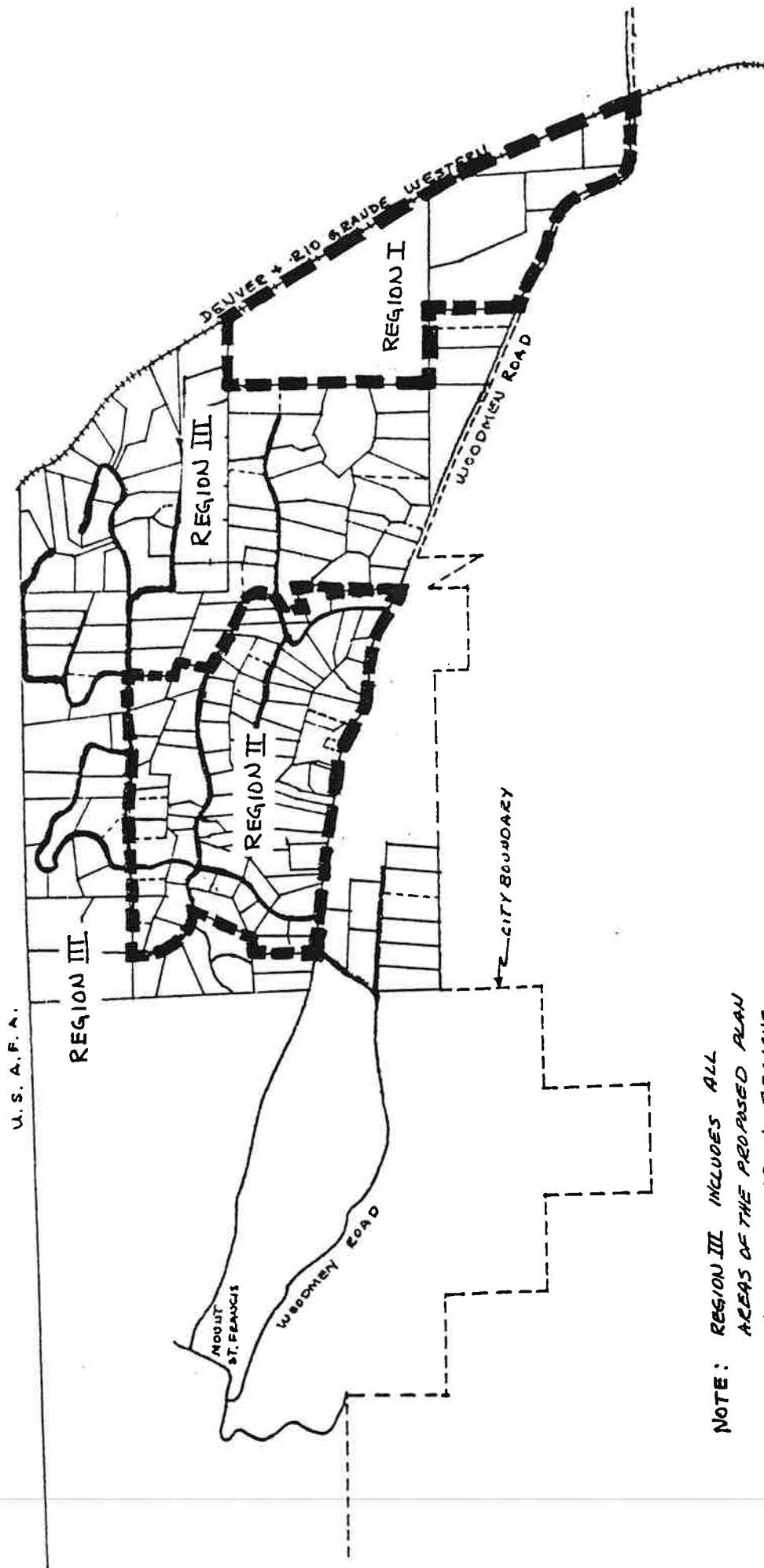
1 JUNE 77
JHS



1 JUNE 77
JHS

FIGURE 3

MAP SHOWING
REGIONS I, II, & III OF PROPOSED LAND USE PLAN



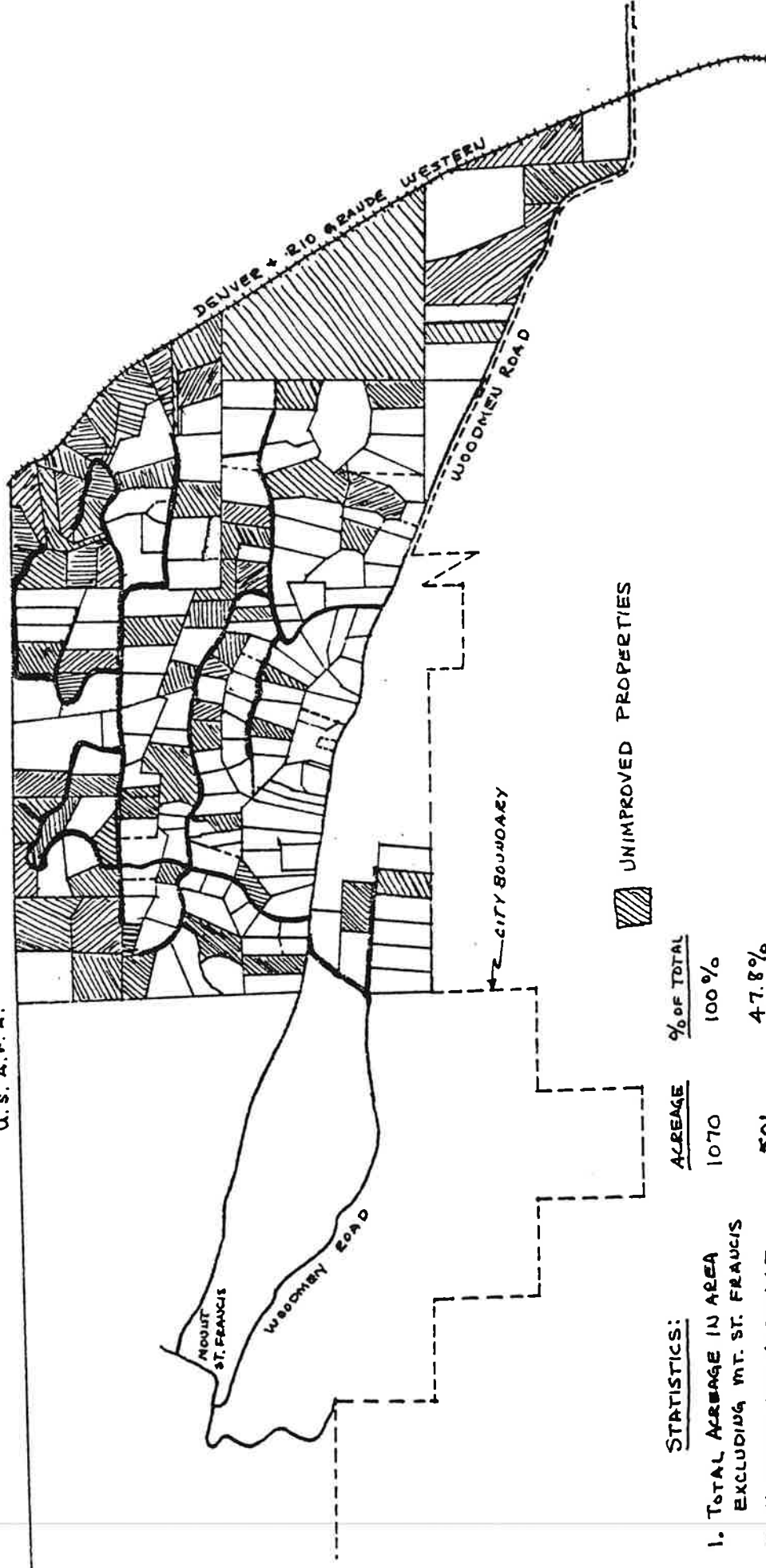
NOTE: REGION III INCLUDES ALL AREAS OF THE PROPOSED PLAN NOT INCLUDED IN REGIONS I AND II.

FIGURE 4

25 JUNE 77
JWS

MAP OF AREA SHOWING UNIMPROVED PROPERTY

U.S. A.P.A.



STATISTICS:

	ACREAGE	% OF TOTAL
1. TOTAL ACREAGE IN AREA EXCLUDING MT. ST. FRANCIS	1070	100%
2. UNIMPROVED ACREAGE	501	47.8%
3. IMPROVED ACREAGE	569	53.2%
4. MT. ST. FRANCIS	1270	—

FIGURE 5

1 JUNE 77
JHS

If you have questions or need additional information contact any of the persons listed below.

John Strathman
715 Hidden Valley Road
598-5240

James Ross
240 Hidden Valley Road
598-7993

Edith Briggs
1260 Timber Valley Road
598-5696

Norman Schrock
385 Hidden Valley Road
598-5673

Tom Watt
1120 Northfield Road
598-6066

Jean Perrin
1095 Northfield Road
598-5456

Karla Olsen
1485 Northfield Road
598-5110

Grosvenor Garnett
1280 W. Woodmen Road
598-2384

Sally Drabing
275 Hidden Valley Road
598-6123

Johan Sverdrup
1645 Timber Valley Road
598-1988

Arlys Gould
1675 W. Woodmen Road
598-5612

David Maher
385 Hidden Valley Road
598-1048

Charlie MacEachern
535 Hidden Valley Road
598-9620

Betty Lindeman
470 Hidden Valley Road
598-5303

Clifford Horton
310 W. Woodmen Road
598-5233

Buck Hoyle
7725 Eastwood Road
598-4737

Polly Munson
580 Northfield Road
598-1131

William Pfeiffer
310 Hidden Valley Road
598-5258

Robert Jones
1550 Northfield Road
598-5378

Glenn Shoptaugh
530 Northfield Road
598-3237

Gene Warrington
315 Hidden Valley Road
598-5367

Joel Hefley
1625 W. Woodmen Road
598-2871

Note: All of the above addresses are Colorado Springs, CO 80919

Date _____

I/we _____ as owners
of property in Woodmen Valley on _____
Road, hereby ☐ APPROVE ☐ DISAPPROVE of the proposed
Land Use Plan, and ask that it be used by our El Paso
County Government as a guide to future development in
the area described by the plan.

Number _____

Map _____

Lot _____

Acres* _____

*As recorded by El Paso County Assessor, property descriptions.

WOODMEN VALLEY LAND USE PLAN

June 28, 1977

INTRODUCTION:

The general objective of this land use plan is to maintain Woodmen Valley as a desirable place to live by keeping it as much like it is today as is possible. The plan as stated is a land use plan and not a comprehensive master plan, but it should be considered as the first step towards the formulation of a master plan. Water, sewer, and roads all represent problem areas that must be given careful consideration in order to complete a comprehensive plan. Recognizing that the details of these will require a long time to resolve, they will be left to be completed at a later date. The plan also recognizes the continued desires of property owners to develop their property and does not create any new obstacles to prevent this from happening.

BOUNDARY OF WOODMEN VALLEY LAND USE PLAN:

The area included in the plan shall be bounded by the D&RGW railroad tracks to the east, the U.S.A.F.A. to the north, Woodmen Road to the south, and Pike National Forest to the west, except that it shall also include the developed area south of Woodmen Road near the entrance to Mount St. Francis, and that part of Mount St. Francis extending south of Woodmen Road. See Figure 3.

ZONING:

The entire area described should be in a uniform 5 acre zone. The A-2 Farming District should be used throughout instead of the present mixture of A-2 and F-1 zoning. Development in the area should continue as basically single family residential. See Figure 1.

SUBDIVISION OF PROPERTY:

There should be no further subdivision of property to create any land parcels that are less than 5 acres in size. Those lots that do not meet the minimum size for 5-acre zoning should remain non-conforming just as they are at the present time. Figure 2 locates those properties. Improvements to non-conforming lots should be considered the same as they have been in the past. The property owner must petition the El Paso County Board of Adjustment for approval in order to obtain a building permit.

FUTURE DEVELOPMENT:

Referring to Figure 4 to locate the regions, future development in the area should take place as follows: (Figure 5 locates presently unimproved property)
i.) Region I

This area is presently mostly undeveloped. It shall be permitted to develop at either a 2.5 or 5 acre density at the option of the land owner. However, any development more dense than one dwelling unit per 5 acres will require both public water and sewer to that area to be installed at the expense of the developer of the land, and the development should otherwise conform to the A-5-A Zone and Subdivision Regulations of El Paso County. Development at a density greater than one dwelling unit per 5 acres will require rezoning this region to A-5-A.

ii.) Region II

If at some future date both public water and sewer become available in this area, the zoning of the area should be changed to A-5-A Rural Residential. This zone permits one dwelling unit per 2.5 acres and will place a majority of the lots in a conforming zone. The few lots that are smaller than 2.5 acres should be "permitted exceptions" within the A-5-A Zone. After establishing the A-5-A Zone, no further subdivision of property to create any land parcels that are less than 2.5 acres should be permitted within this region.

iii.) Region III

This area presently conforms to 5 acre zoning with a few exceptions. It shall remain at a 5 acre density except that when public water and sewer become available in this region, the matter of 5 acre density vs 2.5 acre density should be reconsidered by the property owners within this region.

WATER, SEWER, AND ROADS:

One or more task forces made up of Woodmen Valley property owners shall be formed to study and recommend alternative solutions that will insure an adequate supply of water, adequate sewage conditions, and improved road conditions in the future in Woodmen Valley.

U.S.A.P.A.

WOODMEN ROAD

DRIVER + 210 GRADE WESTERN

CITY BOUNDARY

4 MAY 78

Legend:

- White square: F-1
- Black square: A-2
- White square with black border: SIGNED IN FAVOR
- Black square with white border: SIGNED AGAINST

14

14

A-2

4

SLIGHTLY FAVOR



SIGNED AGAINST



11. DES POUSSE

2.

BALLOT NOT IN YES
EXPECT TO BE YES

11. Proposed land use plan for Woodmen Valley. The plan has been prepared by residents of Woodmen Valley and is submitted as an amendment to the 1990 Land Use Plan for El Paso County.

FACTS: The proposed "Plan" was developed by residents of the Woodmen Valley as a response to increase growth pressures within the area. The "Plan" covers an area of 2300 acres. Basic components of the "Plan" and recommended changes include the following: (1) The "Plan" divides the Woodmen Valley into three regions and recommends zoning and land use minimums for each region; (2) Region 1: recommended development at one unit per 5 acre minimum with one unit per 2.5 acres permitted if public water and sewer are provided; (3) Region 2: 5 acre minimum until water and sewer (public) are provided at which time 2.5 acre per unit development to be allowed; (4) Region 3: 5 acre per unit development with a reconsideration of 5 acre concept at such time as public water and sewer are provided, at which time 2.5 acre per unit would be the maximum density permitted; (5) Zoning: re-zone the entire area A-2 and permit zone changes only to A-5-A and only if public water and sewer are provided; (6) Subdivision: permit subdivision of property into 5 acre lots only.

WATER AND SANITATION PROVISIONS:

The plan does not address this issue directly but states that public water and sewer are to be a pre-requisite before 2.5 acre lots are permitted.

DEPARTMENT OF TRANSPORTATION: The plan does not address the question of roads. All roads are now private and unmaintained.

FIRE PROTECTION: The area is currently served by the Woodmen Valley V.F.D. The area is rated as a severe wildfire hazard area and has no water system (e.g. hydrants) and no publically maintained roads. The question of fire protection is not addressed in the plan.

SIGNIFICANT GEOLOGIC CHARACTERISTICS: This issue is not addressed in the plan. Investigation of the area indicates that there are severe geologic and soils hazards throughout the valley with severe limitations noted for both septic systems and foundations.

PARK AND SCHOOL PROVISIONS: This is not addressed in the plan. At present there are no parks or public recreational facilities in the valley. The valley is within school district #20 and is served by one elementary school. School capacities based on the proposed development are not addressed.

OTHER AGENCY COMMENTS: No other agencies have been contacted with regard to the plan.

LAND USE DEPARTMENT COMMENTS: The proposed plan is not a comprehensive plan in the accepted sense of the term. It is a "zoning and land use plan" and does not deal with the wide range of subjects generally included in preparation of a comprehensive plan. The basic reason for the plan is to achieve official recognition, through an adopted plan, of the desires of the residents of the valley to maintain the rural-residential nature of the area. Thus, any requests for zone changes within the valley would not be in conformance with the plan and therefore subject to defeat. The present plan (1990 Land Use) shows significantly higher density development than that desired by the residents (4-9.9 units per acre). They are therefore attempting to change the land use map which is a component of the plan.

cause the plan does not deal with many critical issues (provision of water and sewer, transportation system, environmental matters, services and capacities, costs factors), the conclusions of the plan are not technically verifiable, although they may be intuitively sensible. Questions such as the overall impact of the development of five acre parcels with well and septic systems and the impact of such systems on the water supply and the general environment versus the impact of higher density with public water and sewer are not thoroughly analyzed. This is understandable when one considers that the plan represents the attempt of the residents to maintain a certain life-style rather than to solve technical and environmental problems. As such, the plan is more analagous to the citizen input stage of a comprehensive planning process than it is to a comprehensive plan itself. It should be noted further that if such a plan were presented by a developer as the first phase of a development proposal (sketch plan or master plan) it would fail for lack of information.

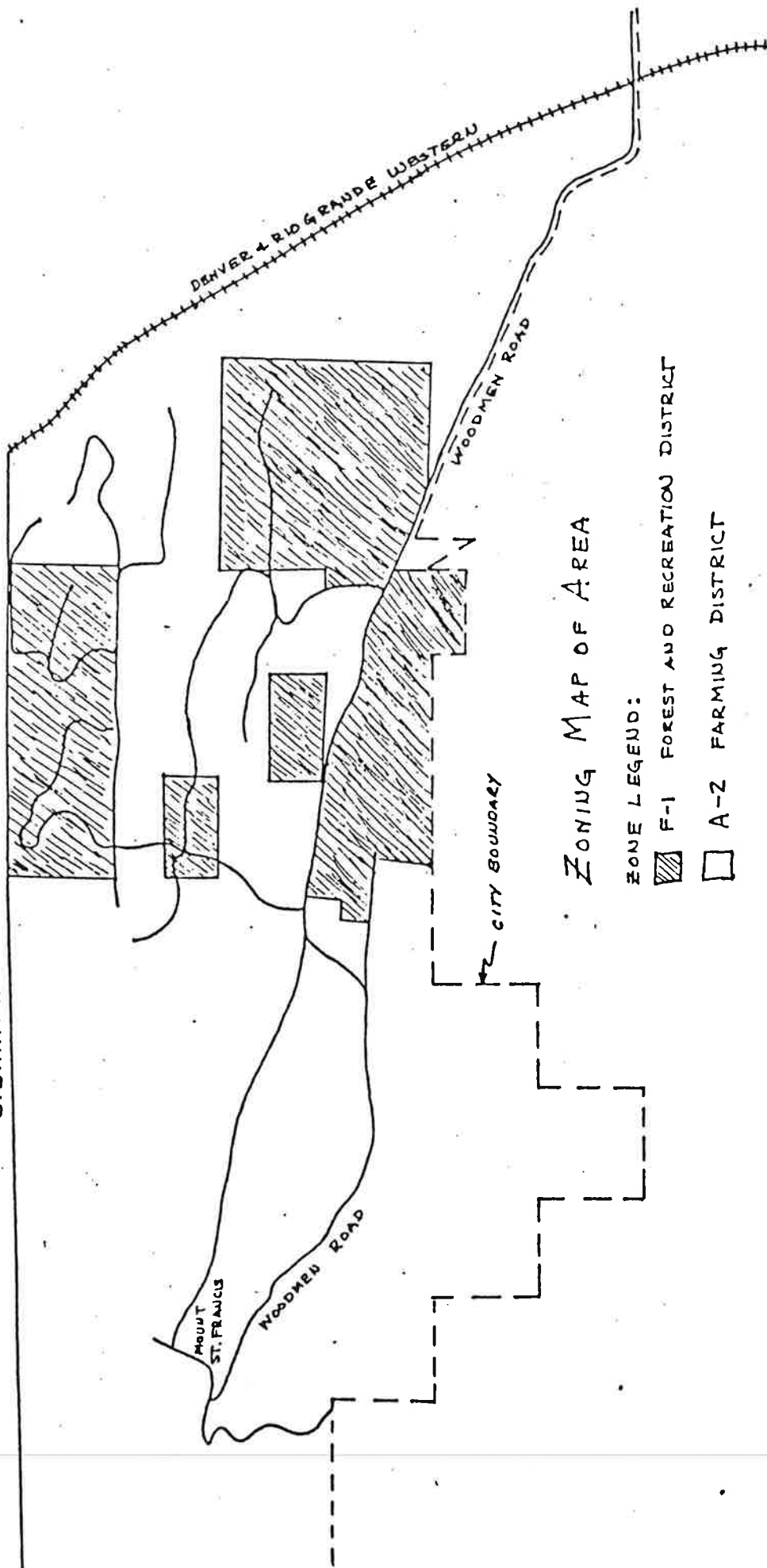
What the plan appears to be is a preliminary step in a program to rezone areas of the Woodmen Valley and to have this proposed zoning reflected in the 1990 Plan, in much the same way that undeveloped land zoned for industrial use is reflected in the plan as industrial land. As such it presents an overall zoning scheme and sets forth certain rezoning policies to be applied to the Woodmen Valley. If the rezoning scheme is adopted, it requests that the land use plan be changed to reflect both the zoning and the zoning policies.

If the Commission feels that the proposed plan has merit and should be adopted in some official form (either as an amendment to the adopted plan or as a rezoning request) it is the departments' feeling that the land use plan component should be adopted as an interim revision of the 1990 Land Use Plan. As the members of the Commission are aware, the county is currently developing a comprehensive plan for the county which will replace the 1990 Land Use Plan. As an interim revision, the proposed plan would constitute land development policy until such time as the new plan is adopted. The questions mentioned earlier must be addressed before the proposal can be considered a component of the new comprehensive plan.

It should also be noted that there is an apparent contradiction in the proposal. The proposal indicates that subdivision into 2.5 acre lots would be permitted with the provision of public water and sewer. It also indicates that no subdivision of lots into parcels of less than 5 acres should be allowed. This should be clarified.



Planning Commission Action: The request was approved as an interim revision to the 1990 Land Use Plan by a vote of 5-0

U.S.A.F.A.



ZONING MAP OF AREA

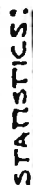
ZONE LEGEND:

-  F-1 FOREST AND RECREATION DISTRICT
-  A-2 FARMING DISTRICT

1 JUNE 77
JHS

FIGURE 1

U. S. A. F. A.



1. TOTAL NUMBER OF LOTS
2. LOTS, LESS THAN 2.5 ACRES
3. 2.5 ACRES OR MORE, BUT LESS THAN 5.0 ACRES
4. LOTS, LESS THAN 5.0 ACRES
5. LOTS, 5.0 ACRES OR MORE
6. LOTS, 10.0 ACRES OR MORE

NUMBER	% of TOTAL
199	100%
37	18.6%
50	25.1%
87	43.7%
112	56.3%
15	7.5%

LOT SIZES:




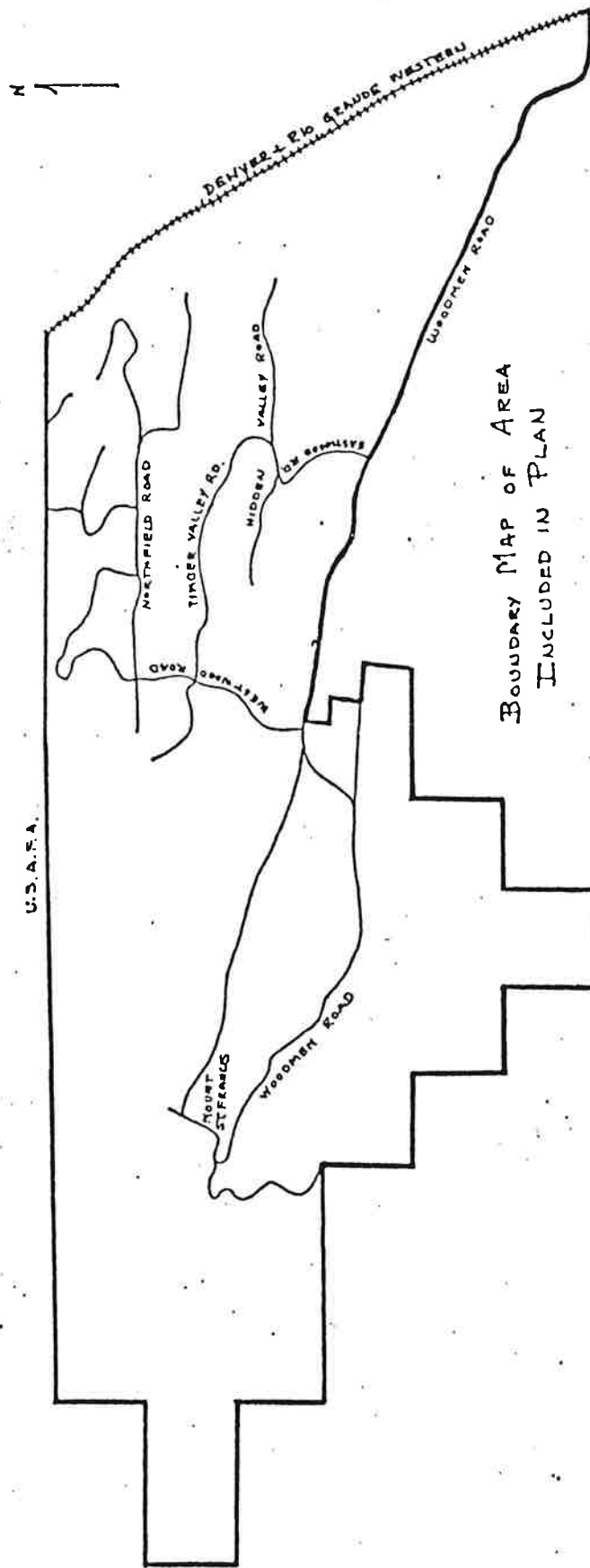
- | LESS THAN 2.5 ACRES | 2.5 ACRES OR MORE, BUT LESS THAN 5.0 ACRES | 5.0 ACRES OR MORE |
|---|---|--|
|  |  |  |

FIGURE 2

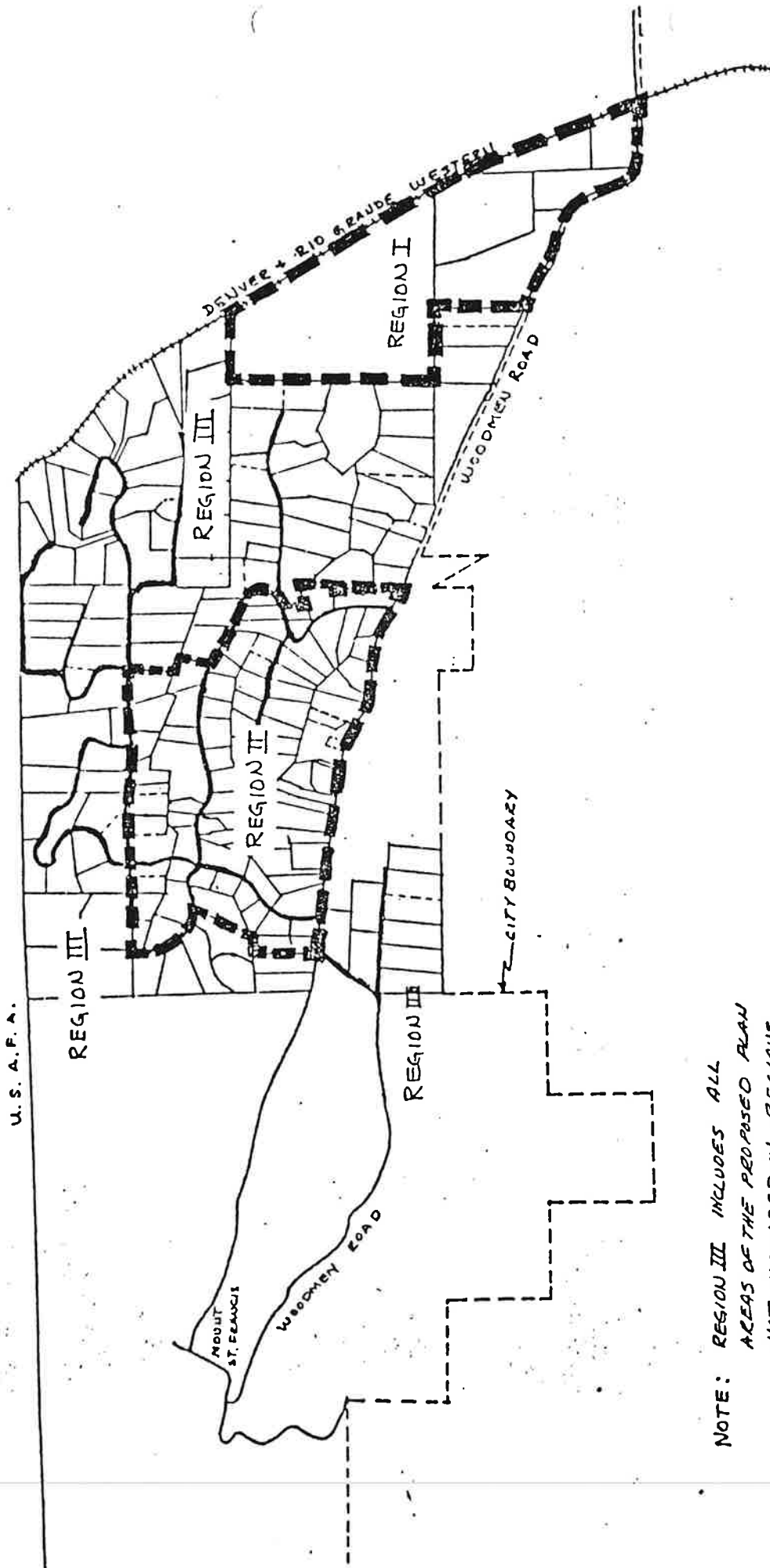
15JUNE77
JHS



1 JUNE 77
JHS

FIGURE 3

MAP SHOWING REGIONS I, II, & III OF PROPOSED LAND USE PL



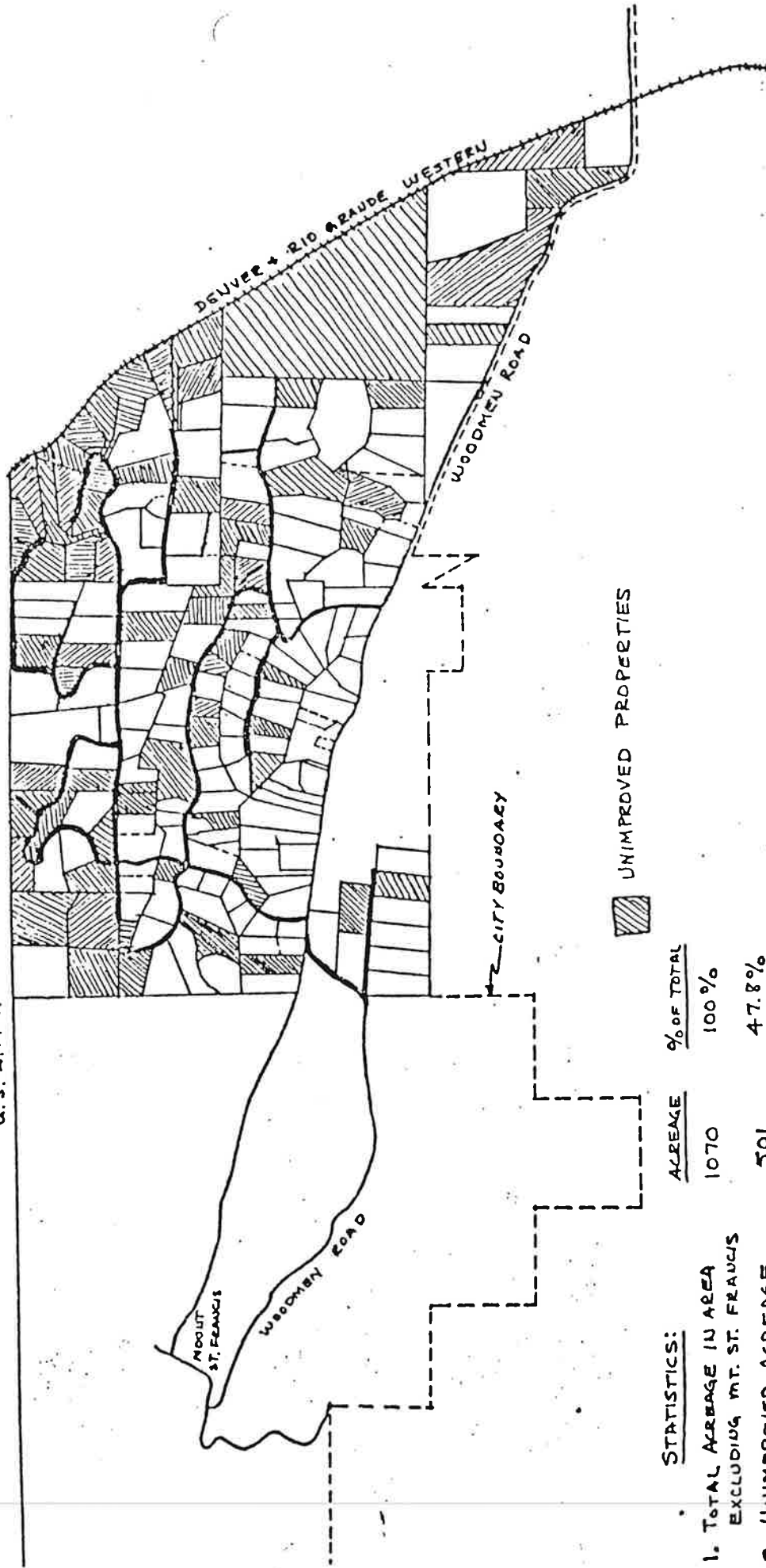
NOTE: REGION III INCLUDES ALL AREAS OF THE PROPOSED PLAN NOT INCLUDED IN REGIONS I AND II.

FIGURE 4

25 JUNE 77
JHS

MAP OF AREA SHOWING UNIMPROVED PROPERTY

U.S. A.F.A.



STATISTICS:	ACREAGE	% OF TOTAL
1. TOTAL ACREAGE IN AREA EXCLUDING MT. ST. FRANCIS	1070	100%
2. UNIMPROVED ACREAGE	501	47.8%
3. IMPROVED ACREAGE	569	53.2%
4. MT. ST. FRANCIS	1270	—

FIGURE 5

1 JUNE 77
JHS

August 1, 1977

Mr. P.J. Anderson, Planning Director
El Paso County Land Use Department
27 E. Vermijo Ave.
Colorado Springs, Colorado 80903

Dear P.J.

The property owners in Woodmen Valley have been concerned for sometime about existing problems as well as future development in the Woodmen Valley area. Many of these problems and concerns can best be addressed by developing a comprehensive master plan for the area. As an initial step in formulating this master plan, the property owners have prepared and approved a land use plan for the Woodmen Valley area.

We are submitting this proposed land use plan for Woodmen Valley as an effort to show in a unified way how the vast majority of property owners in the Valley feel about the future development of their land hoping that the desirable character of Woodmen Valley as a place to live will not be changed by outside influence or perhaps by a single developer seeking profit at the expense of the remaining 159 property owners. Roads and water are problems that rank of equal priority with land use, and efforts to bring forth solutions to these problems will be started in the near future as well.

Therefore, we would like a place on the agenda so that the proposed land use plan for Woodmen Valley can be presented at the September meeting of the El Paso County Planning Commission. We will also ask that the following action be taken:

- i.) That the Woodmen Valley Land Use Plan be approved and used as a guide for recommendations pertaining to future development in the Woodmen Valley area.
- ii.) That the plan be adopted as a modification to the El Paso County 1990 Land Use Plan, and that the maps, plats, and charts be changed to indicate the modification.
- iii.) That the plan be sent to the El Paso County Board of Commissioners for their certification.

Respectfully,

John H. Strathman for the
Woodmen Valley Property Owners

August 6, 1977

Colorado Springs City Government
Mr. Lawrence D. Ochs, Mayor
Members of City Council
Mr. George Fellows, City Manager
Mr. Gordon Hinds, City Attorney
Mr. Edward Baldwin, City Planning Director

Ladies and Gentlemen:

The property owners in Woodmen Valley have become increasingly concerned about land development activity in the Woodmen Valley area during the past few years. The general concern is not that the undeveloped property is being developed, but concern that the nature of the development will adversely change the present character and desirability of the area as a place to live. This became a critical problem to us during this past year when a developer sought approval of a subdivision of 30 acres into 29 separate lots on a parcel of land north of Woodmen Valley Road. This request was denied by the city, I believe, primarily on the grounds that it was a matter of annexation as a means of obtaining rezoning. A similar rezoning request was made by the same developer to the County and denied largely for two reasons. First, the proposed density was high compared to the present Woodmen Valley density and not in keeping with the present development pattern of the area. Second, the Woodmen Valley property owners asked that a master plan of the entire area be considered before any parts of Woodmen Valley are permitted to change. It is not fair to the property owners of any area that has some semblance of a consistent development plan, to have it modified in bits and pieces without an overall goal and plan to be followed.

The residents of Woodmen Valley began in April of this year to develop such a land use plan to be presented to the appropriate local governmental bodies with the request that it be used as a guide to future development in the area. We believe that the plan as presently drafted is reasonable, fair, and is highly acceptable to resident property owners as well as owners of presently undeveloped land in Woodmen Valley. A copy of the proposed plan is attached. This plan will be presented to the El Paso County Planning Commission at their September 19th meeting. There are 199 recorded parcels of land in the 2300 acres included within the boundary of the area under approximately 160 different ownerships. The proposed land use plan along with explanatory material has been presented to each property owner residing in Woodmen Valley and mailed to land owners living outside the area. Although not everyone's response has been received, the general response to the plan has been very positive. To date, 135 of the 160 property owners have responded, and all but 5 have indicated approval of the plan. The primary reason for disapproval has been based on a desire not to permit further subdivisions of land parcels into less than 5 acre lots, ever. The responses to date represent over 90% of the total acreage, with over 99% of the reporting acreage approving the plan. From the response you can readily conclude that we are indeed concerned about the future of the Woodmen Valley area and about adopting a positive plan that should be acceptable to nearly everyone.

It is difficult to understand how one or perhaps two owners, who are not residents and represent less than a few percent of the land in the area, can seemingly generate action for annexation and subsequent rezoning. This creates a disturbing situation to us and may raise a legal question as well as a moral issue where matters of annexation and zoning are considered simultaneously.

I would submit that matters of annexation and zoning should be considered separately. There appears to be an underlying assumption throughout your Woodmen Valley Annexation Study that property in the study area will develop more densely in the future. This is presumptuous since only one property owner out of 160 has given a definite indication of desiring a density of greater than one dwelling unit per 2.5 acres.

Much of the information in the annexation study is vague and omits some important considerations. For instance, the annexation study states that "parts of the area.....have a high probability of developing as a very desirable residential area whichmay be in short supply in the City within 10 or 15 years." Yet, without a reasonable and inclusive long range plan for the area, the desirability of Woodmen Valley may not be maintained in the future. There is no reference in the study to present property owners in the area and how they desire "their property" to develop or not to develop as the case may be. The westerly boundary of the alternate area mentioned for annexation almost seems ludicrous. There is little logic in annexing along an imaginary line (even if it is a section line) that cuts through the middle of an area when there is so much in common on both sides of the line. The areas are topographically the same, property improvements are similar, and therefore they should be planned and developed together without creating an artificial dividing line. The D&RGW Railroad track forms a more natural and logical place to draw a boundary if a new boundary is necessary. Both zoning and development are presently different east and west of the railroad tracks. Also, it is not clear from the study that the economics of annexation will benefit either the City or Woodmen Valley property owners for either alternative considered. Additional information relative to capital costs that will be incurred by property owners must be made available. Our study of the area has raised many of the same questions raised in the annexation study and left them unanswered too. For example, future needs for water and sewer need a great deal of further analysis. Roads is another important issue, and parts of the information contained in the study related to roads appears to be inaccurate and inconsistent. Acceptable answers to these critical questions will require a great deal of indepth study, communications, and cooperation between property owners and governmental bodies. I suggest that these problems are not solved simply by annexation of the area. A master plan reflecting answers to the area's problems and representing the desires of the property owners should be a minimal starting point for an annexation proposal.

Therefore, in behalf of the Woodmen Valley property owners, it is respectfully requested that the City of Colorado Springs:

- 1.) Postpone taking any action to annex property west of the D&RGW Railroad tracks and north of Woodmen Road until the property owners have had an opportunity to present their proposed land use plan to the El Paso County Planning Commission for adoption to the 1990 Land Use Plan.
- 2.) Postpone taking any action to annex all or any part of Woodmen Valley west of the tracks and north of Woodmen Road prior to completing detailed studies of water, sewer, and roads for the entire area and doing this in cooperation with the property owners of Woodmen Valley.
- 3.) Adopt the attached Woodmen Valley Land Use Plan to the City's

Comprehensive Land Use Development Plan.

- 4.) Inform the residents of Woodmen Valley in advance of City meetings at which the future development of Woodmen Valley is to be considered.

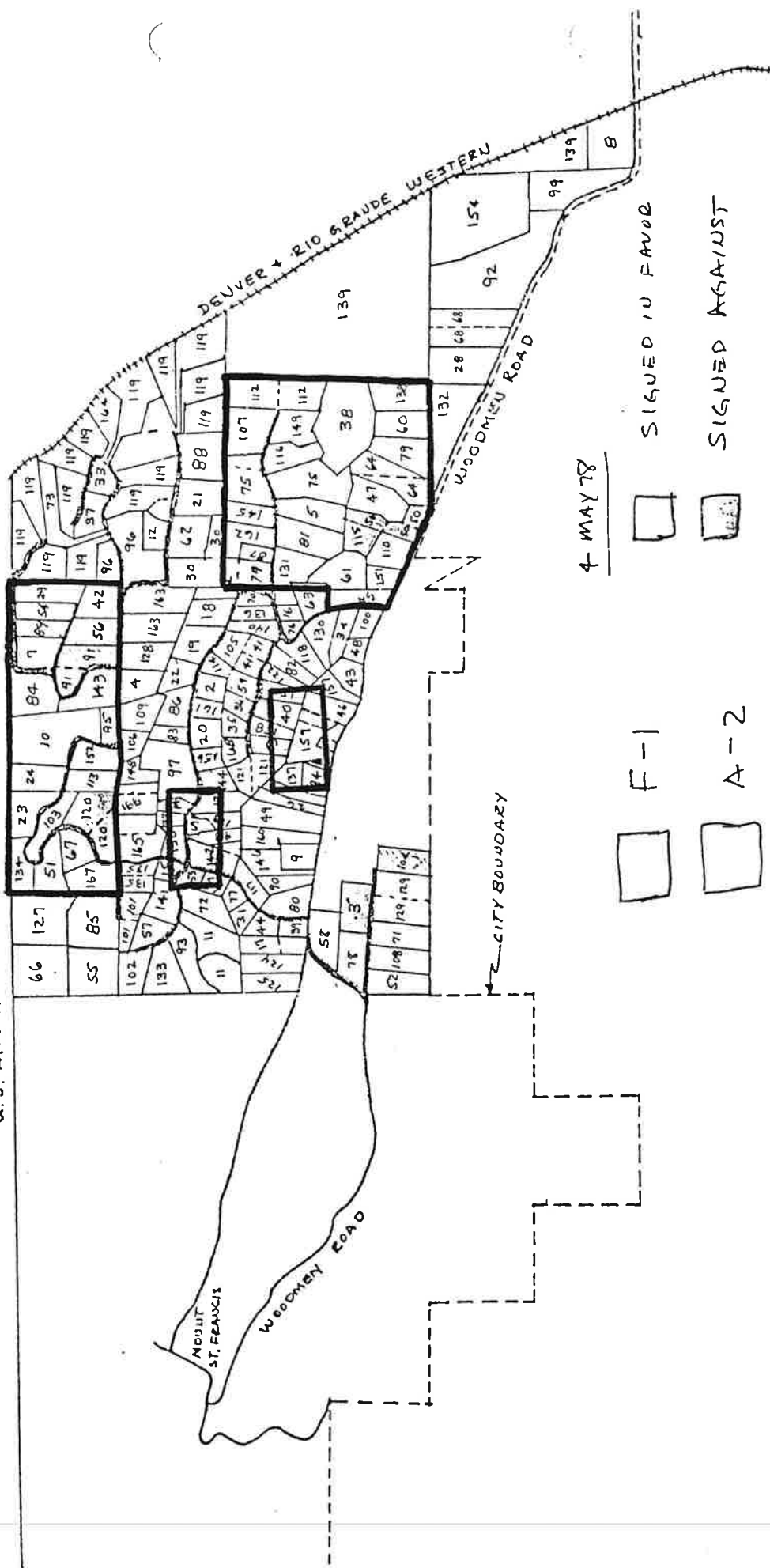
Since the proposed land use plan being considered by the property owners of Woodmen Valley does not address annexation specifically, this communication is not meant to express general agreement by the property owners either for or against annexation. It does however, indicate a strong agreement that any future land use in the described area should follow the intent of the proposed plan whether it remains in the County or becomes part of the City.

Respectfully,

A handwritten signature in cursive script, reading "John H. Strathman".

John H. Strathman
Chairman, Woodmen Valley
Land Use Committee

U.S.A.F.A.



4 MAY 78



F-1



A-2



SIGNED IN FAVOR



SIGNED AGAINST

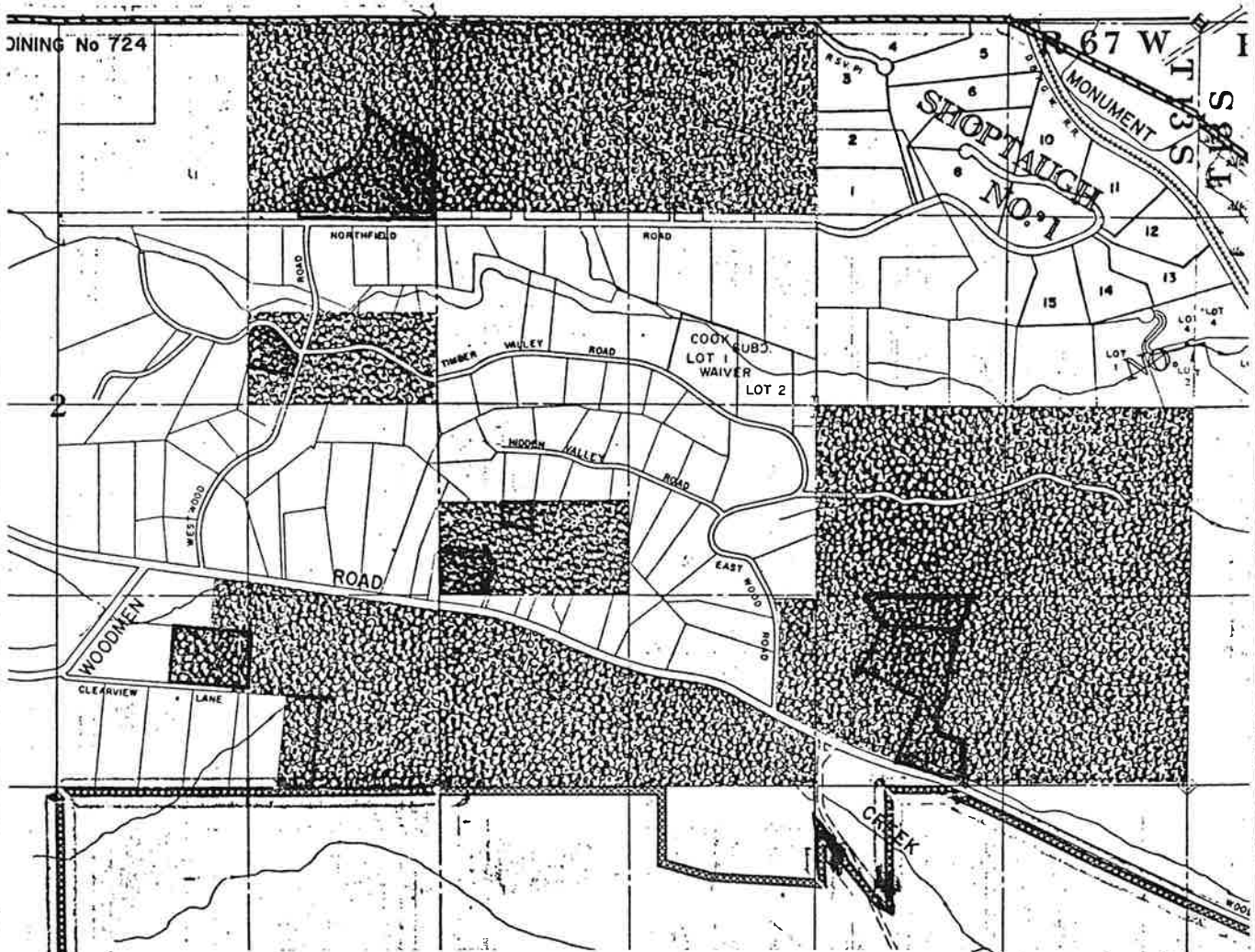


NO RESPONSE









BALLOT NOT IN YET
EXPECT TO BE YES

DINING No 724



4 MAY 78

 F-1
 A-2

 SIGNED IN FAVOR
 SIGNED AGAINST
 NO RESPONSE
 BALLOT NOT IN YET
EXPECT TO BE YES

NORTH

FILE NO.

MAP NO.

TITLE

PETITIONER

AGENDA
ITEM

Map

Vicinity

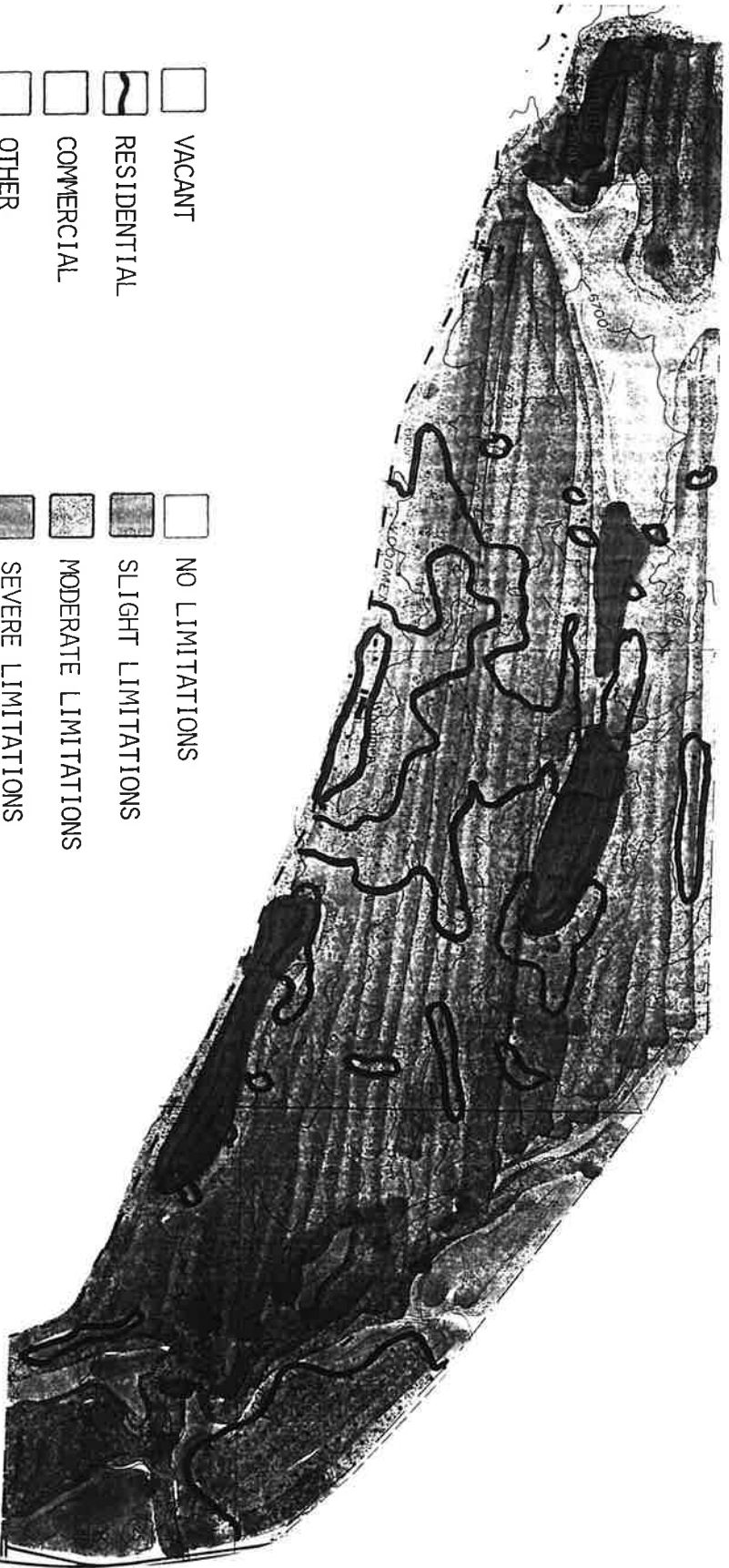
ECOSYSTEMS

- PONDEROSA PINE
- MEADOW
- MOUNTAIN SHRUB
- MOUNTAIN GRASSLAND
- DISTURBED RESIDENTIAL
- RIPARIAN

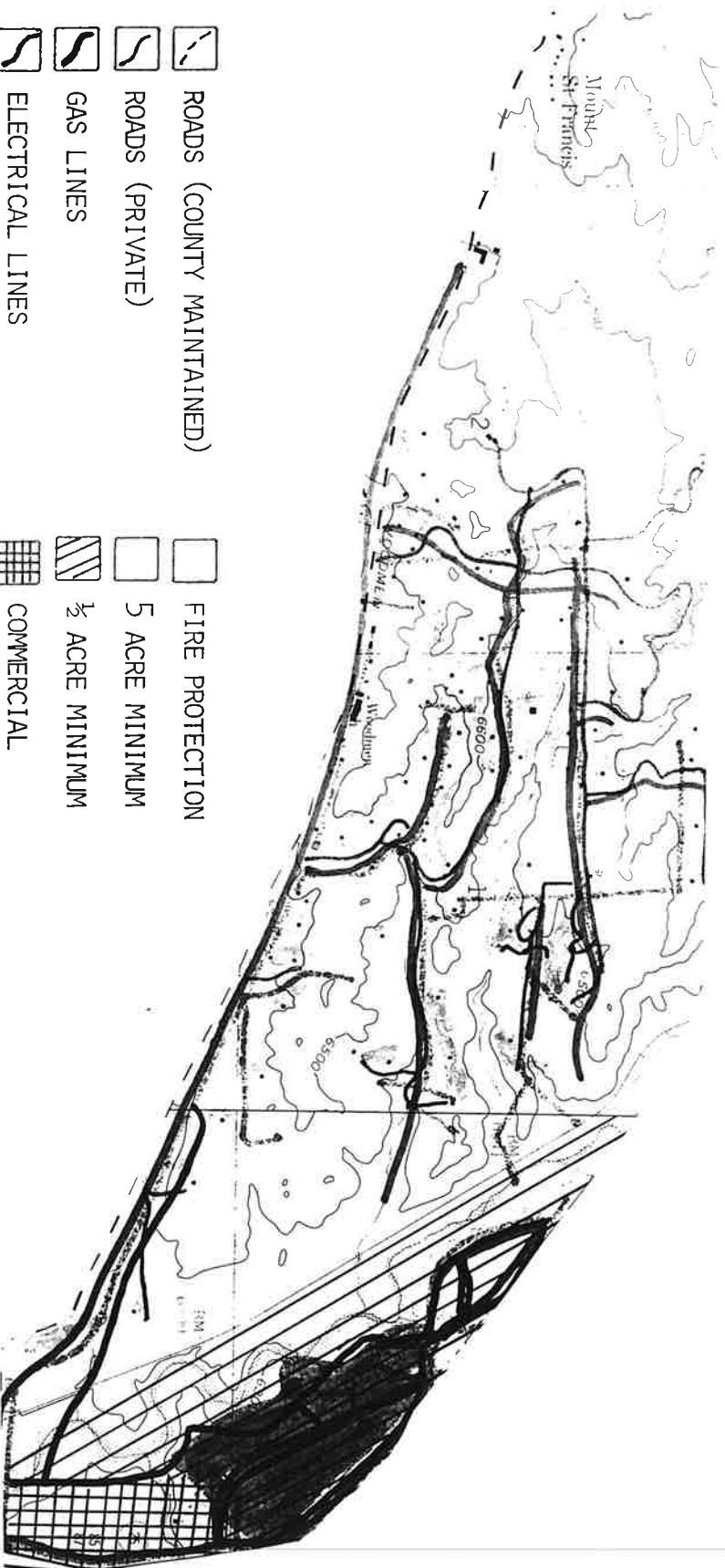


COMPOSITE EXISTING LAND USE AND ENVIRONMENTAL LIMITATIONS

- | | | | |
|--------------------------|-------------|--------------------------|----------------------|
| <input type="checkbox"/> | VACANT | <input type="checkbox"/> | NO LIMITATIONS |
| <input type="checkbox"/> | RESIDENTIAL | <input type="checkbox"/> | SLIGHT LIMITATIONS |
| <input type="checkbox"/> | COMMERCIAL | <input type="checkbox"/> | MODERATE LIMITATIONS |
| <input type="checkbox"/> | OTHER | <input type="checkbox"/> | SEVERE LIMITATIONS |

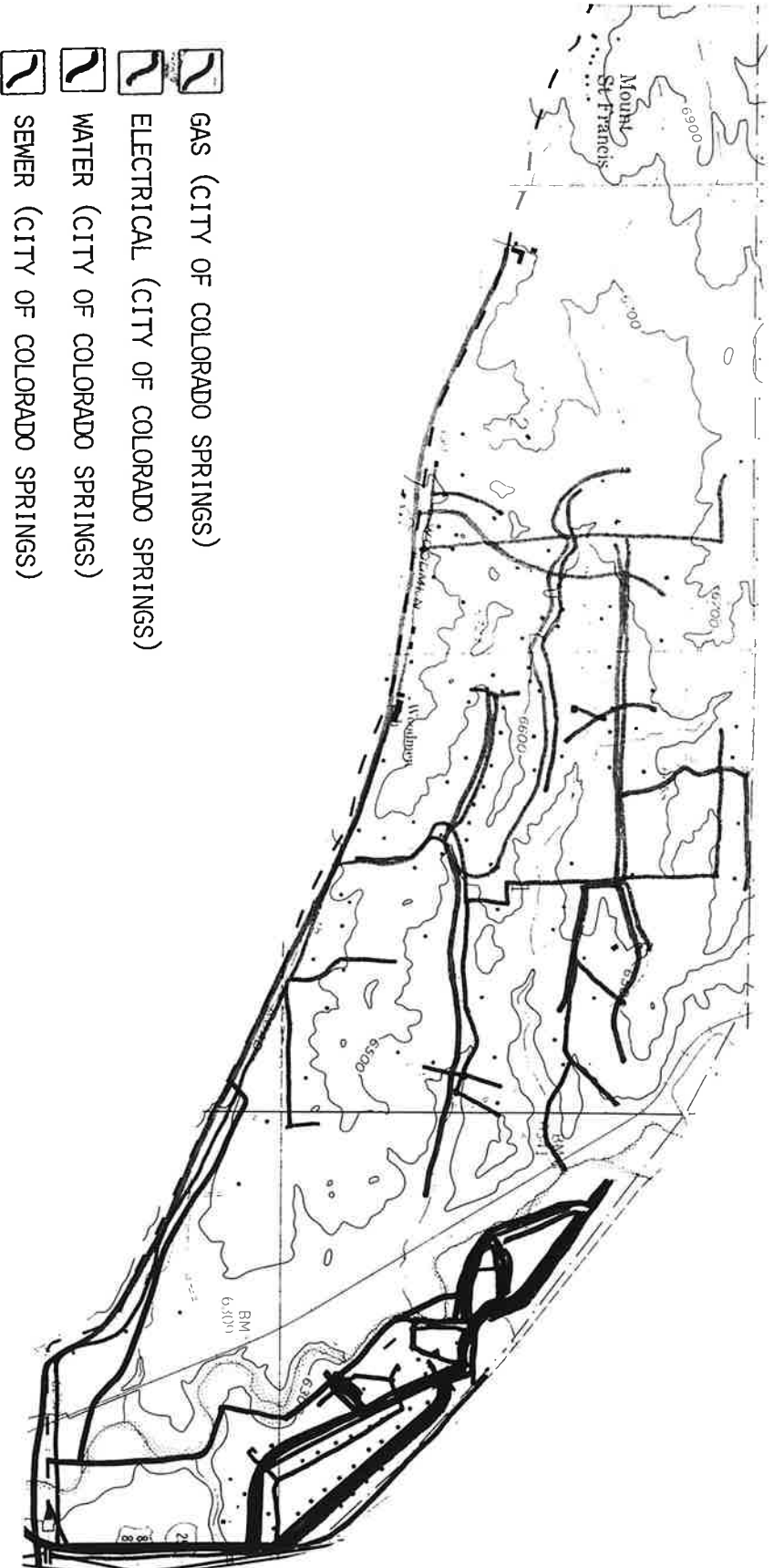


COMPOSITE INFRASTRUCTURE, LAND USE, AND REGULATORY

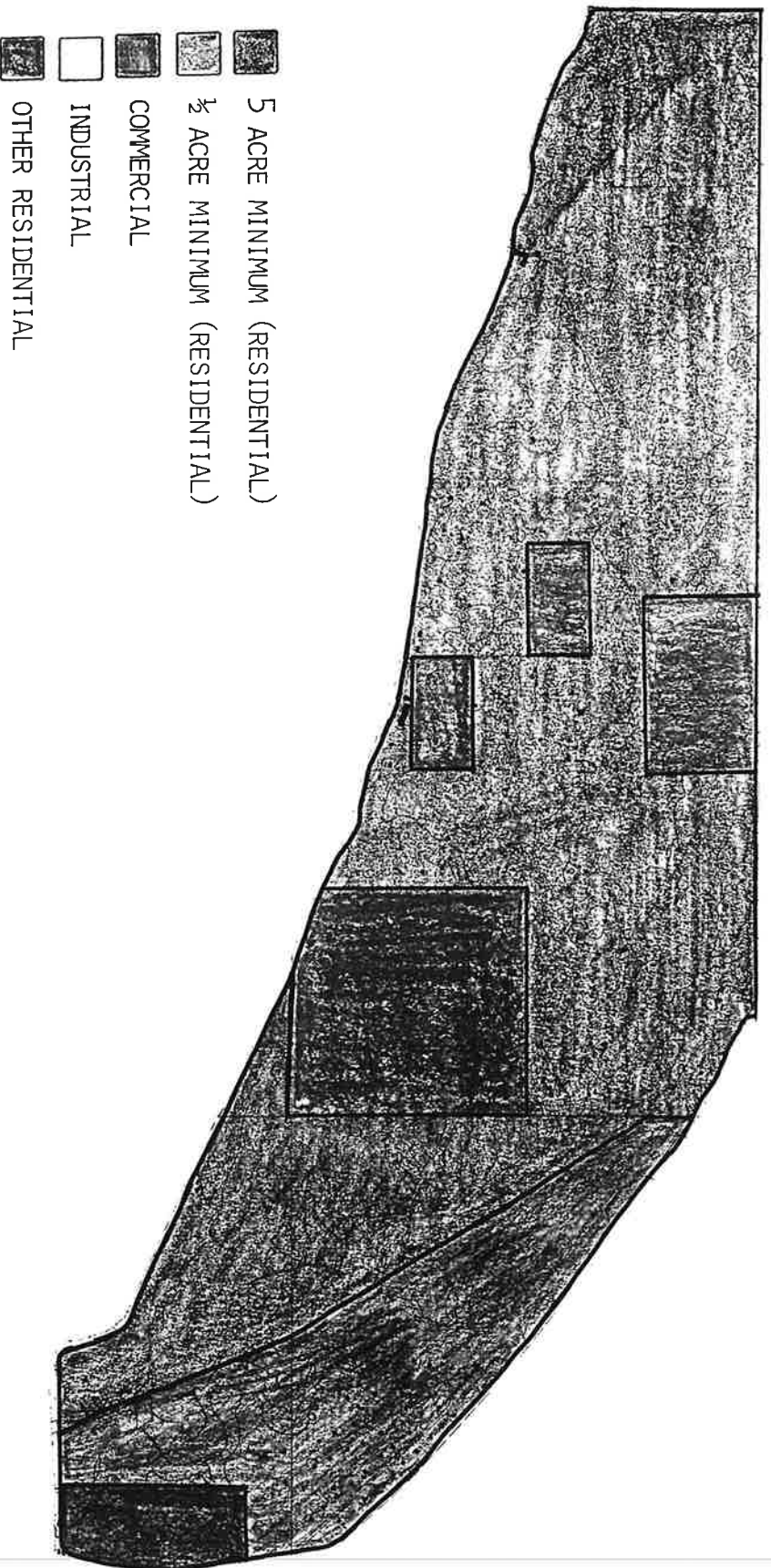


- | | | | |
|-------------------------------------|---------------------------|-------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | ROADS (COUNTY MAINTAINED) | <input type="checkbox"/> | FIRE PROTECTION |
| <input checked="" type="checkbox"/> | ROADS (PRIVATE) | <input type="checkbox"/> | 5 ACRE MINIMUM |
| <input checked="" type="checkbox"/> | GAS LINES | <input checked="" type="checkbox"/> | $\frac{1}{2}$ ACRE MINIMUM |
| <input checked="" type="checkbox"/> | ELECTRICAL LINES | <input checked="" type="checkbox"/> | COMMERCIAL |
| <input checked="" type="checkbox"/> | SEWAGE LINES | <input type="checkbox"/> | RESIDENTIAL |
| <input checked="" type="checkbox"/> | WATER LINES | <input type="checkbox"/> | COMMERCIAL |
| <input type="checkbox"/> | HISTORICAL SITES | <input type="checkbox"/> | VACANT |
| <input type="checkbox"/> | SCHOOLS | | |





INFRASTRUCTURE

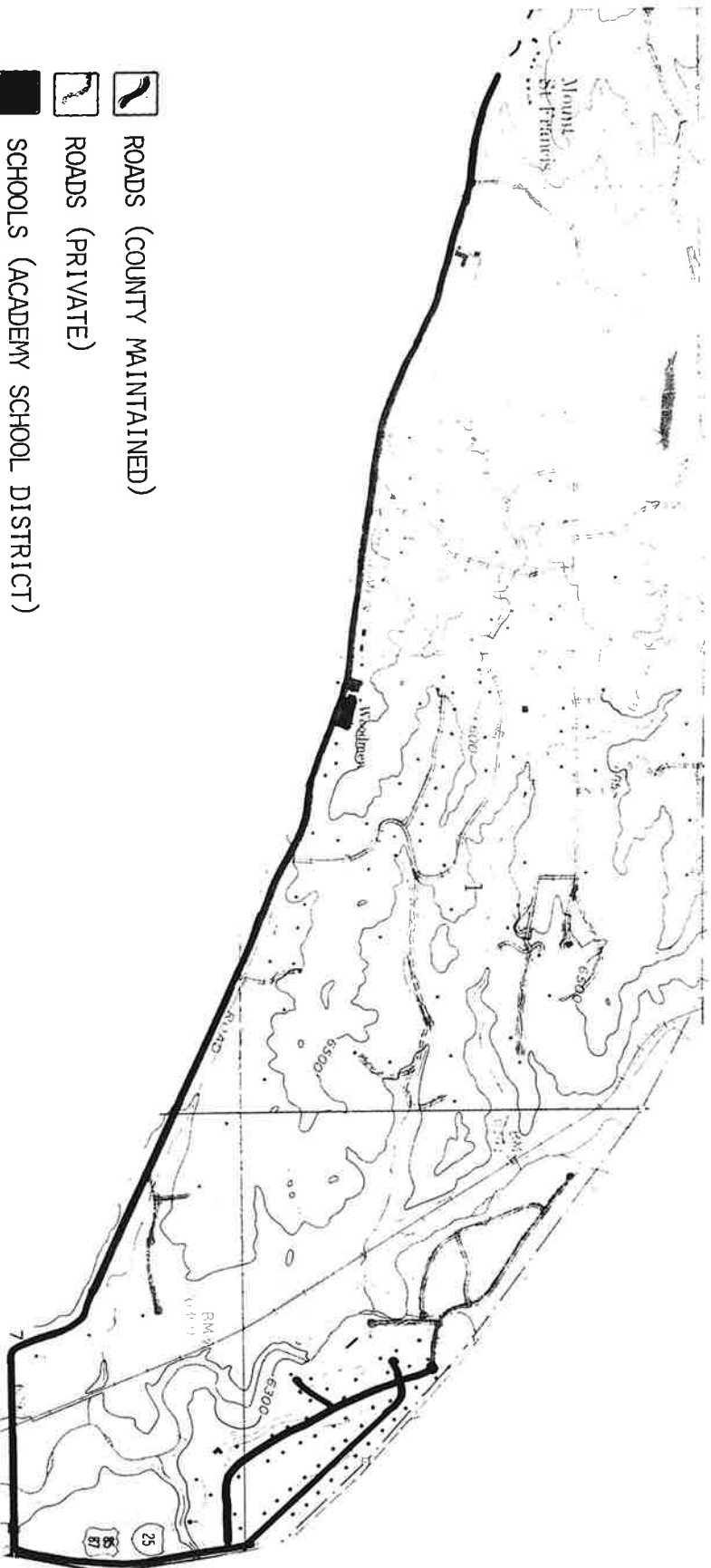


ZONING









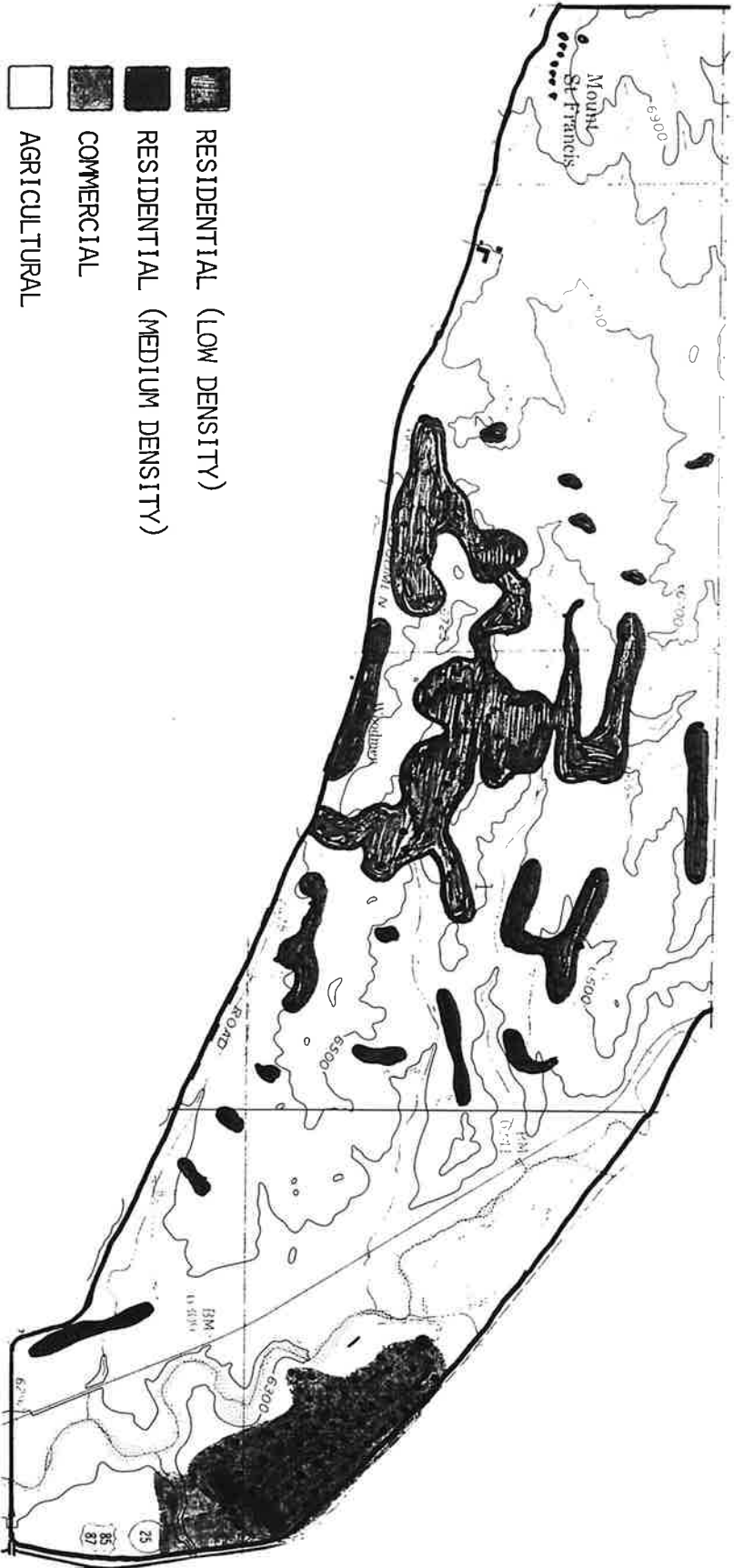
INFRASTRUCTURE

-  ROADS (COUNTY MAINTAINED)
-  ROADS (PRIVATE)
-  SCHOOLS (ACADEMY SCHOOL DISTRICT)
-  FIRE PROTECTION (WOODMEN VALLEY VFD)



LAND USE

-  RESIDENTIAL (LOW DENSITY)
-  RESIDENTIAL (MEDIUM DENSITY)
-  COMMERCIAL
-  AGRICULTURAL
-  VACANT
-  OTHER



COMPOSITE ENVIRONMENTAL LIMITATIONS

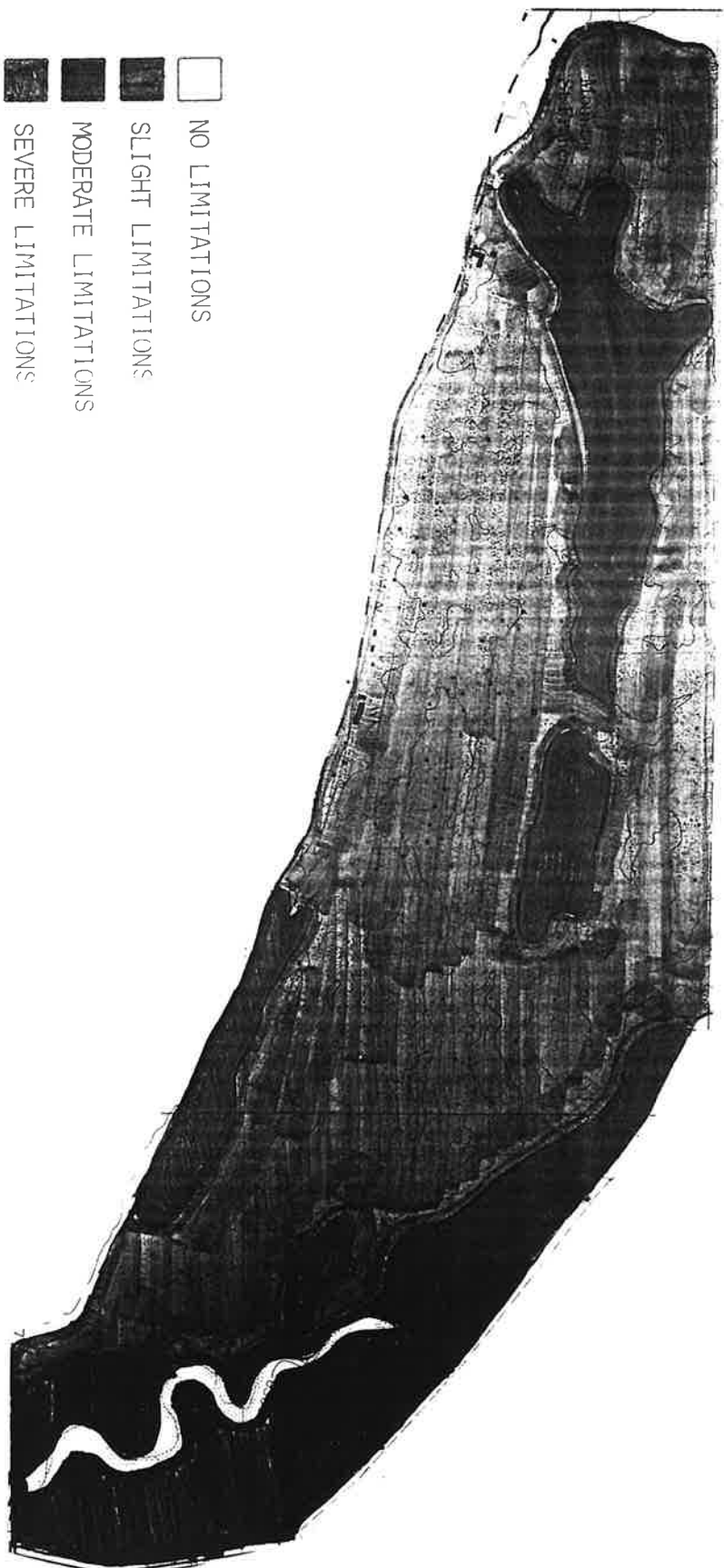
- NO LIMITATION
- SLIGHT LIMITATIONS
- MODERATE LIMITATIONS
- SEVERE LIMITATIONS



SOILS CHARACTERISTICS (SEPTIC)



SOILS CHARACTERISTICS (BUILDINGS AND ROADS)

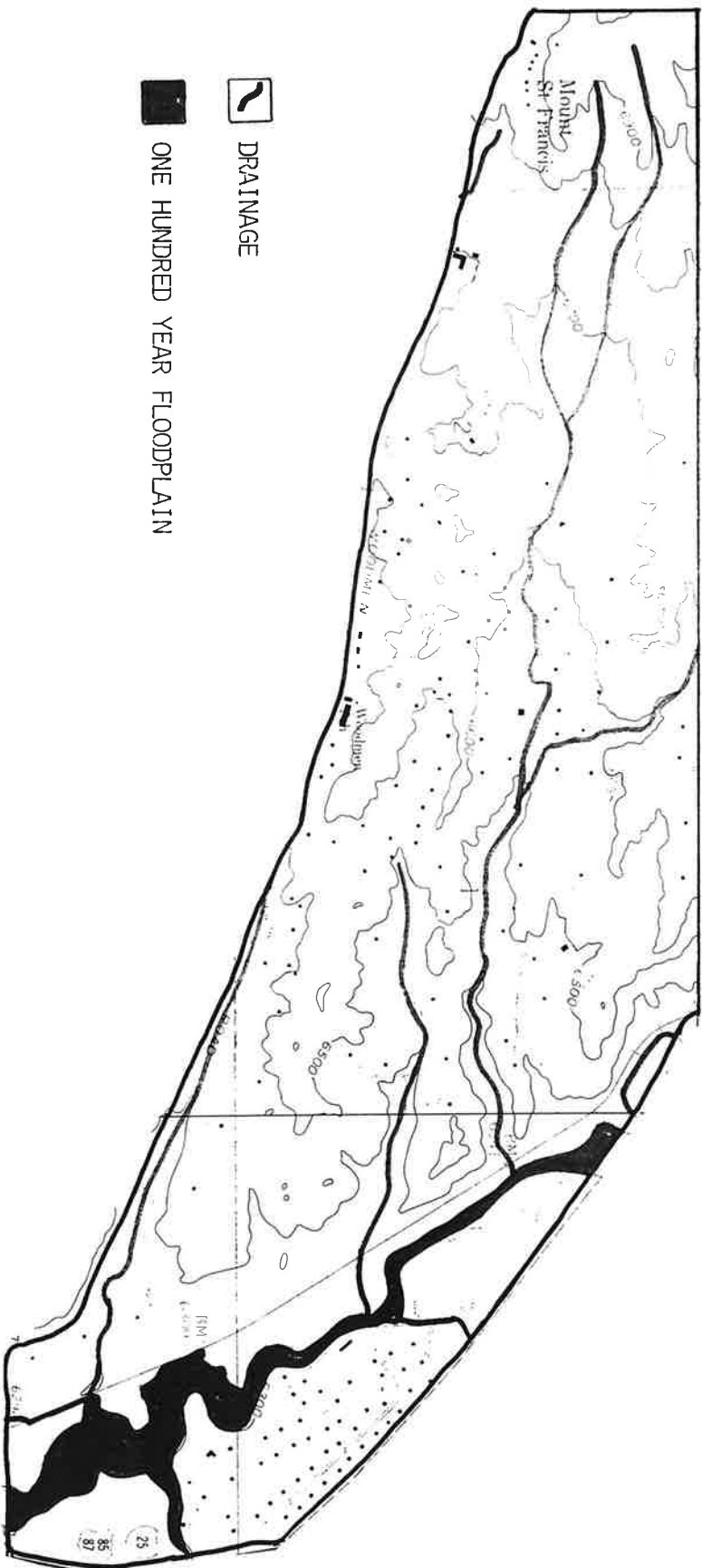


WILDFIRE HAZARD

- NO HAZARD
- SLIGHT HAZARD
- MODERATE HAZARD
- SEVERE HAZARD



DRAINAGE AND ONE HUNDRED YEAR FLOODPLAIN



DEVELOPMENT PLAN FISCAL IMPACT ANALYSIS

TOTAL ACRES	9182
ROADS	570 ACRES
DEVELOPED	120 ACRES
AGRICULTURAL	3194 ACRES
PARK AND OPEN SPACE	2613 ACRES
TOTAL TO BE DEVELOPED	2685 ACRES

DEVELOPMENT PLAN

1202 ACRES AT 2-4 D.U. PER ACRE	3606 UNITS
211 ACRES AT 8-20 D.U. PER ACRE	2954 UNITS
586 ACRES AT 1 D.U. PER 5 ACRES	117 UNITS
142 ACRES COMMERCIAL WITH 2 ACRE AVERAGE LOT SIZE	71 UNITS
562 ACRES INDUSTRIAL AT 5 ACRES AVERAGE LOT SIZE	112 UNITS
MARKET VALUE PER S.F. UNIT (LOW DENSITY)	\$40,000
MARKET VALUE PER S.F. UNIT (MED. DENSITY)	\$30,000
MARKET VALUE PER M.F. UNIT	\$25,000
ASSESSED VALUE PER COMM. SITE (DEV.)	\$41,444
ASSESSED VALUE PER COMM. SITE (UNDEV.)	\$5,647
ASSESSED VALUE PER IND. SITE (DEV.)	\$20,653
ASSESSED VALUE PER IND. SITE (UNDEV.)	\$4,393

REVENUE

SINGLE-FAMILY LOW DENSITY	\$7020.00
SINGLE FAMILY MED. DENSITY	\$162,270.00
MULTI-FAMILY	\$110,775

P.J. -
OF INTEREST
TH

Woodmen Valley Annexation Study
Preliminary Draft Report

TOTAL WOODMEN VALLEY ANNEXATION STUDY AREA

General Information

The total area under consideration for possible annexation encompasses approximately 2,750 acres (4.3 square miles). Mount St. Francis Convent comprises 1,270.17 acres of that total.

Within the total Woodmen Valley Annexation area the current population is 986 persons. There are also 223 single family dwelling units creating an average of 4.6 persons/d.u. (This figure appears to be high. If the 110 year round residents of the Convent are subtracted from the total population, the result is 876 persons or an average family size of 3.9 persons).

Subtracting the land owned by Mount St. Francis Convent from the total annexation area, the result is 1,480 acres on which 223 dwelling units are located. This results in 1 d.u./6.6 acres. There are 529.5 acres of vacant land (37%) within this area. If the vacant area should develop at the same density as that which exists today, the ultimate population would be 1,110 persons. However, it is unlikely that future development would be as sparse as that which exists today. The Pikes Peak Area Council of Governments projects the population for this area, in the year 2000, to be 4,910. The Park and Recreation Master Plan projects a population of 2,785 in 1990.

As in previous annexation analyses results of this area study are not clearly defined. Available data simply does not present the full picture and the data necessary for a complete cost benefit analysis is either unavailable or would be very time consuming to assemble as a prerequisite to annexation. Recognizing these shortcomings, however, we have assembled information which should provide the basis for an informed judgement to be made.

Following is a brief analysis of the data available including the reports received from other City departments.

Planning

The area under consideration is entirely within the "Planning Area" as delineated and defined in the Comprehensive Plan Program, General Land Development Recommendations - Planning Information Report Two.

The "Planning Area Policy" from those recommendations states in part that "The City should consider the possibility of providing full urban services to lands within the Planning Area.....(and) within the Planning Area, services should only be provided for developments which are adjacent to existing developed areas - consistent with open space and all other adopted land development policies".

In addition, parts of the area under consideration have a high probability of developing as a very desirable residential area which "Planning Information Report Two" indicates may be in short supply in the City within 10 to 15 years. City Planning Department and Pikes Peak Area Council of Governments projections indicate that the undeveloped portions of the area would very probably attract growth if services are provided. Recent developments, in the immediate area, such as the Digital Equipment Company, will provide further pressure for development of the vacant areas.

In response to the provisions of the City Council resolution on annexation policy adopted in December, 1972:

Some of the developed portion of the area is presently being served with City water and wastewater but the water division cautions that service of additional areas would be dependent on availability of water.

The annexation of the area under consideration would appear to be a "logical extension of the corporate boundary" particularly in light of the recommended "Planning Area Policy" and the natural barrier of the Pike National Forest that exists at the western edge of the area and the Air Force Academy on the northern boundary. However, the relative benefit to the City of such an annexation is by no means clear.

A significant portion of the Woodmen Valley Annexation Alternative is already urbanized. Likewise, a portion is presently provided with City water services and City wastewater service, all of which would qualify it for second order annexation consideration.

Summary Comments - City Departments

Utilities

Wastewater:

Of all the homes in the Woodmen Valley area only 57 are presently provided wastewater service by the City. This service is concentrated in Thunderbird and Pinecreek Estates. The remaining developed area is

divided into large tracts which make the need for public sewer service highly unlikely from an economic standpoint. If this area were annexed, future developments would be required to provide the necessary sewer facilities. The major impact would be long range and again would necessitate possibly two additional personnel to provide for inspection, customer service, and preventative maintenance of the Collection System. The immediate effects would be the annual loss of approximately \$1,700.00 for the differential outside City user charges and \$91.00 per single family unit connection fee.

Another point that should be considered is that annexation of this area may stimulate new development at a faster rate. This, in turn, could cause the Wastewater Division to accelerate the program for the installation of the new Monument Creek Interceptor to provide sufficient outfall line capacity.

Water:

The Mount St. Francis Josephine Convent area and the portion east of Monument Creek, known as the Tudor-Thunderbird Estates area, are presently served by the City of Colorado Springs, Water Division. All other residences in this area generate their water supply from individual and private wells. There is no fire protection in any of the areas being serviced from wells.

Cost to establish City water distribution and fire protection in this area should be at the expense of the owners and/or developers.

The Water Division has a tentative major distribution system of 12-inch and 8-inch water mains proposed, but the existing development is quite sparse at present with a very poor street network, most roadways being dead-end.

In order to prepare an approximate cost estimate for required water facilities it would be necessary to have a master plan for this entire area so that we would be able to determine main locations, sizes, necessary appurtenances, etc.

The Water Division has projected future water service to this area and would be able to supply required demands.

Should future development continue to be as sparse as the existing development in this area, it would be expected that maintenance costs compared to revenues received would be much higher than normally experienced in most areas of the City.

Gas and Electric Divisions:

Gas and electricity are currently supplied by the City to this area.

Police Department

An analysis of the criminal activity in the area to be annexed appears negligible at this time. However, there are other important factors which must be considered.

As you know, the proposed development of Oak Hills at Rockrimmon will add a considerable number of people to a currently sparsely populated area of the City. The Department did not take this addition into consideration in its 1977 budget. As a result, we view this subdivision as a form of "mini-annexation."

Likewise, the Woodman Valley area was not considered in this year's budget. This area presents a somewhat different problem than population, that is, the size of the geographical area concerned. Response time, accessibility, and officers' safety become critical in such a discussion. In order to provide satisfactory response to both these areas, better coverage to those persons and property in the Rockrimmon area, and proper allowances for officers' safety, the following is recommended:

- (1) One additional officer per shift which equates to five additional sworn positions.
- (2) One additional vehicle for this geographic area.

The Department realizes that a desirable level of Police protection can only be obtained with sufficient manpower and equipment to service this rather remote area of the City. It appears somewhat inappropriate to expect those persons living in the proposed annexation to bear the brunt of the required expenditures. Yet at the same time, we do not feel it appropriate nor desirable to provide anything less than the satisfactory level of Police protection to any resident of the City of Colorado Springs.

Salaries:

5 Patrolmen @ \$1,216 per month	\$72,960	
Overtime @ \$650 per year	<u>3,250</u>	\$76,210

Operating:

Benefits @ \$477	2,385	
Pension @ 5%	3,648	
False Arrest Insurance @ \$71	355	
Clothing/Cleaning Allowance @ \$305	1,525	
Equipment @ \$250	1,250	
Maintaining Vehicle (1)	<u>6,000</u>	15,163

Capital Outlay:

1 vehicle fully equipped	<u>7,750</u>	<u>7,750</u>
TOTAL		\$99,123

In a memo dated July 12, 1977, the Police Department representative stated that if the City were to annex the total Woodmen Valley Annexation Study Area, "the Department would, in all probability, request the full five (5) persons and one (1) vehicle. These would be in addition to the personnel we intend to request through the 1978 budget process. We feel such additions are necessary in order to maintain a desirable level of police service in the area in question."

Fire Department

Under the existing conditions we cannot provide what I could term adequate fire protection in Woodmen Valley (the area west of Thunderbird Estates and Pine Creek to and including Mt. St. Francis). The relatively few homes would probably not justify a station directly in that area. The only alternative is to locate a station which is presently contemplated in west Rockrimmon, so that either Buckeye Drive or Westwood could be traveled to get from Rockrimmon to that area. This would not alleviate the conditions of topography, winding street designs, or the road conditions described in Woodmen Valley or the lack of water but would reduce travel distance to some degree.

It would seem that considering the area being proposed for annexation and the station location described that about half of the cost for a station and staffing might be reasonably considered as a cost of annexing that area. Costs would be as follows:

Cost of station (finished)	\$225,000
Cost of pumper equipped	90,000
Manpower (12 men)	<u>198,000</u>
	\$513,000

One half this cost would be approximately \$256,000 for the opening year and about \$100,000 for salaries per year after that.

As stated above, a fire station is presently contemplated in west Rockrimmon to serve the Rockrimmon, Discovery, Oak Hills areas. This station will be needed at some point, whether the Woodmen Valley Annexation Study Area is annexed or not. The annexation would, in all probability, accelerate the need for a station in the area.

Park and Recreation Department

Woodmen Valley

<u>Land Requirements</u>	<u>Acq.</u>	<u>Dev.</u>	<u>Maint.</u>
14 ac. community park	91,000	700,000	15,484
7 ac. neighborhood park	45,000	175,000	7,742
7 ac. playfield	45,000	56,000	
Sub-total	181,000	931,000	30,968

Facilities

1 tennis court		13,000	3,427
Total	181,000	944,000	34,395

People Needed

Maintenance

Cost

1 - permanent	\$8,592
2 - seasonal	3,840
\$12,432 - included in \$34,395 above	

Recreation

3 - seasonals	\$5,400
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Public Works

Traffic Engineering:

Signing and pavement markings can be installed and maintained for approximately \$3,000.00 per year.

The proposed annexation area has only one street light at the intersection of Gillen Road and Woodmen Road. It is recommended, if the area is annexed, residential lighting be installed within five years. The remaining area along Woodmen Road and along Gillen Road, between Tudor Road and Woodmen Road, would receive street lights as the area adjacent to these roadways develops.

The total area will require approximately 173, 100 watt High Pressure Sodium, street lights at a cost of \$12,000 a year using current rates.

Engineering and Streets Division:

1. Arterial Streets

Woodmen Road - Approximately three miles in length, partially improved, not to standards.

Major burden of improving would be on the developers, therefore we have to consider maintenance only.

a. Present condition maintenance would be high due to side ditches, undefined paving edges, etc.: \$5,000 per annum

b. Future developed condition maintenance costs: \$2,500 per annum

2. Residential Streets

There is approximately 5 1/2 miles of residential road systems in the Woodmen Valley area, of which 3 3/4 miles have any asphalt type surface. The streets are not curbed and do not appear to be to any standards. Many private streets exist throughout this area.

Maintenance would consist of overlaying the existing paved streets once every 8 years at a cost of: \$20,000 per annum

Grading remainder of unpaved streets - 1 3/4 miles of unpaved streets annual maintenance cost: \$500 per mile

3. Drainage

Since we assume 20% of the area to have some kind of structure or to be platted, 80% of the area would be subject to drainage fees or the placement of structures.

80% of 2,534 acres = 2,027 acres

1140 acres are already under a fee assessment in "Dry Creek Basin" which is currently assessed at \$1,008 per acre. The remaining acreage would be charged at the currently programmed figure of \$1,109 per acre for unstudied basins.

Fee assessments would then be:

1026 acres at \$1,008/acre =	\$1,034,208
1001 acres at \$1,109/acre =	<u>\$1,110,109</u>

Total fee collectible at time of building requests - subject to increase annually	<u>\$2,144,317</u>
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The cost of structures required for the unstudied area is undeterminable at this time, therefore we can only give the figures on fee assessment. The area would have to be engineered for a study of structures required.

4. Monument Creek

This area of the annexation request should be treated as a possible lineal type park wilderness area and we are assuming no improvements would be needed along Monument Creek as long as the floodway is not further encroached upon. This could be determined from the study required as previously mentioned.

5. Bridges

A major structure would be required on Woodmen Road at Monument Creek at a cost of approximately \$1,000,000 which would include a portion of Woodmen Road to be widened.

Note: This report does not include the controversial R.R. crossing at Woodmen Road, underpass or overpass. (This is estimated at \$2 million.)

A R.R. overpass and bridge will be required at the intersection of either Rockrimmon Boulevard or Woodmen Road with the Denver and Rio Grande Railroad tracks, whether this area is annexed or not. However, presently, this major facility is a City-County obligation.

It has been estimated that this facility would cost \$3 million. Alternate funding sources do exist. The Federal Aid Urban System is one such funding alternative. This system requires a local commitment of 26% to be matched by 74% Federal funds. (Local cost would be approximately \$720,000.) To use this funding source, Rockrimmon Boulevard would need to be placed on the Federal Aid Urban System.

It should be pointed out that this source of funding consists of approximately \$1,040,000/year to be used by Colorado Springs, Manitou Springs, Fountain, El Paso County, and the State Department of Highways. Funding has been tentatively committed for the next 5 years. The City of Colorado Springs' share of the Urban System Funds has been programmed through 1982 for Union Boulevard improvements.

If Rockrimmon Boulevard is not placed on the System, another source of funding available is the Off-System Roads Program. Again, this funding source requires 26% local commitment or \$720,000. The total funding available is approximately \$300,000 to be used County-wide.

6. Engineering Costs

There would be approximately \$20,000 required for engineering a new drainage basin study. This would be an immediate one time cost.

7. Personnel

No additional personnel would be required for the Engineering Department.

One additional person would be required for the Street Division at a per annum cost of \$10,000.¹

8. Equipment

Three pieces of equipment would be required to supplement the present maintenance fleet. These would be: dump truck, roller and pickup.

The total cost of purchase would be: \$15,000¹

Other Services

The departments reporting above comprise a large percentage of the City's annual expenditure for public services. However, the City provides a number of services not included above which, taken as a whole, are considerable in terms of costs. Expenses for items such as administration, municipal courts, public welfare, public health, and certain community development activities are difficult to assign and estimate on a geographic basis, but an addition of over eleven percent to the present population of the City is almost certain to increase costs for some of these, perhaps even by a percentage factor equal to the population increase. We have no reliable estimate of the increased cost of these services but they should be considered as a cost factor in the annexation evaluation. One imponderable factor in this consideration is that the residents of the study area may already be benefiting from these services to some degree. This segment of service costs is mentioned in anticipation of some degree of subjective consideration being given to it in evaluating the annexation.

Revenue Anticipation

The total assessed value of property within the total annexation area is \$3,538,410 (January 1, 1977 figures). At 11 mills this would result in yearly revenue of \$38,922.50 from this area. The Road and Bridge tax revenue would be \$8,846.025.

Sales tax revenue would be minimal in this area as it is primarily a residential development.

There would be additional revenue from drainage fees as stated in the comments from the Public Works Department.

¹In a memo from the Street Superintendent, dated July 12, 1977, it was stated that this would be the cost provided a request for 2 additional sweepers plus 2 employees to operate the sweepers is approved in the 1978 budget.

WOODMEN VALLEY - ALTERNATE

As a result of the comments from the various City departments stating concern with the large lots, private roads and rough topography particularly in the western area of the proposed annexation area, and because most of the property in the eastern portion particularly Thunderbird Estates and Pine Creek Estates, is presently furnished with several or complete City utilities¹, an alternate annexation is being proposed.

The alternate area is approximately the eastern most quarter of the total Woodmen Valley Annexation area. It is comprised of 109 d.u. on 530 acres with a population of 425 persons.

This alternate annexation area is the more developed area of the total proposed annexation area. Of the 530 acres, 178.8 are undeveloped resulting in 34% undeveloped.

Each of the City departments that had commented on the total proposed annexation area was asked to reassess its comments concerning the alternate annexation area. The comments concerning the alternate area follow:

Summary Comments - City Departments

Utilities

Wastewater:

The alternate annexation analysis request by the Planning Department has a minor impact on my original comments dated April 15, 1977 (comments on total annexation area).

As I stated, extension of sewer service in the vacant areas will be the burden of the developer. Of the existing developed areas, Pine Creek Estates is largely without public sewers and future improvement districts may be required.

The proposed alternate will eliminate the problem of providing full City services, such as sewers, to an area which, because of lot arrangement and topography, make this service very impractical.

Basically, all of my previous comments including the revenue loss still apply to the alternate plan.

¹A map depicting the utility services presently provided or contracted for those that have signed an annexation agreement will be presented at the Informal City Council meeting.

Water:

As noted previously, the Thunderbird Estates and Pine Creek Estates areas are presently served by the City of Colorado Springs, Water Division. However the Pine Creek Estates area is very weak in fire protection. It is estimated that 10 new fire hydrants and 3500 feet of new water main would be required to meet City specifications. Approximate cost would be \$65,000.00.

The area west of the D&RG Railroad would have to be served from a proposed new 12 inch water main in Woodmen Road. Cost of this main and other water mains and facilities needed to serve this tract should be at the expense of the owner and/or developer.

Gas:

The Gas Division is already serving Pine Creek Estates and Thunderbird Estates. We have a 4 inch high pressure main in Woodmen Road and a 6 inch high pressure line running north from Woodmen Road along the west R.O.W. line of Interstate 25. Any extensions from these lines would be done with Gas Division money and the revenue from customers would return these costs to the Gas Division. We would not need any additional people or equipment to maintain this area.

Electric:

Currently serves this area.

Police Department

I refer you again to our memo of April 19, 1977 (memo concerning total Woodmen Valley Annexation Study Area). In it we state that several factors were considered in our recommendation for personnel and equipment for the area in question. We have never maintained that annexation of alternative A alone is justification for such requests. However, after reviewing our departmental needs in the northwest quadrant, these recommendations seem to meet minimum annexation requirements.

If the Department had an adequate supply of personnel and equipment, it would be feasible for us to absorb alternative A without incurring additional costs or reducing our current level of police service. Unfortunately, this is not the case. It would be most difficult to absorb any new additions or annexations, particularly in the northwest quadrant, without either adding new positions and equipment or reducing services.

Fire Department

The area considered in this alternate annexation includes Pine Creek and Thunderbird, as far as development that currently exists.

The Thunderbird Estate area is generally spaced fairly adequate as far as hydrants are concerned and we feel that if the flow is sufficient, would be adequate in that residential area.

The Pine Creek area has only two hydrants on the loop formed by Tudor Road and Gillen Road which is a distance of approximately one mile. It was my understanding that the utilities representative that was present at the meeting said he thought the water supply was available in the form of mains in that area and if that is true hydrants could be installed.

We currently have under consideration the construction of a station at one of two proposed locations. Locations are at Dublin and El Paso or in the west portion of Rockrimmon, as we are currently trying to determine if Falcon Estates might be considered for annexation soon and if so could affect where the first station might be located.

As far as cost consideration, it would seem the following might be a reasonable cost to be assigned to the area under discussion.

We normally can cover about 7 square miles with a station in areas that are primarily residential and since this area is slightly less than 1 square mile, it would seem about 14% of the cost of a station and the salary cost for staffing could be a reasonable estimate.

The 14% cost of a station and staffing would be as follows:

Station construction (one-time cost)	\$36,000
Staffing and maintenance cost per year	
14% cost	64,000

From the above, it is apparent that a first year would be approximately \$100,000 and the per year cost after that would be approximately \$64,000. The cost of additional hydrants needed in Pine Creek would have to be estimated by the Water Department.

Again, as stated in the Fire Department report concerning the total annexation area, the annexation of the Alternate area would accelerate the need for the proposed Fire Station in the west Rockrimmon area.

Public Works Department

Traffic Engineering Division:

Signing and pavement markings can be installed and maintained for approximately \$2,500 per year.

The proposed annexation area has only one street light at the intersection of Gillen Road and Woodmen Road. It is recommended, if the area is annexed, residential lighting be installed within five years. The remaining area along Woodmen Road and along Gillen Road, between Tudor Road and Woodmen Road, would receive street lights as the area adjacent to these roadways develops.

The total area will require approximately 82, 100 watt High Pressure Sodium, street lights at a cost of \$5,700 a year using current rates.

Streets and Engineering:

The majority of the area that is currently developed lies easterly of Monument Creek and is currently known as Thunderbird Estates.

The roads in this area are generally asphalted but lack the benefit of curb and gutter.

Tabulation of Facts

1. Arterial Streets

First Time Costs:

Woodmen Road is the only arterial street in this area and is approximately 5,000 feet in length.

Costs - One Time (1st Year)

Maintenance	\$ 5,000 ¹
Bridge over Monument (widening)	\$1,000,000 ¹
R.R. Overpass	<u>\$2,000,000¹</u>
Total	\$3,005,000

Future Costs (Per Annum)	\$ 2,500
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2. Residential Streets

First Time Costs:

12,000 L.F. of paved roadways	\$ 45,000 ²
City share of intersections if this were to go into an Imp. District	<u>\$ 5,000</u>
Total	\$ 50,000

Future Costs (Per Annum)	\$ 1,500
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¹These costs cannot be attributed to the annexation. These facilities will be needed whether this area is annexed or not. However, presently, these facilities would be a City-County obligation.

²This figure can be prorated over several years. Generally, overlaying is done once every 8 years. Since most of the paved roads in the Total Annexation Study Area are within the Alternate Annexation Area, the figures used for the Total area can be applied here.

3. Drainage

Approximately 373 acres would be fee assessed at a current fee of \$4,109.00 per acre. \$ 413,657

Cost of structures required would be unknown until Drainage Master Plan is received.

Engineering would still be as previously stated in Woodmen Valley Report dated April 1977. \$ 20,000

4. Personnel

No additional personnel would be required for the Engineering Department.

One additional person would be required for the Street Division at a per annum cost of \$10,000.¹

5. Equipment

Three pieces of equipment would be required to supplement the present maintenance fleet. These would be: dump truck, roller and pickup.

The total cost of purchase would be: \$ 15,000¹

Notation:

A portion of the Thunderbird Estates lies within the Monument Creek Flood Plain, restricting the issuance of building permits in some cases.

Summary:

Total initial cost approximately - \$ 35,000

Total annual cost thereafter - \$ 42,200

Anticipated Revenue

The assessed valuation of the alternate area is \$1,373,080. At 11 mills, this would result in increased City revenue of \$15,103.88. Revenue from the Road and Bridge Fund would be \$3,432.70. Again, sales tax revenue would be minimal.

There would be additional revenue from drainage fees as stated in the comments from the Public Works Department.

¹In a memo from the Street Superintendent, dated July 12, 1977, it was stated that this would be the cost provided a request for 2 additional sweepers plus 2 employees to operate the sweepers is approved in the 1978 budget.

Conclusion

The purpose of this preliminary report is to point out the benefits and concerns with the annexation of the area known as the Woodmen Valley Annexation Study Area.

Realizing the problems with the large lots, rough topography, private streets and general rural atmosphere in the western section of the study area, the Planning Department has offered an alternate annexation area.

The options are to pursue one of these study areas for possible annexation, to research further to arrive at a different possible alternate annexation area, or to do nothing.

The Planning Department realizes that more indepth study is needed if either of these first two alternatives is chosen. However, guidance from the City Council is desired before any further study is undertaken.

STATISTICAL SUMMARY

BACKGROUND INFORMATION

	<u>Total Annexation Study Area</u>	<u>Alternate Area</u>
Area	2,750 acres	530 acres
Dwelling Units	223	109
Population	986 (876) ¹	425
Assessed Value	\$3,538,410	\$1,373,080

ANNUAL REVENUE ESTIMATES

Property Tax	\$38,922.50	\$15,103.88
Road & Bridge Tax	\$ 8,846.03	\$ 3,432.70
Sales Tax	Minimal	Minimal
Total	<u>\$47,768.53²</u>	<u>\$18,536.58²</u>

COST INCREASE ESTIMATES

<u>Total Annexation Study Area</u>	<u>Immediate Capital Costs</u>	<u>Annual Operating Cost</u>	<u>Long Term Capital Costs</u>
Public Works Dept.			
Street Div.	\$ 15,000	\$ 10,000	--
Engineering Div.	\$ 20,000	\$ 28,375	-- ³
Traffic Eng. Div	--	\$ 15,000	--
Police Dept.	\$ 7,750	\$ 91,373	--
Fire Dept.	\$157,500	\$100,000	--
Park & Rec Dept.		\$ 52,227	\$1,112,000
Subtotal	<u>\$200,250</u>	<u>\$296,975</u>	<u>\$1,112,000</u>

¹Figure excluding 110 persons residing at Mt. St. Francis.

²Drainage fees are not collected in the Co. If this area is annexed, there will be additional revenue from drainage fees assessed at \$1008/acre in Dry Creek Basin and \$1109/acre for unstudied basins.

³\$3 million for the proposed bridge widening and RR overpass at Wooden Rd. & Rockrimmon Blvd. is not shown here because it will be needed whether this area is annexed or not. However, this major improvement is a City-Co. obligation presently. Also, this figure could be reduced to \$720,000 if City funds are used only to match Federal Aid Urban or Off-System Roads funds.

COST INCREASE ESTIMATES (Cont.)

<u>Total Annexation Study Area</u>	<u>Immediate Capital Costs</u>	<u>Annual Operating Cost</u>	<u>Long Term Capital Cost</u>
Utilities Divisions			
Water Div.	4	4	4
Wastewater Div.	4	4	4
Subtotal			
"TOTAL AREA" TOTALS	\$200,250	\$296,975	\$1,112,000

ALTERNATE ANNEXATION AREA

Public Works Dept.			
Street Div.	\$ 15,000	\$ 10,000	--
Engineering Div.	\$ 20,000	\$ 24,000	-- ⁵
Traffic Eng. Div.		\$ 8,200	
Police Dept.	0 ⁶	0 ⁶	--
Fire Dept.	\$ 36,000	\$ 64,000	
Park & Rec Dept.		\$ 26,012	\$ 556,000
Subtotal	\$ 71,000	\$132,212	\$ 556,000
Utilities Divisions			
Water Div.	4	4	4
Wastewater Div.	4	4	4
Subtotal			
"ALTERNATE AREA" TOTALS	\$ 71,000	\$132,212	\$ 556,000

⁴Information not available at this time--it will be presented at the Informal City Council meeting.

⁵See Note 3 previous page.

⁶In a memo dated July 12, 1977, the Police Dept. stated that they could absorb the alternate area without incurring additional costs if the Dept. had an adequate supply of personnel and equipment.

⁷The annual operating costs and long term capital costs for the Park & Rec Dept. were prorated for the alternate area at $\frac{1}{2}$ the requirements for the total annexation study area. This was justified because most of the population and development have occurred in the alternate area.

the conclusions of the plan are not technically verifiable, although they may be intuitively sensible. Questions such as the overall impact of the development of five acre parcels with well and septic systems and the impact of such systems on the water supply and the general environment versus the impact of higher density with public water and sewer are not thoroughly analyzed. This is understandable when one considers that the plan represents the attempt of the residents to maintain a certain life-style rather than to solve technical and environmental problems. As such, the plan is more analogous to the citizen input stage of a comprehensive planning process than it is to a comprehensive plan itself. It should be noted further that if such a plan were presented by a developer as the first phase of a development proposal (sketch plan or master plan) it would fail for lack of information.

What the plan appears to be is a preliminary step in a program to re-zone areas of the Woodmen Valley and to have this proposed zoning reflected in the 1990 plan, in much the same way that undeveloped land zoned for industrial use is reflected in the plan as industrial land. As such it presents an overall zoning scheme and sets forth certain rezoning policies to be applied to the Woodmen Valley. If the rezoning scheme is adopted, it requests that the land use plan be changed to reflect both the zoning and the zoning policies.

If the Commission feels that the proposed plan has merit and should be adopted in some official form (either as an amendment to the adopted plan or as a re-zoning request) it is the departments' feeling that the land use plan component should be adopted as an interim revision of the 1990 Land Use Plan. As the members of the Commission are aware, the county is currently developing a comprehensive plan for the county which will replace the 1990 Land Use Plan. As an interim revision, the proposed plan would constitute land development policy until such time as the new plan is adopted. The questions mentioned earlier must be addressed before the proposal can be considered a component of the new comprehensive plan.

It should also be noted that there is an apparent contradiction in the proposal. The proposal indicates that subdivision into 2.5 acre lots would be permitted with the provision of public water and sewer. It also indicates that no subdivision of lots into parcels of less than 5 acres should be allowed. This should be clarified.



SCALE
1" = 200'

PROPOSED 15 AC SITE
SPLIT INTO 3 5 AC LOTS

