

Synopsis of NEPCO Meeting 8 May 2021

This synopsis is intended to provide the highlights of the NEPCO General Membership meeting to all residents of NEPCO member Homeowner Associations. Full minutes & presentations at www.nepco.org.

NEPCO Transportation and Land Use Committee Reviews: Paul Pirog (High Pines Owners Association), Vice Chairman of the NEPCO Transportation and Land Use Committee, briefed the status of recent activities of the committee. NEPCO reviewed a record 52 new developments in 2020 and has reviewed 25 new developments to date in 2021. Paul highlighted NEPCO concerns and Chaparral Hill residents' concerns over the proposed zoning change to allow an apartment complex across from the Big R store on Spanish Bit Road. The proposal is to rezone to allow for 30 apartments in five buildings of 40 feet height next to the 5-acre lots in Chaparral Hills. Paul provided additional charts on: Cloverleaf Filing 1 Final Plat at Higby Road and Jackson Creek Parkway; Bridle Bit Ranch Filing 1A north of Shoup Rd and east of Hwy 83; and Winsome Filing 2 Final Plat at NW corner of Hodgen and Meridian Roads. Paul stated that the committee has also reviewed the El Paso County Master Plan and provided 135 comments. Paul is stepping down from his role on the NEPCO Transportation and Land Use Committee after working on the committee for six years. He is off to do other things. He provided advice to everyone that, from his experience, the best way to affect change in land use proposals is for HOA homeowners to appear at the public hearings. Lots of details are on these charts in the presentation package on the NEPCO web site.

On Growth in the NEPCO Area: Greg introduced the first guest speaker, **Terri Hayes, CEO of the Tri-Lakes Chamber of Commerce**, who spoke on the role of the organization. The Tri-Lakes C of C is mostly concerned with supporting existing businesses – we don't want empty storefronts! It has a legislative committee to address state legislation regarding businesses, and has a small staff and operates the Visitor Center. It regularly meets with existing businesses to find out how the Chamber can help ensure that inevitable changes to the business environment are positive to the community. Be informed! Web site is www.trilakeschamber.com.

Greg then introduced the next speaker, **Mike Foreman, Town Manager for the Town of Monument**, who spoke on the high rate of growth and future development in Monument. Monument and the Tri-Lakes Chamber of Commerce work together on economic development. Website is www.TownofMonument.org and immediate results are posted from the Planning Commission and Board of Trustees (BOT) deliberations. The first community survey is coming out soon and will be on the website. Monument is considering putting Home Rule to a vote. Largest current projects are finding a way to bring surface water to Monument and constructing new water tanks. Numerous reviews of new land use proposals have been concluded – growth is large. More Town annexation is in progress. Need to widen Jackson Creek Parkway from Higby Road to Hwy 105, and need to widen Old Denver Hwy.

Greg then introduced **Mark Gebhart, Deputy Director for El Paso County Planning and Community Development**, who addressed the El Paso County Master Plan. The need for a county Master Plan was driven by the many Small Area Plans in the county that are outdated and disconnected, and by the tremendous rate of development growth in the county. Change is necessary. "We need to change or we'll be stagnant" Mark said. The Master Plan will be used for sharing the vision, evaluating development proposals, establishing a regulatory framework, coordinating regional and local initiatives etc. Topical Elements to be retained include: Extraction of Commercial Mineral Deposits, Major Transportation Corridor Plan, Wildlife Habitat Maps and Descriptions, Municipal Airport Plan Part 150 Study, Meadow Lake Airport Study, Parks Map, Water Master Plan. He described the planning process, the Advisory Commission, and the surveys. He described remaining land in the Tri-Lakes area. His chart on Tri-Lakes states: **"Future development in this area (Tri-Lakes) should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor"**. He showed the Monument Annexation Plan and Growth Area, the potential area of annexation in the county, and a map of Priority Development Areas. He reviewed agency comments including some of the 135 comments from NEPCO. He reviewed final actions toward certification of the plan. The Master Plan is to be used by county agencies, to be used to update the land development codes (LDCs), to be used for the development of Inter-Government Agreements (IGAs), and to be used as guidance for reviews of new development actions including 1041 permits reviews and zoning actions. View the Master Plan at <https://elpaso-hlplanning.hub.arcgis.com/>. Contact is markgebhart@elpasoco.com.

More details of his presentation are at www.nepco.org Meeting Presentations.