

evidence before it.

The Planning Commission voted 6-1 to recommend the two applications for approval. Friedman voted no. The applications are now expected to be heard at the El Paso Board of County Commissioners (BOCC) on April 9.

Settlers View subdivision

Also at the March 19 meeting, the commissioners recommended for approval a request by Gary and Brenda Brinkman for approval of a final plat for the Settlers View subdivision for the development of 14 single-family lots and a right-of-way. The 40.61-acre parcel is zoned RR-2.5 (residential rural) and is north of Hodgen Road, south of Silver Nell Drive, and east of the Walden development. The application is consistent with the preliminary plan, which was approved in April 2018.

The lot sizes are a minimum of 2.5 acres, with 3-acre lots located at the northeastern boundary. Access is via a dedicated right of way through the Grandview and Walden Preserve developments.

The owners' representative, Jerome Hannigan of Jerome Hannigan and Associates, told the commissioners that he was not happy with condition 11 of the application, specifically with the calculation of the sum to be placed in an escrow as the developer's contribution toward the design and future paving of Stepler Road north of Silver Nell Drive and south of Walker Road. Hannigan said that there was some question in his mind as to whether the percentage used was correct. He said he was happy to pay the right amount. County had calculated the Settlers View subdivision's fair share contribution at \$32,970, which corresponded to a roughly 6.7

percent proportionate impact in the short term. Hannigan pointed out that the county's study also includes a 3.9 percent proportionate impact, the lower percentage representing a long-term impact based on anticipated growth.

The Planning Commission decided to vote on the application as it stood rather than continue the item, and this was also Hannigan's preferred outcome. County engineers will now meet with Hannigan to try to reach a resolution.

The commission voted unanimously to recommend the application for approval, and it is expected to be heard at the BOCC on April 9.

Developing the new county master plan

At the beginning of the March 5 meeting, Commissioner Kevin Curry reminded everyone that under state law it is the duty of the Planning Commission to make and adopt the master plan. He said, "I've ... been personally uncomfortable with the way some of the sub-elements have been presented to us in the past such as the major transportation corridors plan, the parks plan, and the water master plan because they are presented to us after the fact as a fait accompli and I don't want to see us surprised again by substantive recommendations such as density waivers and possible revisions to the 300-year rule ... when it's too late to debate those and shape them as might be appropriate."

Curry continued, "I think it important that this commission be involved upfront, throughout the process, and that when this commission provides input whether it's through Ms. Friedman or on the record during one of our meetings, those should be taken as guidance, not

suggestions, to that steering committee. I would like to make sure this committee has the opportunity to shape the plan, the substance, the overall direction rather than have somebody do that for us and present it to us later."

Ahead of its regular meeting on March 19, the master plan's consultants, Houseal-Lavigne Associates, held a work session with the Planning Commission to outline the process and scope of work for developing the new plan. The commissioners were prompted to provide issues or concerns they felt were confronting the county and to identify its strengths and weaknesses. Aging infrastructure, the management of growth, water availability and management, and managing the interface between rural parts of the county and urban development were all raised as issues. Commissioners spoke to the county's strengths including a good quality of life, a skilled workforce, great natural resources, and a diverse economy.

Commissioner Jim Egbert said he felt there needed to be greater coordination of plans with the City of Colorado Springs, which has just completed its own plan. Commissioner Brian Risley called for consistency among policies, stating that the local area plans currently do not relate to one another.

The consultants held a series of presentations and work sessions with different groups during their three-day visit to the county. Opportunities for input from the public, business, and other interested parties will be forthcoming as the project moves on from this first phase.

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Northern El Paso County Coalition of Community Associations Inc., March 9

Neighbors cooperate, collaborate for best outcomes

By Jennifer Kaylor

The March 9 general membership meeting of the Northern El Paso County Coalition of Community Associations (NEPCO) featured three presentations that culminated in one central message: Being a good neighbor is the foundation to safety and quality of life. El Paso County Environmental Technician Brian Welding discussed noxious weeds and the need for successful weed management. John Rickman, information officer for the Emergency Preparedness Group (EPG) of Tri-Lakes United Methodist Church (TLUMC), discussed EPG's program for organizing neighborhood fire mitigation projects. Community Preparedness and Community Emergency Response Team (CERT) Coordinator Robin Adair encouraged NEPCO members to organize and enroll their neighborhoods in the county's free CERT classes.

Noxious or obnoxious?

Welding cited the Colorado Department of Agriculture's (CDA) definition of a noxious weed as a non-native plant species that meets one or more of four criteria: It aggressively invades or is detrimental to economic crops or native plant communities; it is poisonous to livestock; it is a carrier of detrimental insects, diseases, or parasites; or it is detrimental, directly or indirectly, to the environmentally sound management of natural or agricultural ecosystems. Noxious weeds threaten a healthy ecosystem plus everything and everyone who depends on that ecosystem. Dandelions, Welding professed, are simply obnoxious.

Environmental Division staff monitor public and

private properties annually through Global Positioning System (GPS) technology to establish management and public education priorities. Prevention is the most effective means of weed management, but once a weed is established staff notify property owners and work with them in determining how to best eradicate, contain, or control a weed species. From a noxious weed perspective, being a good neighbor means addressing weeds on one's property to prevent their spread to adjacent properties.

A guide to Colorado's noxious weeds is available at <https://communityservices.elpasoco.com/wp-content/uploads/Environmental-Division-Picture-Noxious-Weeds/Noxious-Weed-Control-Book.pdf>

Neighborhood wildfire mitigation encouraged

EPG's wildfire mitigation training program arose from a desire to help those who had been devastated by the Black Forest Fire, Rickman explained. Through experience and collaboration with similar organizations, EPG recognized the efficacy of working with neighborhoods as opposed to individual homeowners and developed a program to share its mitigation knowledge. He stressed that a mitigated property is likely to survive a wildfire nearly unscathed, but only if nearby properties are also similarly protected. Rickman cited Cathedral Pines as a community-wide mitigation effort that suffered relatively little damage from the Black Forest Fire.

The free, four-phase EPG training includes classroom instruction, site assessments, a neighborhood project with EPG oversight, and an independent neighborhood project. The group seeks additional neighborhoods to train. Rickman assured listeners that EPG provides ongoing assistance and support once training is complete. The next phase of training begins in April on the fourth Saturdays. Contact epg@tlumc.org or access the website, <http://tlumc.org/outreach/epg>, for more information.

You are the help before help arrives

In 95 percent of emergencies, bystanders are the first to provide help, Adair stated. Whether a blizzard, flood, wildfire, earthquake, landslide, hazardous material spill, or other major disaster, emergency responders are

likely to be overwhelmed. People who are equipped to provide basic medical care or organize an evacuation, or who know specific medical needs of individuals in a community, become a significant support and resource in disasters.

CERT is a community emergency response team training program offered free to neighborhoods throughout the year. "By training as a neighborhood, people are practicing drills with the people they would likely be working with in an actual disaster," said Adair. Neighborhood trainings encourage participants to coordinate information about residents' skills, equipment resources, phone lists, etc. The regular 20-hour program covers basic medical care, light search and rescue, how to organize helpers, psychological first aid, terrorism awareness, and related topics, and is appropriate for participants 14 years of age or older. CERT can also be tailored to the requests or needs of a neighborhood or community organization.

Adair confirmed that "Things You Should Think About"—a 45-minute class—is often presented to homeowners associations' annual meetings, and an information booth is available for events such as neighborhood block parties. CERT trainings are scheduled throughout the year; see www.EPCERT.org for more information. EPG will host CERT classes at TLUMC on Tue.-Thu., and Sat., Sept. 24-26, and 28. Also, see <https://ocn.me/pdf/v19n2%2027.pdf>

Adair ended her presentation by encouraging everyone to register their cell phones with the free "Reverse 911" system. This is especially important for people who rely solely on cell phones for telephone service. Go to <http://elpasoteller911.org/246/Emergency-Notification-System> to register phone numbers.

The next NEPCO meeting is May 18. Meetings are generally scheduled on the second Saturday of the month, but the May meeting is scheduled on the third Saturday to avoid Mother's Day weekend. The meeting will be held from 10 a.m. to noon at the Monument Town Hall conference room, 645 Beacon Lite Rd. off Highway 105. See www.nepco.org for additional information.

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Woodmoor Improvement Association board, Feb. 27 and March 27

Board honors Vincent Elorie award winner; finishes ADA bathroom

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met on Feb. 27 and Mar. 27 to award the Vincent Elorie statue, discuss the bathroom addition, and discuss director highlights.

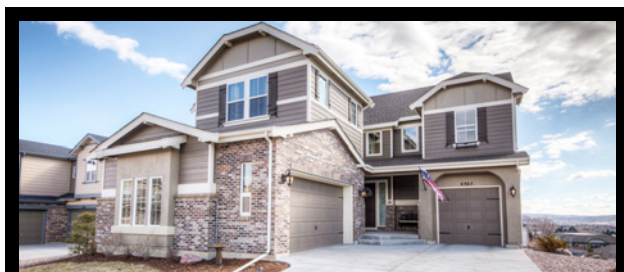
Vincent Elorie Award

Lisa Hatfield received a replica of the Vincent Elorie statue for her outstanding citizen award recognizing her role as managing editor of *Our Community News*, her in-

volvement with the Firewise program in Woodmoor, and her work on the Black Forest Fire recovery effort. The original statue, donated by Michael Garman, will have her name added to the list of recipients. In 1995, WIA created the award to honor Vincent Elorie, a former chief of Woodmoor Police, for his outstanding citizenship.

Bathroom project completed

The board noted that the new Americans with Disabilities Act (ADA) compliant bathroom project has been



6365 Fall Haven, Colorado Springs, 80919 - Beautiful, better than new 4 bd, 4 ba in D-20 with views, shopping close by and walking/hiking trails! Views and walkability with upgrades galore! Two-story entry in this warm and cozy home with extra stonework, wood beams, iron balusters, and beautiful wood shutters. The wonderful great room has a soaring stone fireplace wall with a splash of stone added to the curving staircase wall to create drama and a custom look you don't usually find in this price range. Luxurious gourmet kitchen with all stainless appliances including double ovens, five burner gas range top, refrigerator, microwave, and dishwasher. Dining area and a kitchen nook along with an office/study and powder all on the main. Custom wood beam accents throughout along with other custom features. Laundry, 2 full baths and 3 bedrooms along with a sumptuous master suite create an upper-level perfect for big families or lots of guests. The unfinished basement with a walkout to the backyard allows for future expansion or ample storage. Don't wait to see this home!

\$525,000.



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