

Welcome -- Diana Love FCC II President

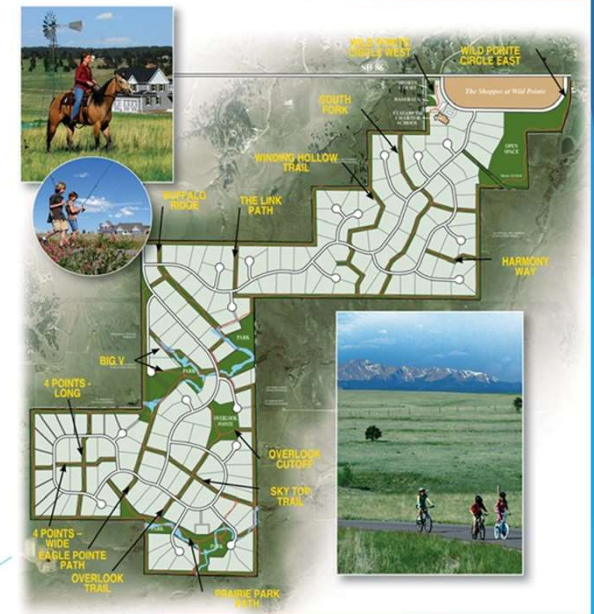
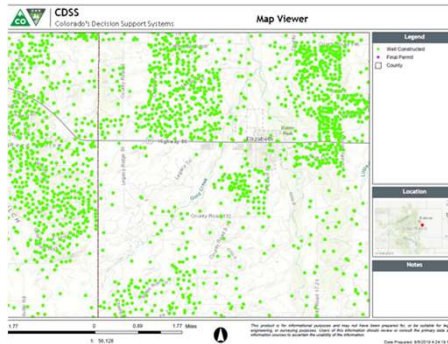
Community Survey Results

ELIZABETH COMPREHENSIVE PLAN

LAND USE ALTERNATIVES

MAY 2019

Elizabeth Comprehensive Plan



Elizabeth Community Survey Results

Rural vs. Density Growth
Survey Results March 21- April 7, 2019

FCC II

Survey Background

- ▶ Purpose: Collect survey data to provide input to the Elizabeth Comprehensive Plan (ECP)
- ▶ First Survey: March 21-April 17 (Website, Nextdoor App)
- ▶ Second Survey: ?
- ▶ Approx. 200 responses (Elizabeth has approx. 1500 citizens)

Survey Highlights

- ▶ What is your vision for what the town of Elizabeth should be in the future?
 - **A small town that remains a smaller growing small town with a rural character -48%**
 - **A growing community retaining its small town flavor -43%**
 - **A significant suburb or growing satellite community with a growing employment base -6%**
- ▶ Where do you see the heart of Elizabeth being in the future?
 - **Downtown Elizabeth -93%**
 - **Somewhere along the Highway 86 to the west -8%**
- ▶ If Elizabeth continues to grow, which of the following general approaches do you think the town should pursue?
 - **Carefully manage how developments look, feel and are designed, even if this means growth is slower -55%**
 - **Try to carefully balance economic growth with having high quality, well designed new development -43%**

Survey Highlights


- ▶ Please share your opinion about the supply of retail options in the Elizabeth area
 - Bix Box stores (Walmart, Target, etc) **have enough 63%** -- need more 30%
 - Fast Food restaurants **have enough 43%** -- **need more 50%**
 - Gift stores/small retail stores **have enough 39%** -- **need more 53%**
 - Sit down restaurants **have enough 21%** -- **need more 76%**
 - Bars/NightLife **have enough 36%** -- **need more 48%**
- ▶ What are the 3 most important reasons why you and your family choose to live in Elizabeth?
 - A small town setting -29%
 - Natural beauty of the area -21%
 - Proximity to nearby communities (Parker, Castle Rock etc.) -10%
 - Cost of housing -9%
 - Low Crime Rate -8%

May 8th Meeting Survey Results

- Complete results found online:

https://www.townofelizabeth.org/sites/default/files/fileattachments/elizabeth_comprehensive_plan/page/4541/community_survey_1-_results.pdf

- See wall printouts

Community Survey Results					
					
How would you rate the following aspects of life in and around Elizabeth? 1 is poor, 2 is fair, 3 is good, 4 is excellent. Please choose one option for each of the items below.					
	1 (Poor)	2 (Fair)	3 (Good)	4 (Excellent)	Average
Walkability	50	81	52	5	2.06
The aesthetic quality (look and feel) of new development	42	67	72	8	2.24
Noise control	11	63	96	19	2.65
Minimization of light pollution	18	48	95	31	2.72
Private property upkeep / cleanliness	27	84	77	5	2.31
The aesthetic quality (look and feel) of local streets	29	91	68	4	2.24
The number of community events	13	54	104	21	2.69
The quality of community events	11	60	95	24	2.69
Please share your opinion about the supply of various types of housing in the Elizabeth area (Please choose one option for each of the below)					
	Have Too Much	Have Enough	Need More	Not Sure	Average
Duplexes	18	78	36	59	2.71
Mobile Homes	40	91	6	34	2.07
Apartments	20	68	74	31	2.6
Townhomes & Condominiums	19	71	67	35	2.61
Starter homes	16	66	95	18	2.59
Higher-end homes	30	104	40	21	2.27
Single family housing	6	94	78	16	2.54
Senior living housing	5	32	114	41	2.99
Accessory dwelling units	4	45	65	81	3.14
Please share your opinion about the supply of retail options in the Elizabeth area. (Please choose one option for each of the items below)					
	Have Too Much	Have Enough	Need More	Not Sure	
Big box stores (Walmart, Target, etc.)	10	122	57	4	
Fast food restaurants	9	83	96	6	
Gift stores / small retail stores	6	76	104	10	
Entertainment	0	30	156	7	
Sit-down restaurants (non-fast food)	0	40	147	6	
Bars / night life	7	71	95	23	
Please indicate four types of park / recreation amenities you would most like to see expanded or improved in Elizabeth, either by the Town, the Elizabeth Parks & Recreation District, or as part of residential developments (and managed by Homeowners Association).					
Walking and biking trails	129				
Swimming pools or splash parks	127				
Fitness centers	76				
Playgrounds	66				
Picnic shelters	48				
Multi-purpose fields for soccer, football, lacrosse, etc.	46				
Other	29				
Golf courses	18				
Disc / frisbee golf courses	17				
Indoor basketball courts	15				
Outdoor tennis courts	12				
Baseball / softball diamonds	11				
Outdoor basketball courts	9				
Skate parks (outdoor)	8				
Indoor pickleball courts	5				
Indoor tennis courts	3				
Outdoor pickleball courts	2				
Please indicate up to four changes you think would improve the quality of life in Elizabeth.					
Protect and restore historic properties and areas	84				
Improve recreational / park facilities	79				
Improve the quality of the local street and road network	75				
Improve trails and sidewalks	69				
Improve K-12 education	64				
Expand shopping options / increase the amount of retail space	58				
Decrease taxes and fees	52				
Improve utility services (gas, water, broadband, etc.)	48				
Increase employment opportunities	35				
Provide more post high school educational opportunities (community college, vocational-technical, etc.)	34				
Improve transit service (including buses for seniors or the disabled, or transit in general)	20				
Make housing more affordable	19				
Have a wider range of housing to choose from	12				
Improve the quality of housing in the Elizabeth area	6				
The Town of Elizabeth maintains a variety of public facilities and infrastructure with a limited budget. How would you like the Town to prioritize its maintenance and construction investments? (Choose your top 3)					
Maintain thoroughfares and streets (Note: CDOT maintains Highway 86)	96				
Neighborhood streets	66				
Sidewalks	41				
Parks	93				
Public water supply	50				
Biking and walking routes (including streets, sidewalks, & trails)	98+				
Town Hall	8				
Sewers and stormwater	24				
Water lines and water service	38				
Other	23				
How would you rate the overall quality of life in Elizabeth? (Please choose one)					
Good	12				
Excellent	53				
Fair	18				
Poor	0				
What is your vision for what the Town of Elizabeth should be in the future? (Please choose one.)					
A small town that remains a smaller growing small town, with a rural character	94				
A growing community retaining its small town flavor	84				
A significant suburb or satellite community, with a growing employment base	11				
A bedroom community or suburb in the Denver and Colorado Springs metro areas	7				
I don't know	1				

These tables reflect the results of the first Community Survey conducted for the Elizabeth Comprehensive Plan. This survey data was collected from March 21st through April 17th, 2019.

Elizabeth Comprehensive Plan

As We Go Thru the Topics....

**KEEP SURVEY RESULTS
TOP OF MIND**

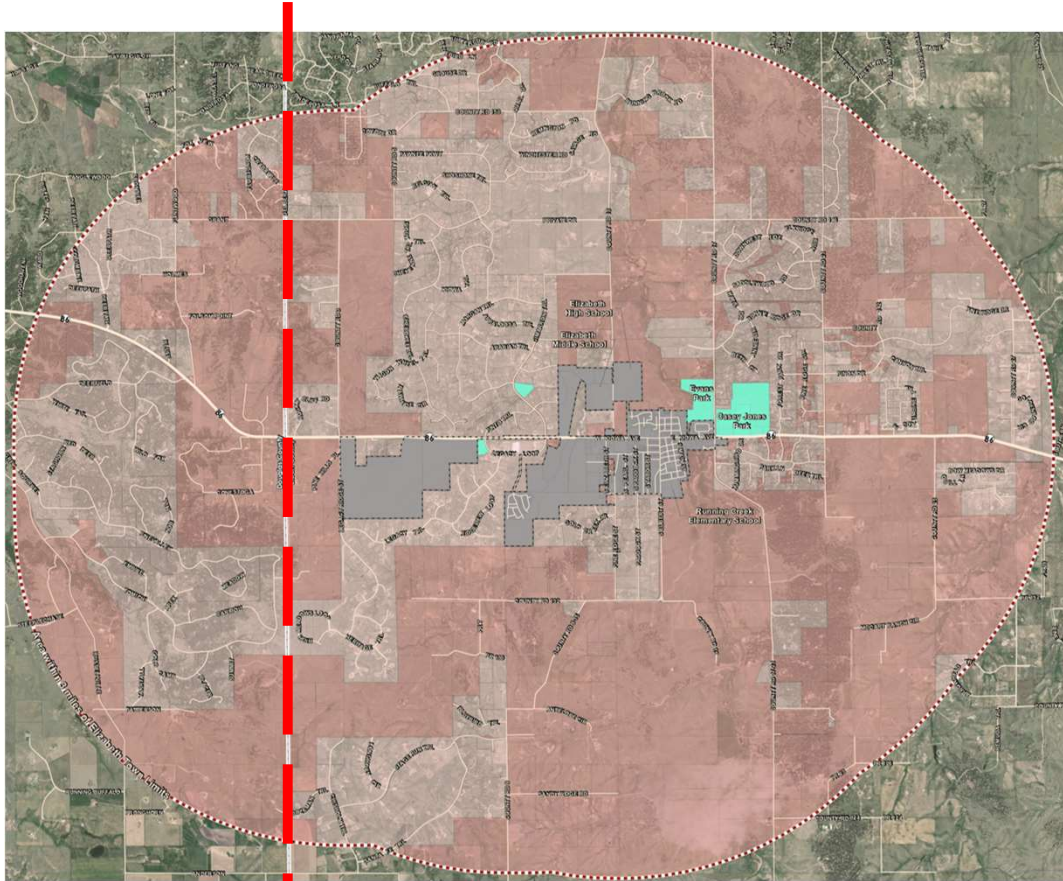




Elizabeth Comprehensive Plan

How it conflicts with the Douglas County
Comprehensive Master Plan (CMP)

Elizabeth Comprehensive Plan Conflict

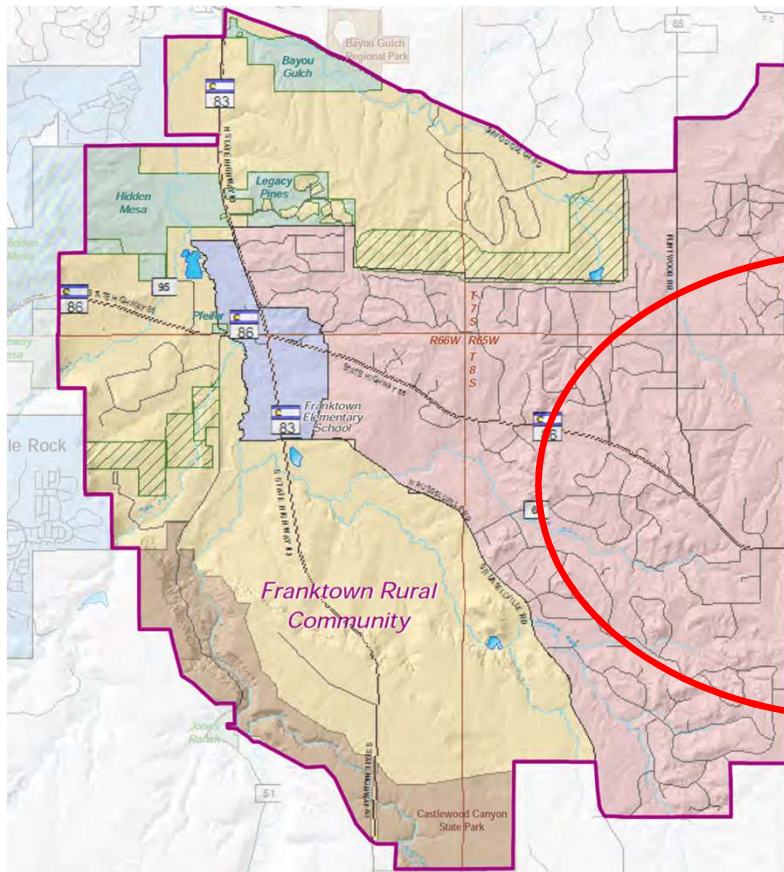


Douglas County
Franktown Rural Community

Elizabeth

- Planning Boundary is defined at 3 miles around Elizabeth in order to consider annexation
- Planning Boundary crosses the Douglas County line, and overlaps into the Franktown Rural Community

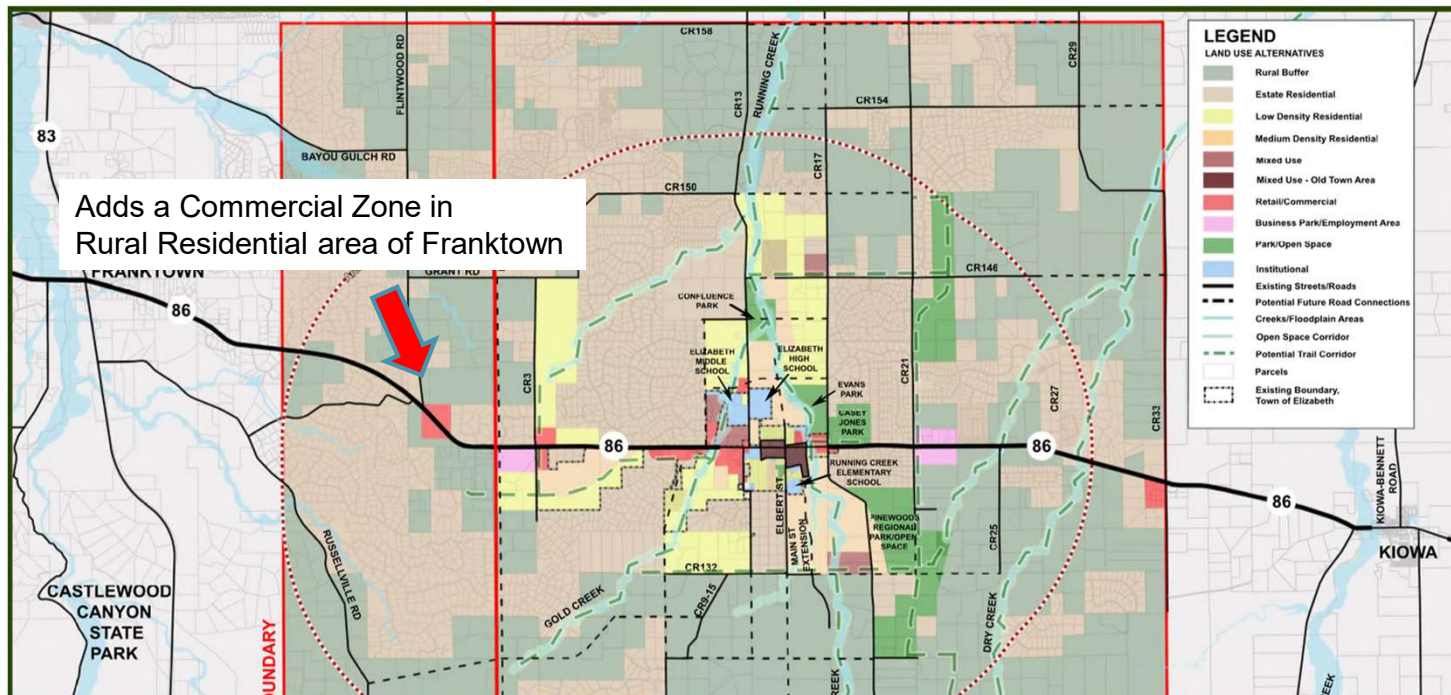
Elizabeth Comprehensive Plan Conflict



Franktown Rural Community
per Douglas County CMP

- Elizabeth Planning Boundary covers Franktown Rural Community "Area B"
This is designated as a maximum density of 1 home per 5 acres = Rural Residential
- Annexation in this area would certainly drive higher density "municipal" use

Elizabeth Comprehensive Plan Conflict



- Two variations of the Elizabeth Community Master Plan include commercial use zoning at the intersection of Flintwood and Route 86
- This violates the Douglas County CMP plans for Franktown Rural Community "Area B"
- This confirms the Elizabeth plan envisions municipal development towards and into Douglas County - entering in the Franktown Rural Community rural residential zone

Douglas County Position on this...

From the Douglas County Comprehensive Master Plan

POLICY 2-16B.3

Municipal annexations by non-Douglas County based municipalities that may adversely impact the fiscal viability of special districts, municipalities, or planned communities, or that do not conform to Nonurban designations and uses, are inconsistent with this Plan.

Impact on Area Traffic from Elizabeth's Projected Growth

From 2018 to 2040

FCC II

Projected Growth in Elbert County

The West Elbert Transportation Plan shows a projected **POPULATION INCREASE OF 65,350 BY JUST 2035.*** State demographers predict Elbert County will be one of the fastest growing counties over the next 5 years.**

*24,450 in 2007

**Elbert County 2018 Comprehensive Plan Update

Traffic into Franktown in 2018 based on Colorado Department of Transportation (CDOT) Statistics

Traffic from Parker into Franktown in 2018: CDOT map of annual average daily traffic shows a flow of traffic starting at the Pinery of 33,000 and ending at the intersections on 83/86 with a flow of approximately 18,000.

Traffic from Castle Rock into Franktown and Franktown into Elizabeth in 2018 based on CDOT Statistics

- ▶ **Traffic from Castle Rock into Franktown in 2018:** CDOT map of annual average daily traffic shows a flow of traffic starting at Founders Parkway in Castle Rock of 14,000 and ending at the intersection of 83/86 with a flow of approximately 9,900.
- ▶ **Traffic from Franktown into Elizabeth in 2018:** CDOT map of annual average daily traffic shows a flow of traffic starting at the Intersection of 83/86 of 8,800 and ending at Elizabeth with a flow of approximately 9,500.

Traffic Growth as Elizabeth Expands

The West Elbert County Transportation Plan (Per the Institute of Transportation Engineers) states that the average vehicle trip per household is approximately 9.57 trips per day.

AS AN EXAMPLE, AT THIS TIME THERE IS A PROPOSED DEVELOPMENT AT LEGACY RIDGE FOR 1400 ADDITIONAL HOUSEHOLDS ON ONLY APPROXIMATELY 425 ACRES.

THE DAILY AVERAGE AT 9.57 TRIPS PER DAY WOULD BE 13,398 MORE CARS ON THE ROAD JUST FROM THAT DEVELOPMENT!

If allowed to happen, the Impact of Elizabeth's Growth on Traffic

On July 25th the Chief Administrator of Elizabeth indicated he wants Elizabeth to grow from 1500 people to at least **20,000** people by 2040.

The U.S Census Bureau (2010) indicated that there was approximately 2.6 persons per household. Census will be updated in 2020 which will influence the numbers upward.

The math shows: **20,000 DIVIDED BY 2.6 = 7,692**
HOUSEHOLDS X 9.57 AVERAGE DAILY TRIPS = 73,612 TRIPS
PER DAY + DAILY TRIPS FROM HOUSEHOLDS THAT ALREADY
EXIST + PRESENT AND FUTURE COMMERCIAL TRAFFIC+
GENERAL ELBERT COUNTY TRAFFIC!!

Conclusion: Causes and Impact

Cause:

Elected Officials' decisions

Impacts:

- High Density
- A major 4-lane highway from Kiowa through Franktown and how far?? Also, into other areas where people live.(West Elbert Transportation Plan Map)
- Water decreasing (MORE ON THIS LATER)
- Rural way of life gone IF THIS IS ALLOWED
- Endless hours in traffic
- Etc.

The background features abstract, overlapping geometric shapes in various shades of blue, primarily on the left and right sides, creating a modern, water-themed aesthetic.

Residential Well Water Basics

Is there 100 years of water?

Topics

- ▶ 100 years water supply not equal to 100 years aquifer life!
 - ▶ Issues with saying “300 years of water”, too!
- ▶ Share what I’ve learned reading and discussing
 - ▶ State of Colorado Regs and Codes
 - ▶ Government processes and calculations
- ▶ Educate others with concepts and vocabulary
- ▶ Enable others to engage in water / development topics
- ▶ Learn from others

How do you answer the following?

Where does your drinking water come from?

- A. My city water systems provides it
- B. It comes from the mountains
- C. From a faucet
- D. From my well, (or community well)
- E. From ground water aquifers



If you answer D or E, this presentation
should be of interest

Is there enough water to...

- ▶ Water my horses?
- ▶ Water my gardens?
- ▶ Landscape my property?
- ▶ Wash my car?
- ▶ Fill the kid's swimming pool?
- ▶ Rezoning ag land to residential?
- ▶ Support higher density development?
- ▶ Support new commercial development?
- ▶ Add a new park to town?
- ▶ and ...

I heard there's 100 years of water in the aquifers below!

I've heard there's 300 years of water available for development!

I've heard the aquifer levels are going down faster than anticipated!

Is there enough water?

The
answer
has
two
parts

- Supply

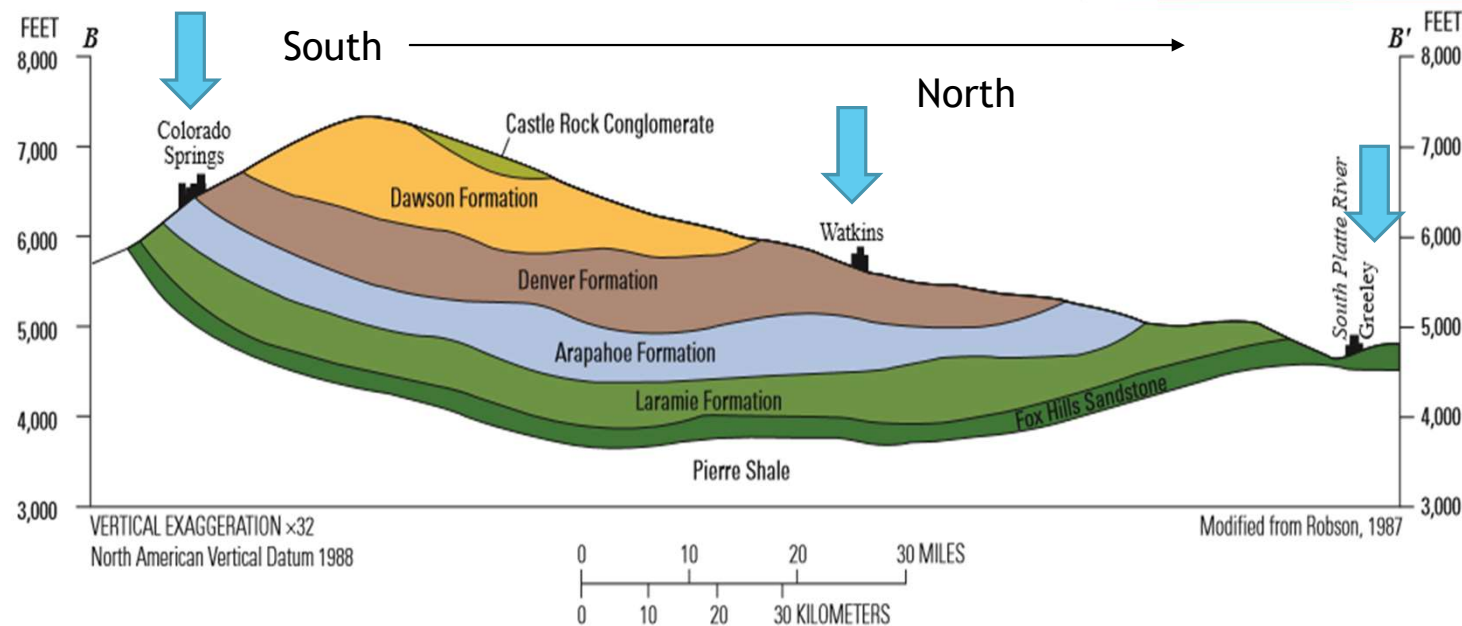
How much water is available?

- Demand

How will water be used?

4 Denver Basin Aquifers

- ▶ Depends where you are located
 - ▶ Dawson (upper and lower)
 - ▶ Denver
 - ▶ Arapahoe
 - ▶ Laramie Fox Hill



Source: USGS: Groundwater Levels in the Denver Basin Bedrock Aquifers of Douglas County, Colorado, 2011-2013

Aquifer thickness depends where you are located, thinner on the edges

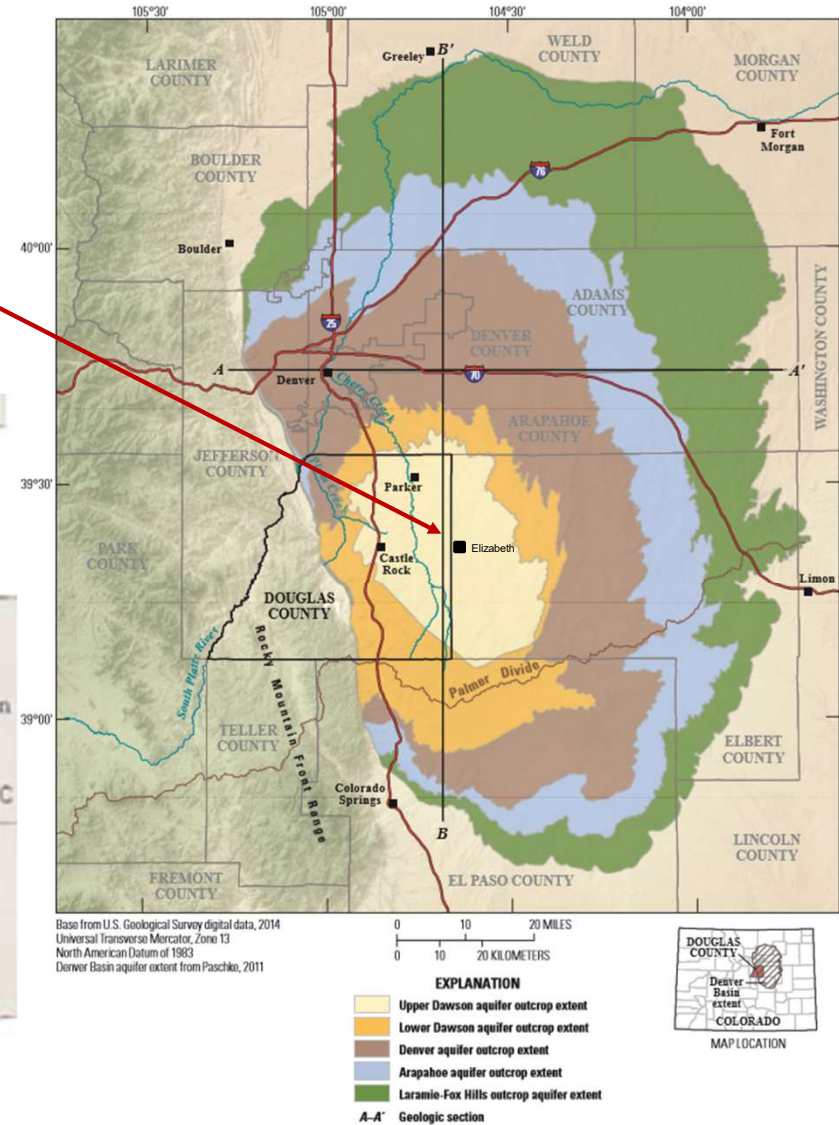
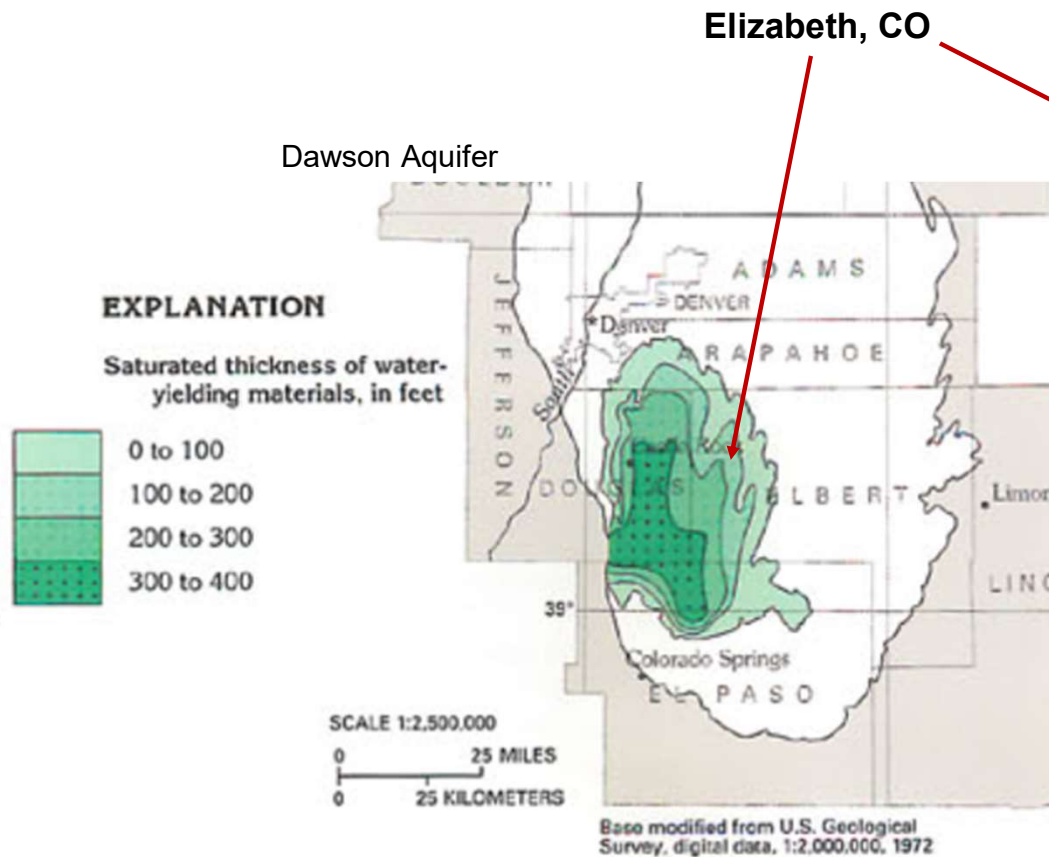


Figure 1. Location of the Denver Basin bedrock aquifer system, Colorado.

State of Colorado Governance

- ▶ Code of Colorado Regulations (Section 5 is a good read)
 - ▶ Based on 1985, Senate Bill 5
 - ▶ Aquifer water yield %
 - ▶ Specs 1% max. annual withdrawal of estimated water in place
 - ▶ “100 years of water” concept



Code of Colorado Regulations
Secretary of State
State of Colorado

DEPARTMENT OF NATURAL RESOURCES
Ground Water Commission
RULES AND REGULATIONS FOR THE MANAGEMENT
AND CONTROL OF DESIGNATED GROUND WATER
2 CCR 410-1

See resources slide at end of slide deck for document links on the Web

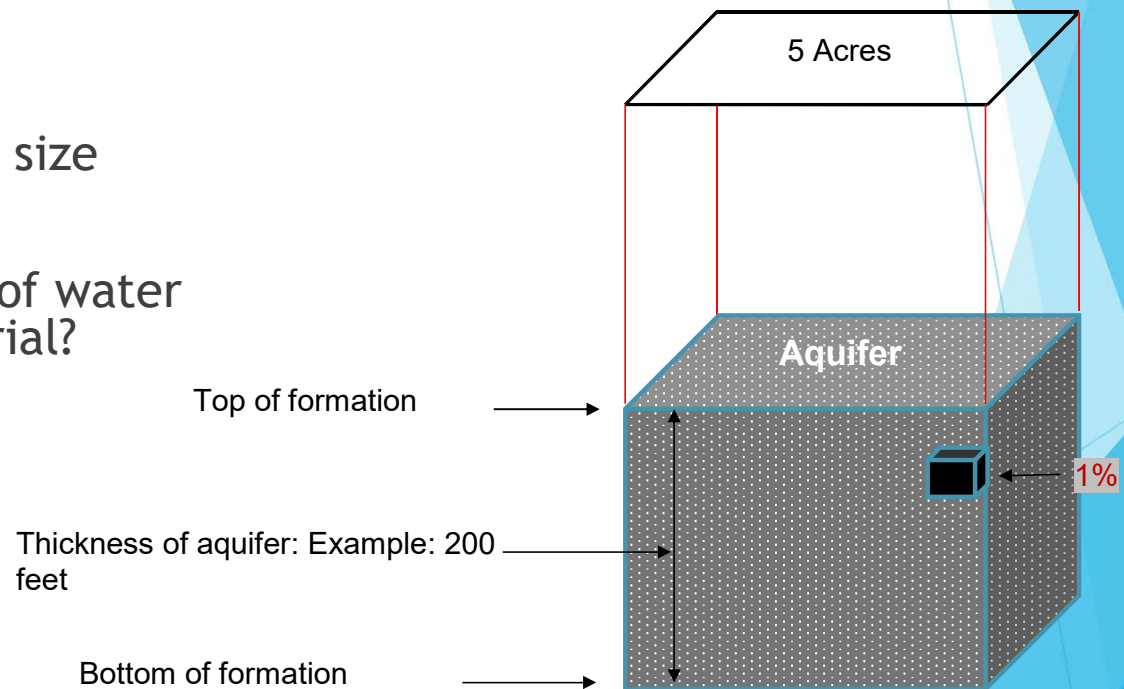
Sample Project: Is there Enough Water?

Supply Calculation

- ▶ You need to know:
 - ▶ Location and property size
 - ▶ Which aquifer
 - ▶ What is the thickness of water yielding aquifer material?

Q: What's an Acre Foot?

A: One Acre(43,560 sq ft) one foot high



Supply Calculation

- ▶ Example 5 acre lot location assumptions
 - ▶ In the Dawson aquifer, Yield materials 200 feet thick
 - ▶ Per 1985 Senate Bill 5, Dawson Formation - specific yield = 20%

5 acres x 200 ft x 20% = 200 acres feet of water available water

1.0% draw = allows 2 acre feet per year*

or

0.3 % draw = allows .60 acre feet per year*

*** There are many issues and concerns we'll discussed later!**

There are 325,851 gallons per acre foot of water

Water Demand (Usage)

The
answer
has
two
parts

- ▶ One house on 5 acres

- ▶ Family of 4 in-house uses: 9,300 to 15,000 gallons per month
 - ▶ ~12,000 / month or .44 ac ft/year
- ▶ 2 horses ~1,900 gallons per month, or .07 ac ft/year
- ▶ Lawn / landscaping / gardens ~6,200 gallons per 1,000 sq ft for 5-month season, 5,000 sq. ft. = ~31,000 gal. per year, or .10 ac ft/year

- ▶ One rural residential family of with horses

- ▶ $.44 + .07 + .10 = \sim .61$ ac ft used per year

See Resources listed at end of slide deck for water demand calculation resources

Comparing Source to Demand

- ▶ Available Supply
 - ▶ 1%, 100 year draw - 2.0 ac ft available
 - ▶ .3%, 300 year draw - .60 ac ft available
- ▶ Demand: One family of 4, horses, landscaping +
 - ▶ .61 ac ft demand
- ▶ Sample Project Conclusions
 - ▶ 100 years - Sufficient water? Maybe not!
 - ▶ 300 years - **Insufficient water!**

100 years or 300
years of water?
NOT!
Depends on how
fast you pump!

Water usage affects estimated life of aquifer

Demand standard and more importantly usages tells us how long aquifer will last

100 acre feet supply example:

County	Water Demand Standard” Acre feet	Actual use in acre feet	Years of Aquifer Life*
Douglas County	1.0 ac ft/ single RR home	1.0	100
		.6	166
Elbert County	.40 ac ft/home		250
		.333	300
		.6	200

**You must do the math to
understand estimate
life of an aquifer!**

What there is 2 homes per 5 acres?

What if there are 6 houses per acre? (30 houses on 5 acres)

* **There are many issues and concerns we'll discussed later!**

Issues and Concerns

- ▶ When the Colorado DWR determines the amount of water available, they add the following disclaimers:

“Amount of water available is based on estimated current aquifer conditions and based on the statutory allocation approach.”

“for planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than 100 years indicated due to anticipated water level declines...”

Issues and Concerns

- ▶ One can never obtain all the water in aquifer due to escalating extraction costs as aquifer depletes and pressures decline
 - ▶ Pumping last % of aquifer may not be economical
 - ▶ Try squeezing all the water out of a sponge!
 - ▶ Try getting all water out of a sponge w/o squeezing
- ▶ Aquifer specific yields not accurate basin wide.
 - ▶ USGS study showed specific yields range from 0-30%

Issues and Concerns

- ▶ Wells at the edge of aquifers at great risk of going dry
- ▶ Older well pumps not positioned to access entire aquifer. (i.e. pump not at bottom of aquifer)
 - ▶ 1970s wells in Upper Dawson may not last 100 years
 - ▶ 50 years old wells may not have 50 years of water left
- ▶ Municipal Wells pumping from the Dawson aquifers
 - ▶ Have resources that residents don't to keep drilling
- ▶ Water use figures from planners are “best” estimates.
 - ▶ Errors in estimating actual water use or allowing too many homes to be built will prematurely exhaust aquifers

Stop Using the Term: “Years of Water!”

- ▶ Does 1% maximum draw yield 100 Years of water?
- ▶ Does .3% maximum draw yield 300 Years of water?

Many reasons to say –

Probably Not!

Water Information

Colorado Well Permit Database, [find your, and other well permits and well data](https://dnrweb.state.co.us/cdss/WellPermits)

<https://dnrweb.state.co.us/cdss/WellPermits>

Rules and regulations for the management and control of designate ground Water (Colorado Code)

<https://www.sos.state.co.us/CCR/GenerateRulePdf.do?ruleVersionId=7570&fileName=2%20CCR%20410-1>

Douglas County Zoning Resolution Section 18A, Water Supply Overlay District

<https://www.douglas.co.us/documents/section-18a.pdf>

Elbert County Subdivision Regulations

<https://www.elbertcounty-co.gov/EC%20Subdivision%20Regulations%202019-2-1.pdf>

How much water does the average person use at home per day?

<https://water.usgs.gov/edu/qa-home-percapita.html>

Denver Waterwise Landscape Handbook:

https://www.denverwater.org/sites/default/files/2017-05/Water_Wise_Landscape_Handbook.pdf

Report 1257 Bedrock Aquifers in the Denver Basin, a detailed USGS report on Denver Basin ground water

<https://pubs.usgs.gov/pp/1257/report.pdf>

Groundwater Levels in the Denver Basin Bedrock Aquifers of Douglas County, Colorado, 2011–2013

<https://pubs.usgs.gov/sir/2014/5172/pdf/sir2014-5172.pdf>

Colorado DWR Guide to Colorado Well Permits, Water Rights and Water Administration

https://www.colorado.gov/pacific/sites/default/files/wellpermitguide_1.pdf

Douglas County Rural Water Authority Community Q&A <http://www.rwadc.org/images/QAfinal.pdf>

Big Straws - Little Straws

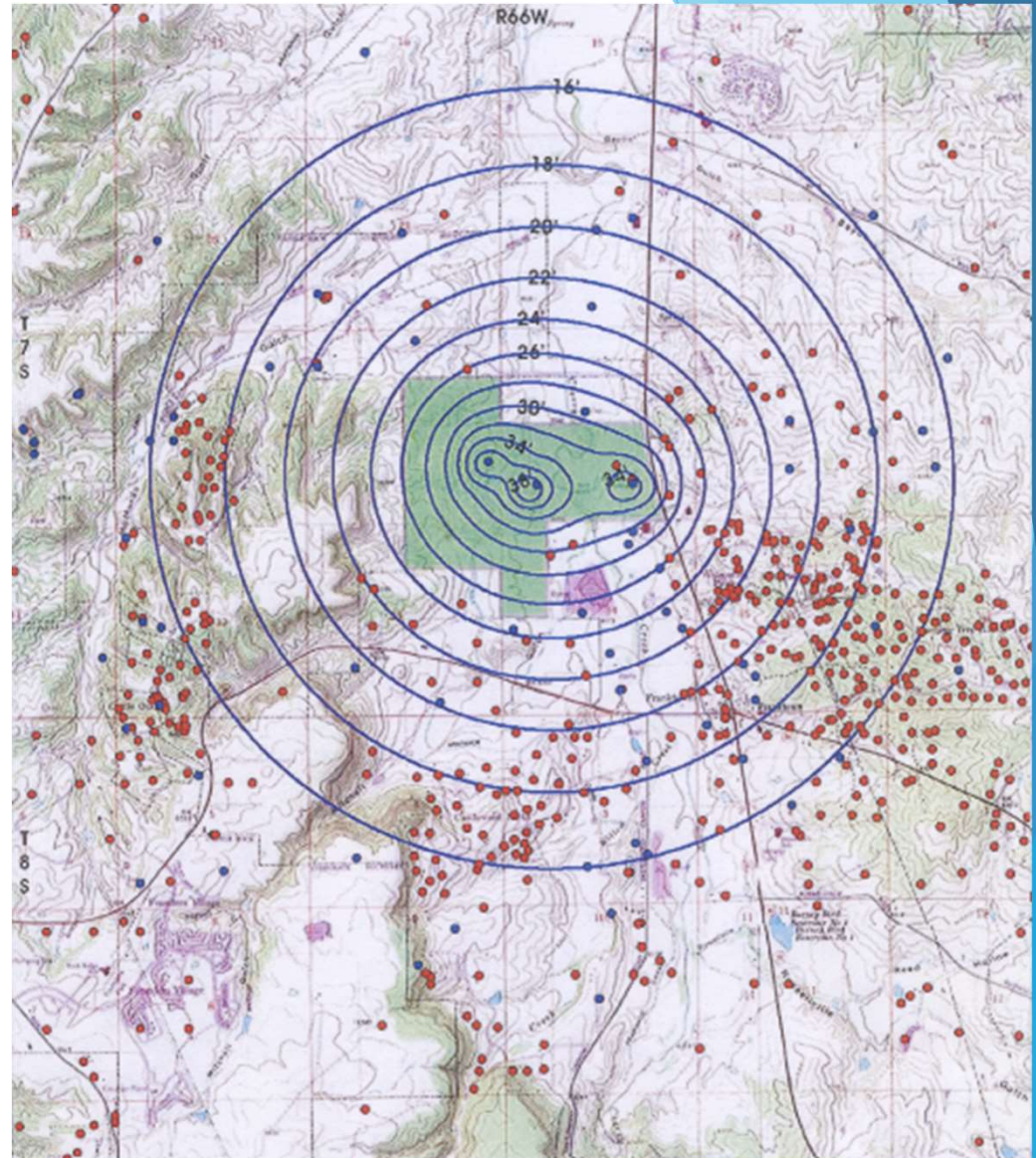
Water and Development over the
Denver Basin Aquifers

Douglas County Study 1

- ▶ Picture of a Large Straw well field analysis (a municipal well) pumping @ 202 Acres feet / year, continuous pumping
- ▶ Concentric rings represent feet of water drawn down from center
 - ▶ 36 feet at center / year
 - ▶ 16 feet at 2 miles / year
 - ▶ Levels affected up to 15 miles!

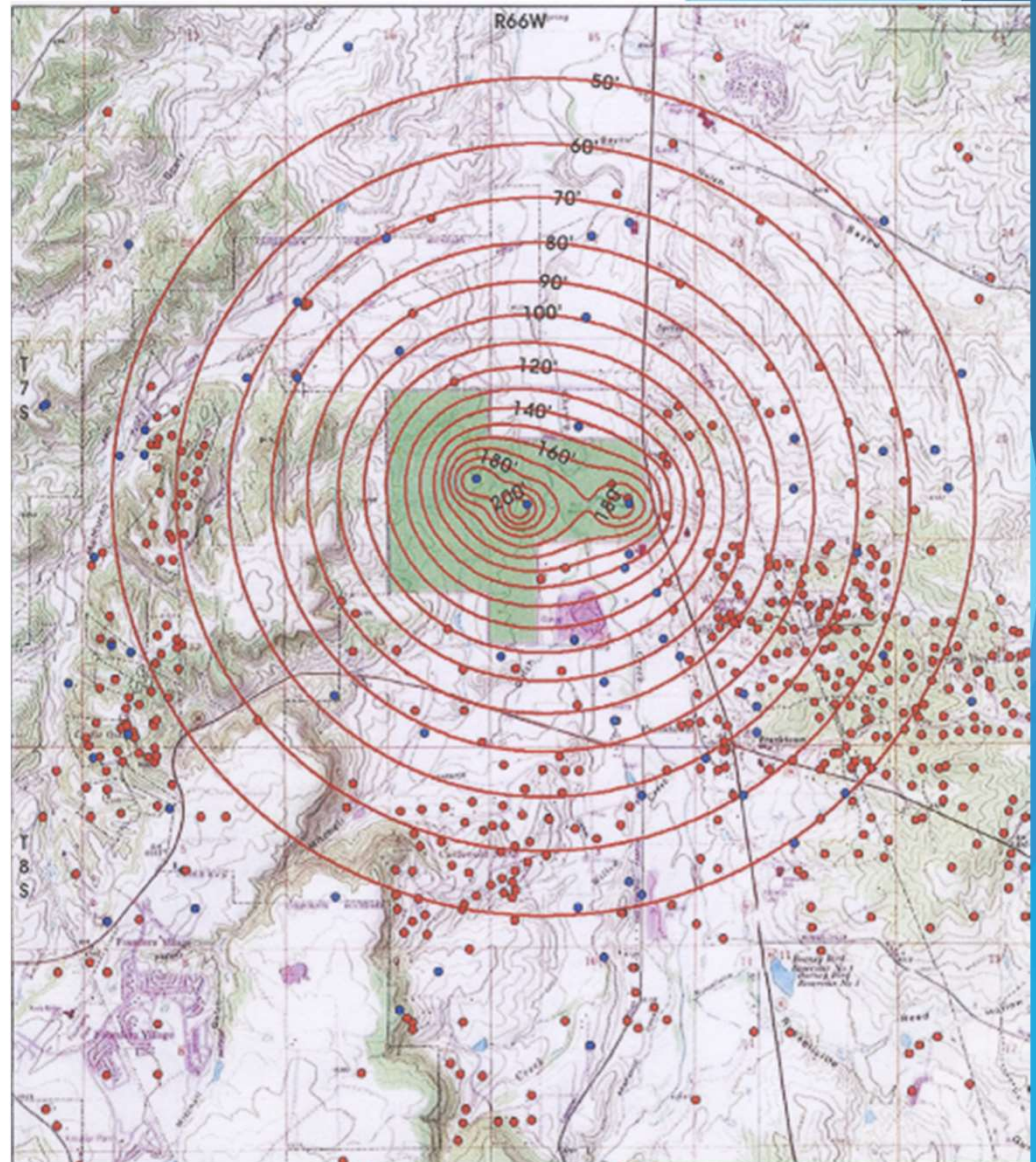
Is this just theory or abstraction?

Let's look at another example!



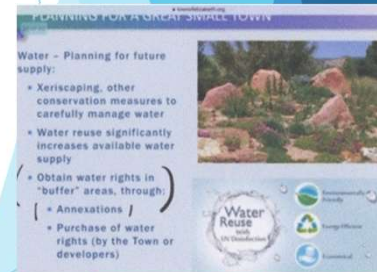
Douglas County Study 2

- ▶ Picture of a Large Straw well field analysis (a municipal well) pumping @ 202 Acres feet / year, maximum 1% draw rate
- ▶ Concentric rings represent feet of water drawn down from center
 - ▶ 200 feet at center / year
 - ▶ 50 feet at 2 miles / year
 - ▶ Levels affected up to 15 miles!
- ▶ Comparing water draw down rates to aquifer thickness, well production will not last 100 years!



Current Elizabeth Water Sources

- ▶ Elizabeth has 3 municipal water wells (Big straws!)
- ▶ 2 wells tapping the Upper and Lower Dawson aquifers
 - ▶ One Upper/Lower Dawson, another Upper, Lower & Denver
 - ▶ Most Elbert county residential wells are in these aquifer
- ▶ 3rd water well is in the deeper Arapahoe aquifer
 - ▶ 39% of total present Eliz water supply (2015 study)
 - ▶ From State of Colorado records, water levels have declined rapidly, 120ft in the last 6 years
 - ▶ Aquifer is approaching to becoming unconfined!



From document "Planning for a Great Small Town"

"...obtain water rights in buffer areas through: Annexations, Purchase of water rights (by the town or developers)"

What this means to you

- ▶ A Lower Dawson water monitoring well in Bannockburn has had a water drop of 120 feet in the last 6 years
- ▶ A partial list of Franktown area wells that have been abandoned and plugged
- ▶ Wells are already failing today

TABLE OF WELLS MONITORED* AND UNMONITORED** BY THE COLORADO DIVISION OF WATER RESOURCES IN THE FRANKTOWN AREA AND PROJECTED LIFE OF THESE WELLS BASED ON WATER DECLINE RATE.

AQUIFER	PERMIT #	UNCONFINED***	DRILLED	ABANDONED	LIFE OF WELL****
U. DAWSON	**88040	PLUGGED	1977	2008	31 YRS
U. DAWSON	**83819	PLUGGED	1977	2011	39 YRS
U. DAWSON	**66568	PLUGGED	1973	2010	37 YRS
U. DAWSON	**39401	PLUGGED	1970	2010	40 YRS
U. DAWSON	**134550	PLUGGED	1985	1999	14 YRS
U. DAWSON	**48398	PLUGGED	1971	2012	41 YRS
U. DAWSON	**42467	PLUGGED	1970	2013	43 YRS
U. DAWSON	**68199	PLUGGED	1973	2006	33YRS
U. DAWSON	**22169	PLUGGED	1978	2007	29 YRS
U. DAWSON	**50725	PLUGGED	1980	2013	33 YRS
U. DAWSON	**195667	PLUGGED	1968	1996	28 YRS
U. DAWSON	**69067	PLUGGED	1973	1996	23 YRS
U. DAWSON	**192706	PLUGGED	1971	1996	25 YRS
U. DAWSON	**131708	PLUGGED	1987	2004	17 YRS
L. DAWSON	*26264-F	PRESENTLY	1985		est 30 yrs
L. DAWSON	*26265-F	PLUGGED	1985	2011	30 yrs
L. DAWSON	*26268-F	PLUGGED	1985	2011	26 YRS
L. DAWSON	*26262-F	EST IN 6 YRS	1985		est 36 yrs
L. DAWSON	*26266-f	PRESENTLY	1984		est 27 YRS
L. DAWSON	*26270-F	EST IN 3 YRS	1985		est 33 yrs
L. DAWSON	*26271-F	PRESENTLY	1985		est 30 yrs
L. DAWSON	**286077	DRY HOLE	2011	2011	DRY HOLE
L. DAWSON	**99298	PLUGGED	1978	1999	21 YRS
L. DAWSON	**285417	DRY HOLE	2011	2011	DRY HOLE
L. DAWSON	**49677	PLUGGED	1986	2005	19 yrs
L. DAWSON	**25043	PLUGGED	1980	2004	24 YRS
L. DAWSON	**184177	PLUGGED	1996	2008	12 YRS
L. DAWSON	**183953	PLUGGED	1996	2001	15 YRS
L. DAWSON	**92477	PLUGGED	1978	2008	30 YRS
L. DAWSON	**184184	PLUGGED	1994	2007	13 YRS
L. DAWSON	**53661	PLUGGED	2000	2013	13 YRS
DENVER	*25596-F	EST IN 8 YRS	1984		est 41 yrs
DENVER	*24640-F	PLUGGED	1985	2011	26 yrs
ARAPAHOE	*25602-f	EST IN 5 YRS	1984		est 34 YRS
ARAPAHOE	**24649	PLUGGED	1986	2011	25 YRS
ARAPAHOE	**23965	FRANKTOWN ELEMENTARY SCHOOL WELL- "SUCTION AIR"	1980	2000	20 YRS?

Access Elizabeth Water

- ▶ Minimum tap fee (2014) is \$15,675
- ▶ Additional monthly usage and other fees
 - ▶ \$82/ mon → 10,000 gal

**Exhibit A
Elbert & Hwy 86 Commercial Metro District
Fee Schedule
Effective October 1, 2014**

Water Tap Fees			
Per tap charge for residential and commercial properties			
Meter Size	Tap Fee	Meter Fee	Total Due
75	\$15,000	\$674.76	\$15,674.76
100	\$30,000	\$1,349.52	\$31,349.52
150	\$60,000	\$2,699.04	\$62,699.04
200	\$120,000	\$5,398.08	\$125,398.08
300	\$270,000	\$12,145.68	\$282,145.68
400	By Agreement	By Agreement	
WATER RESOURCE FEE: Due annually; for commercial properties.			
\$500 per tap owner; this fee shall be waived to the extent that the Water Service Charges for the preceding calendar year have been paid by the tap owner in an amount equal to or greater than \$500			
Miscellaneous Fees			
Return Check Fee		\$100.00 per returned check	
Missed Appointment Fee		\$25.00 per appointment	
Late charge for Water Resource Fee & Water Service Charges		\$5.00 per payment due; interest shall accrue at the rate of 1.5% per month on	
Late charge for Water Tap Fee and Water Tap/Meter Inspection Fee		\$15.00 per day up to 5% of amount due but not to exceed 25% of amount due	
Shut Off Fee & Turn On Fee		\$50.00 each time	
Remote Reader or Meter Damage Charge		\$100 to \$175 plus cost of damaged components	
Water Tap/Meter Inspection Fee		\$100.00	
Manual Meter Reading/Transfer Fee		\$50.00	
Unauthorized Water Use Penalty		\$250 first violation; additional violations penalized at Board discretion	
Hydrant Charges			
Hydrant usage billed at \$2.75 per 1,000 gallons. A deposit and proper documentation as required must be coordinated with the District Engineer prior to authorization.			

Page 1 of 2

Elbert County Rural Supply Study (2/18)

- ▶ Not original work - a compiling of other work
- ▶ Does not contradict our work - demand greatly outstrips supply!
- ▶ Will not last 50 years
- ▶ Elizabeth desires to annex and buy water rights
- ▶ Targeting expensive water re-use plants (2027)

What can happen when resources are not matched to growth!



An Indian woman carries drinking water in steel and plastic containers, walking towards her temporary shelters in Rataiora Village on December 15, 2016.

NurPhoto | Getty Images

WHAT IS THE TOWN OF
ELIZABETH DOING RIGHT NOW
AND WHAT CAN YOU DO TO
SAVE ELIZABETH AND
FRANKTOWN?

FCC II

Most Important: Get Involved! ARE YOU AWARE OF WHAT ELIZABETH IS TRYING TO DO/IS DOING RIGHT NOW?

Elizabeth is updating it's 2008 Town of Elizabeth Comprehensive Plan with numerous changes affecting growth. Elizabeth's present 2040 draft Comprehensive Plan (ECP) is on their website. It's supposed to change so continue checking the website for any future changes at:

<https://www.townofelizabeth.org/compplan/page/community>

The ECP community meeting at Elizabeth High School on August 21st at 6:00 pm will present the latest version. (community meeting with breakout sessions after the presentation)

“The **comprehensive plan** is a document designed to guide the future actions of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government.” Extension (website)

Elizabeth's Present Draft 2040 Comprehensive Plan has 3 Alternatives

These may have changed. You will see how in the presentation at the August 21st meeting, but the present 3 alternatives all contemplate significant growth in Elizabeth.



Land Use Alternative #1

Land Use Alternative #1 falls for more concentrated development, to the north and south of the Old Town area, within Elizabeth. This concept anticipates primarily medium density residential, including smaller lot single family homes, as well as townhomes, twin homes, and other attached forms of housing, in the areas immediately to the south and north of Elizabeth, and on either side of Running Creek. Alternative # 1 anticipates lower density, single family neighborhoods farther to the south, to the south of County Road 132. The concept calls for the preservation of creek corridors along Running Creek and Gold Creek for parks, open space, and trail corridors, and preserves a good deal of the pine-forested lands to the east of County Road 17-21 as parks or open space. The concept calls for an area of mixed-use development to the south, along County Road 17, and another area for potential mixed-use development along Highway 86, between County Road 3 and the county line. Alternative # 1 provides spaces for employment centers or business park uses to the east of town on Highway 86 and also along Highway 86, between County Road 3 and Legacy Circle.

Land Use ALTERNATIVE # 2

Land Use Alternative #2 calls for more concentrated development, to the north and south of the Old Town area, within Elizabeth. This concept anticipates primarily medium density residential, including smaller lot single family homes, as well as townhomes, twin homes, and other attached forms of housing, in the areas immediately to the south and north of Elizabeth, and on either side of Running Creek. Alternative #2 calls for additional low and medium density residential to the north of town, between County Road 13 and County Road 17. It also calls for areas of mixed-use development to the north and south, along County Road 17. This concept anticipates an area of retail / commercial uses at Highway 86 and Flintwood Road, as well as business parks or employment centers along Highway 86, around County Road 3, and also to the east of town, east of County Road 21. Alternative #2 anticipates the preservation of creek corridors along Running Creek and Gold Creek for parks, open space, and trail corridors, and preserves a good deal of pine-forested lands to the east of County Road 17-21 as parks or open space.

Land Use Alternative #3

Land Use Alternative #3 assumes that the areas around Elizabeth would develop with a greater emphasis on lower density residential development, compared to the other two land use alternatives. Larger areas to the west and south of Elizabeth are designated as lower density residential in this concept. While a small area of the pine forests east of County Road 17-21 is preserved as parks and open space, this concept assumes that most of the forested lands to the south and east of Elizabeth would be developed as residential lots over time. This concept does preserve the major creek corridors as parks, open space, and trails. Land Use Alternative #3 reserves areas along Highway 86 at Flintwood and near County Road 3 as retail and employment center areas. It also designates an area to the east of County Road 21, along Highway 86, as a business park and retail center.

What would each of the Alternatives mean for Elizabeth and Franktown?

All three mean significant expansion and growth. You've already heard tonight how significant growth and potential extension into Douglas County would detrimentally affect both Elizabeth's and Franktown's density, water and traffic and conflicts with Douglas County's CMP. You've heard about the community survey results that are, basically, against significant growth and want the town officials to concentrate on downtown Elizabeth.

You also heard earlier that Elizabeth's Administrator at a meeting on July 25th said that Elizabeth contemplates **growth of at least 20,000! This is almost 30% of the projected growth of entire Elbert County(63,350, West Elbert's Transportation Plan)!**

How can Elizabeth Accomplish that Significant Growth?

In order to do this, much of the unincorporated land around the town must be **ANNEXED**. Annexation is already underway.

In other words, Elizabeth must annex significant areas of unincorporated Elizabeth to accomplish this growth. As you've already seen, it also appears by the 3 mile planning maps (required if a municipality will be annexing land) on the town's website and the Land Alternatives 2 and 3, they are looking at annexing unincorporated areas of eastern Douglas County, unincorporated Franktown, even though there are 1851 sq. miles in Elbert County to expand into.

What is Annexation?

Municipal annexation is a process by which a municipality expands its boundaries into adjacent areas not already incorporated into the municipality. It may be done because a **city seeks control over neighboring unincorporated areas**.

IMPORTANT: If the unincorporated areas of Elizabeth and Franktown are annexed, the town of Elizabeth, not you, will have control of the land and how its resources are used: the water, zoning, etc.

How does Annexation Happen?

LAW IS COMPLICATED BUT, JUST GENERALLY:

With the limited exception of municipally-owned property and property which has been wholly surrounded by the municipality for three years (enclave) which is done by ordinance, **landowner consent is required for a valid annexation petition.** This consent is obtained either by:

- (1) Landowner Petition: Signatures on an annexation petition to the governing municipality by more than fifty percent of the landowners, owning more than fifty percent of the land (C.R.S. 31-12-107(1), or
- (2) Annexation Election: In a county of less than 25,000, 40 (or 10% whichever is less) of registered electors may petition the governing municipality for an annexation election. (75 or 10% whichever is less) in a county of more than 25,000). Only landowners and registered electors in the area proposed to be annexed may vote. C.R.S. 31-12-107 (2).

The background of the slide features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side and bottom of the slide, creating a modern, dynamic feel.

Are there ways to prevent the Contemplated Development of the Lands in Elizabeth and Franktown?

YES!!!

**BUT IT'S UP TO THE CITIZENS,
HOMEOWNERS/LANDOWNERS IN THE ELIZABETH AND
FRANKTOWN AREAS!**

FIRST: OBVIOUSLY, DON'T PETITION TO BE ANNEXED!

BUT WHAT ELSE CAN BE DONE?

SECOND: A Conservation Easement

Generally, conservation easements are land either sold or donated by a landowner to a qualified conservation organization (land trust or government entity) and constitute a voluntary legal agreement that limits or conditions certain types of uses of the land, in perpetuity, in order to fulfill the conservation purposes of the easement.

Conservation Easements:

1. A legally binding document, a Deed of Conservation Easement is recorded at the county in which the property is located and becomes identified as a permanent interest in the property's record.
2. Conservation easements stay with the title to the land from owner to owner, ensuring the permanent protection of property.
3. Once a conservation easement has been sold or donated, the qualified organization (that holds the easement) is obligated to defend its conservation purposes through stewardship.

Why Should a Landowner Consider a Conservation Easement?

Conservation easements are the best tool to allow people to permanently protect the land they love.

CONSERVATION EASEMENT: Conservation easements preserve land for future generations to protect conservation values, such as the preservation of agricultural and forestry lands and the **PRESERVATION** and protection of water quality.

Depending on the language of the agreement, Landowners retain many of their rights, including the right to own and use the land, sell it, and pass it on to their heirs. The land remains on the tax rolls in private ownership.

An Incentive to donate your Land for a Conservation Easement

A donation is a charitable donation:

1. Tax incentives on tax returns.
2. Depending upon the situation, there may also be estate and property tax incentives.

CONSULT EXPERT TAX ADVICE TO DETERMINE ALL OF THE TAX INCENTIVES A DONATION WILL GIVE YOU

Who to Contact for Questions and how to Set up a Conservation Easement

CONSERVATION EASEMENTS ARE GOVERNED BY THE WRITTEN AGREEMENT SO PLEASE CONTACT AN ORGANIZATION THAT HANDLES THEM.

IN DOUGLAS COUNTY FOR BOTH UNINCORPORATED ELIZABETH (Elbert County) AND FRANKTOWN AREA LANDS:

CONTACT DOUGLAS LAND CONSERVANCY. The Douglas Land Conservancy (DLC) is a non-partisan, non-profit land trust dedicated to the protection and conservation of the natural character, habitat, and open space of Douglas County and other areas within the central Front Range region of Colorado.

DOUGLAS LAND CONSERVANCY

210 Front Street, Castle Rock

303-688-8025

**PLEASE REACH OUT TO ALL LANDOWNERS WHO
HAVE NOT YET BEEN ANNEXED TO ENCOURAGE THEM
TO APPLY FOR A CONSERVATION EASEMENT**

Explain to them how Conservation Easements will preserve and protect our land and help **SAVE OUR WATER, LIMIT THE INCREASE IN TRAFFIC** and **KEEP OUR RURAL WAY OF LIFE.** Ask them to please contact the organizations they would like to work with and **SET UP CONSERVATION EASEMENTS ON THEIR LANDS!**

Ways *you can be a voice* on Stopping the Major Growth in Elizabeth

1. **SHOW UP AT ALL PUBLIC HEARINGS** regarding Zoning, Development, Annexation, ECP etc. and **SPEAK**. At the hearings if you want to speak you can sign up that night - and will have three minutes to speak. The community meeting on August 21st will be a presentation and break out session.
2. **CHECK THE CITY WEBSITE WEEKLY** for notices on the hearings and the Ranchland News (NEWSPAPER WHERE TOWN NOTICES ARE POSTED).
3. **CALL AND WRITE MAYOR MEGAN VASQUEZ** and let her know your thoughts. Megan.vasquez@townofelizabeth.org

If you like your rural way of life, there's even more you can do!

4. CALL AND WRITE THE BOARD OF TRUSTEES and let them know your thoughts.

MAYOR PRO TEM ANGELA TERNUS (aternus@townofelizabeth.org)

RUSTEE RACHEL WHITE (rwhite@townofelizabeth.org),

TRUSTEE JUNE JURCZEWSKY (jjurczewsky@townofelizabeth.org)

TRUSTEE STEVE GAITHER (sgaither@townofelizabeth.org)

TRUSTEE LOREN EINSPAHR (leinspahr@townofelizabeth.org)

TRUSTEE TAMMY PAYNE (tpayne@townofelizabeth.org)

PHONE NO. FOR ALL OF THE ABOVE: 303-646-4166

Even more you can do!

5. REACH OUT: CONTACT LOCAL NEWSPAPERS (Ranchland News) AND TV, SOCIAL MEDIA BLITZ
6. WRITE DOUGLAS COUNTY COMMISSIONERS Thank them for supporting our opposition to Douglas County / Franktown annexations
7. CALL THE ELIZABETH PLANNING COMMISSION AND LET THEM KNOW YOUR THOUGHTS - **THERE ARE 3 THAT ARE THE ONES WHO VOTE** ON THE ELIZABETH COMPREHENSIVE PLAN. **Jayd Wells (Chair), Greg Tisdall, Kevin Combest,** Larry Gable (Non-voting), Desiree Kameka (non-voting) 303-646-4166
8. **NUCLEAR OPTION:** Hopefully, the elected officials will listen to you, but if they won't listen, the citizens of the town of Elizabeth can consider a recall of the elected officials who are supporting this Expansion.

Closing Comments



Proud to be a member of the FCC II Steering Committee

- ▶ Some might ask - Why a joint Elizabeth - Greater Franktown meeting?

Why... because - Concerned citizens of Elizabeth reached out to the FCC II to express their concerns and ask for advice and assistance.

- ▶ What were their concerns?

Uncontrolled growth, protecting water & other resources. Traffic, safety, protecting a rural lifestyle.

- ▶ Some say growth and progress are inevitable!

I would offer that growth does not equal progress and that each can be reasonable, measured and include stewardship of limited and valuable resources. They can protect a lifestyle and a community we love.

How did Greater Franktown succeed in its fight to stop out of control development?

- ▶ First, we organized; we spread the word in every way imaginable; we built an informed public that grew into a strong coalition of Franktown and Douglas County Citizens.
- ▶ We recognized it was essentially politics and all politics is local. The tools of political action are consistently turning out in large numbers and demonstrating commitment and energy.
- ▶ We took a multi-prong approach. It is not about water, it is not about traffic, it is not about light pollution, wild life or rural lifestyle. It is about all these things and many more things.
- ▶ We researched the issues; we stuck to facts; we became experts on the key subjects...water, traffic, the various plans.

How did Greater Franktown succeed in its fight to stop out of control development?

- ▶ We had the experts prepare and rehearse presentations on those topics.
- ▶ We were professional, we were respectful of the process and the govt. officials, but we were also persistent and unwavering. We used signs, we marched, and we spoke to the press.
- ▶ And again, we showed up and we showed up in large numbers. And we showed up consistently.

The result was we became a community force they could not ignore!

How did Greater Franktown succeed in its fight to stop out of control development?

- ▶ In the end, the planning commission and the Board of County Commissioners said our community's effort was the best organized, most informed, and professional opposition they had seen.
- ▶ The FCC II earned a reputation, it is accepted as a referral agency and the County recommends developers speak to us early in any development plans or proposals.

As you choose to mobilize...

Greater Franktown understands the fight, the issues and the consequences.

You have our support.



Remember

- ▶ It is your town.
- ▶ It is your community.
- ▶ It is your water at risk.
- ▶ It is your lifestyle endangered.
- ▶ And Ultimately.....
- ▶ It is your fight.



Call to Action—Attend ECP Meeting 8/21

Let your Voice be Heard



ELIZABETH
COLORADO

Community

Government

Elizabeth Comprehensive Plan

View results from the first Community Survey [here!](#)

Third Community Meeting

Wednesday, August 21st, 6 - 8 PM

Elizabeth High School, Cafetorium, 35000 County Road 13, Elizabeth

The Town of Elizabeth is expecting significant growth and change over the next few decades and is currently in the process of creating a new Comprehensive Plan for the community. The Comprehensive Plan will serve as a roadmap for Elizabeth for the next 20 years and will include the following components:

- The Vision for Elizabeth in the future, along with key Goals of the community
- Plans for future land uses in and near Elizabeth
- Plans for multi-modal transportation in and near Elizabeth
- Plans for ongoing improvements in Downtown Elizabeth and Historic Preservation in the community
- Plans for future Park, Open Space, and Trail improvements
- Strategies to promote Economic Development and Tourism
- Strategies to provide for the Resiliency of the Elizabeth community
- Strategies to preserve and enhance the Character of the Elizabeth community

Community Workshops will be held in March, May, and July 2019 to gain input from the community as the Comprehensive Plan is developed.

If you would like to receive emails concerning the latest news on the Comprehensive Plan, and upcoming meetings, please email compplan@townofelizabeth.org.

View the Town's current Master Plan [here](#).



Questions for the FCC II?