

THE RED ROCK RAG

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News and Views on Red Rock Canyon

February, 2001

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Red Rock Canyon Committee to give TOPS presentation

The Red Rock Canyon Committee will be scheduled to give a 20 minute presentation on Red Rock Canyon to the TOPS Working Committee at its February 7 meeting. The opportunity to give this extended presentation is a result of the Red Rock Canyon Committee having filed a TOPS application for the Red Rock Canyon property. The Red Rock Canyon Committee believes that this meeting will be a particularly important event and urges everyone who supports Red Rock Canyon open space to attend.

The meeting will be at **5:30 P.M. Wednesday, February 7** at the Parks and Recreation Building at 1401 Recreation Way. Directions are as follows: From Unitah one block east of I-25, turn north on Glen. Go north one block on Glen to the T intersection, then west one block and north one block.

We hope to see all of you there.

Our Thanks

The Red Rock Canyon Committee wishes to express its appreciation to the following people who have made contributions for operating expenses during the past month.

Joan Leinbach
Martha Curry
The Whole Earth Committee of the
First Congregational Church
and
One anonymous contributor

We would also like to express our appreciation to the Village at Skyline for providing our meeting room.

Blood drive a success

Joe Fabeck has reported that the blood drive which was jointly sponsored by the Red Rock Canyon Committee, the Manitou Springs Woman's Club and Penrose Hospital exceeded expectations with 33 pints of blood donated.

The blood drive sponsors offer their thanks to everyone who contributed.

A visit to City Planning

Red Rock Canyon Committee Chairman Joe Fabeck met with Colorado Springs Senior Planner James Mayerl in January to learn about the City's annexation process as it might apply to the Red Rock Canyon property. Mr. Mayerl told Joe that even though Zydeco had submitted an application for annexation of the Red Rock Canyon property in September, it had not yet submitted the documents required for the planning staff to review and evaluate the application. Mr. Mayerl noted that once the required information had been submitted, the Planning review process for the annexation application and Master Plan could take six months to a year before staff recommendations are made to the Planning Commission. Based on the staff recommendation and on arguments made before the Planning Commission, the Planning Commission could approve or disapprove the annexation. Following the Planning Commission decision, the final decision on annexation would be made by City Council.

Mr. Mayerl said that the Planning Department would require neighborhood meetings to obtain public input before a Master Plan is submitted. Under Planning Department procedures, a notice of a neighborhood meeting will be posted on the property for at least 10 days, and notices will be mailed to people who own property within either 500 or 1,000 feet of the property. Since community concern for the future of the Red Rock Canyon property extends far more than 1,000 feet from the property line, Mr. Mayerl assured Joe that the Red Rock Canyon Committee would be added to the notification list for neighborhood meetings.

Two specific areas of concern which Joe discussed with Mr. Mayerl were water and open space. Mr. Mayerl said that providing non-potable water for the golf course could be more of a problem for the City than providing potable water to the development. Mr. Mayerl also said that open space was a major issue in relation to the proposed annexation and that the open space issue would need to be resolved by the Parks Department rather than Planning. If the open space issue is not resolved, it could kill the project.

CALENDAR**Meetings of Possible Interest**

February 1 Colorado Springs Planning Commission
8:30 AM. City Council Chambers,
30 S. Nevada, first floor

February 1 **Red Rock Canyon Committee**
7:00 PM Village at Skyline,
Primrose Room, Building No. 1
2305 Patriot Heights,
off Lower Gold Camp Road

February 7 **TOPS Working Committee**
5:30 P.M. Colorado Springs
Parks and Recreation Building
1401 Recreation Way
(east of I-25, 2 blocks north of Uintah)

February 13 Colorado Springs City Council
9:00 AM City Council Chambers,
30 S. Nevada, first floor

February 27 Colorado Springs City Council
9:00 AM City Council Chambers,
30 S. Nevada, first floor

February 28 **TOPS Working Committee**
7:30 AM. Colorado Springs
Parks and Recreation Building
1401 Recreation Way
(East of I-25, 2 blocks north of Uintah)

February 28 **Manitou Springs Open Space
Advisory Committee**
7:00 PM Manitou Springs City Hall
606 Manitou Avenue

March 1 Colorado Springs Planning Commission
8:30 AM. City Council Chambers,
30 S. Nevada, first floor

March 1 **Red Rock Canyon Committee**
7:00 PM Village at Skyline,
Primrose Room, Building No. 1
2305 Patriot Heights,
off Lower Gold Camp Road

NOTE: Scheduled meetings can be subject to change or cancellation.

Check these web pages within a week of the scheduled meeting to find out if there are agenda items related to Red Rock Canyon:

The Colorado Springs Planning Commission agenda:
www.colorado-springs.com/PublicPlan/Schedules/schedules.htm

(This agenda page provides links to descriptions of proposals being considered.)

Colorado Springs City Council meeting agenda:
www.colorado-springs.com/govinfo/minagen.htm

Upcoming candidate forum

On Thursday, March 8 the Trails and Open Space Coalition is sponsoring a Candidate Forum for Colorado Springs City Council candidates. The Forum, which will be moderated by Lee Milner, will be held at the Colorado Springs Senior Center located at 1514 N. Hancock at 7:00 P.M.

This will be everyone's chance to hear potential Council members answer the critical questions on Red Rock Canyon.

Red Rock Rag goes on line

The new year was the start of a new era for the Red Rock Rag as an electronic publication as well as a printed newsletter. The January issue of the Red Rock Rag was the first issue to be posted on the Red Rock Canyon Committee web site:

(www.saveredrockcanyon.com).

Future editions will appear on the web site within a few days of the print publication. Over the coming months, back issues of the Red Rock Rag will also become available through the Red Rock Canyon Committee web site.

**Sierra Club newsletter features
Red Rock Canyon**

The January/February issue of *TIMBERLINES*, the Pikes Peak Sierra Club newsletter featured an article by Jennie Crystle which described Red Rock Canyon and its present situation. The article outlined Zydeco's proposed development and the Red Rock Canyon Committee's effort to preserve the Red Rock Canyon property as public open space.

Several Sierra Club members who read the article have offered to become involved in the Red Rock Canyon Committee.

The article has also just been published in *Peak and Prairie*, the journal of the Rocky Mountain Chapter of the Sierra Club. This journal which is published in Denver has a circulation of 15,000.

TOPS meetings changed

January 10 meeting of the TOPS Working Committee was canceled a few days before the scheduled meetings, and the January 24 meeting was postponed until February 7. The Red Rock Canyon Committee was informed of both changes and forwarded notes concerning them to everyone on the Red Rock Canyon Committee e-mail list. However, the e-mail list includes only about half of the people who receive the Red Rock Rag. If you have an e-mail address and didn't get a notice of the TOPS cancellations, please let us know your e-mail address so we can keep you up to date on future last minute items of concern. (Mail the form on the back of the Red Rock Rag or send your e-mail address to: help@saveredrockcanyon.com.)

Currently, the TOPS Working Committee is planning to hold meetings on February 7 at 5:30 P.M. and February 28 at 7:30 A.M.

Pikes Peak Journal reports on Red Rock Canyon

The January 12 issue of the Pikes Peak Journal included a half page article by Jack Elder reviewing the status of Red Rock Canyon. The article described Zydeco's efforts to have the Red Rock Canyon property annexed first into Manitou Springs and now into Colorado Spring, as well as the efforts of the Red Rock Canyon Committee to preserve as much of the area as possible as public open space.

Elder reviewed Zydeco's December 13 proposal to the TOPS working committee, including Parry Thomas' description of the nature of the proposed golf course.

Elder's article also reviewed recent actions by the Red Rock Canyon Committee and gave a fairly extensive report on the January 4th Red Rock Canyon Committee meeting. In this report, Elder cited comments by Rick Luarenzi, Bill Koemer, Lee Milner, and Joe Faback.

TIDBITS

Yucca

Yucca is one of the most abundant plants on the sunny mesa areas around Red Rock Canyon.

There are two species of yucca common in the American Southwest, the wide leaf *Yucca baccata* and the narrow leaf *Yucca elata*. Our yucca is all the narrow leaf species.

Because of the strong, tough fibers in its leaves, yucca was woven into sandals by the Anasazi and rope by the Utes. Yucca leaves pounded at one end to expose the fibers have also been used as paint brushes.

Yucca roots have provided a form of soap, and one common name for yucca is "soapweed."

Flower petals from our narrow leaf yucca (but not wide leaf yucca) are edible and have been incorporated in several Native American dishes.

Don Ellis

FYI

Annexation: What Colorado Springs requires

Eight Conditions for Annexation are listed in Article 2 of the City of Colorado Springs Subdivision Ordinance. The first two conditions are (A) "**The area proposed to be annexed is a logical extension of the City's boundary;**" and (B) "**The development of the area proposed to be annexed will be beneficial to the City.**" The condition that development of the proposed annexation will be beneficial to the City is clarified by the following note: "**Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City.**"

The remaining six conditions are all related to the extension of water and wastewater services. Six general Policy Statements in the same Ordinance also set forth the City's policy on the extension of water and wastewater service. The third Policy Statement seems particularly relevant: "**The extension or provision of water or wastewater, or both, is a method of fostering compatible land use and development inside and outside the City limits, and should be handled in a manner which will ensure sound land use relations and promote orderly development.**"

The Policy Statements and Conditions make it abundantly clear that the City requires that it have adequate capacity before extending service; but they make only minor distinctions between the provision of service outside the City limits or inside. Provision of service to a development outside the City limits requires that the development meet substantially the same requirements as a development which is annexed. In fact, provision of services carries the assumption of future annexation, and implies consent to annexation.

At the Planning Department level, a request for annexation requires an Annexation Plat and up to ten specified documents including a Geo-technical Hazards Study, a Drainage Report, a Traffic Study, and an Annexation Impact Report.

After a recommendation on annexation is made by the Planning Department, City Council has final authority for approval or disapproval of the annexation.

In relation to the Conditions for Annexation and the Policy Statements two significant questions concerning Red Rock Canyon will be whether the proposed development will benefit the City, compared to the benefit of open space; and, whether the development represents "compatible land use" in relation to nearby neighborhoods.

YES, I WANT TO SUPPORT RED ROCK CANYON OPEN SPACE!

- Enclosed is my contribution to the Red Rock Canyon Committee for operating expenses
(Check payable to "Red Rock Canyon Committee", not tax deductible.)
____ Do ____ Don't acknowledge my contribution in the Red Rock Rag.
- I want to be involved
My efforts could best be used for: _____
- Keep me informed with the **RED ROCK RAG**.

NAME: _____

ADDRESS: _____

For more information, contact **Scott Flors** at the *Trails and Open Space Coalition* 633-6884,
or e-mail: help@saveredrockcanyon.com

Opinions expressed in **THE RED ROCK RAG** are those of the authors and do not necessarily reflect the opinion
of the Red Rock Canyon Committee.

WE WANT YOUR INPUT!

Letters, articles, comments (and glossy photos) may be sent to:
Rag Editor
Red Rock Canyon Committee
P. O. Box 2352
Colorado Springs, CO 80901-2352

Electronic submissions may be sent to:
help@saveredrockcanyon.com
Please send electronic text in plain ASCII (txt) format.
Digital images are welcome and should be 300 dpi or better
at the size the image will be reproduced.

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