

The Brookside Master Plan

Prepared by

David Cockrell, Ph. D. Christy Wentz, and Jerry Pacheco

Colorado State University

Community Technical Assistance Program

132 W. B St., Pueblo, CO 81003

May, 2001

TABLE OF CONTENTS

Preface

Purpose of the Plan	3
The Planning Process	3
Plan Organization.....	4
Acknowledgments.....	4

1. Introduction

Town Location and Description	5
Natural Resources and Physical Description.....	5
Town History	11
Demographic/Economic Profile.....	13
Community Facilities and Services	16

II. Vision Statement

17

III. Plan Framework

Issue I: The Town Natural Environment.....	19
Issue 2: Municipal Water and Solid Waste Management.....	22
Issue 3: Parks, Trails, Open Space and Recreation	23
Issue 4: Transportation, Public Safety, and Road Maintenance	26
Issue5: Economic Development.....	27
Issue6: The Land Use Plan	29
Issue7: Housing	32
Issue8: Annexation.....	35

Appendix I

Planning Maps	36
---------------------	----

Appendix II

Results of the Public Input Meeting and Questionnaire.....	42
--	----

I. Preface

Map of Town of Brookside Water System Proposed

THE PURPOSE OF THE PLAN

The plan is the official policy document of the Planning and Zoning Committee, the Town Board of Trustees, and the Town of Brookside. The Plan provides a concise statement of the city's policies for future development within its town limits and in the surrounding potential annexation area. It is the responsibility of town residents and officials to prioritize recommendations included in the plan as resources and time allow. While it is not a legally binding regulatory document, the plan is meant to be actively used as a decision-making guide. Neither is the plan an official zoning map, nor does it imply or deny implicit rights to a particular zone. Zoning changes that may be proposed by property owners, as part of any plan must be initiated under separate procedures established by the Town Board of Trustees.

The plan was developed to serve a variety of purposes:

- To establish a framework for preserving and enhancing the existing community;
- To communicate the land use and development policies of the town to citizens, landowners, developers, and other government entities;
- To provide a basis for updating zoning and subdivision regulations ;
- To provide a basis for intergovernmental agreements;
- To encourage government agencies and private developers to design projects in harmony with the natural characteristics of the land, the capabilities of public services and facilities, and existing development; and
- To provide a basis for setting priorities and funding mechanisms for public capital improvements.

THE PLANNING PROCESS

In January of 1999, The Town of Brookside requested the assistance of the Colorado State University Community Technical Assistance Program in developing a master plan. The request came because the town had undertaken efforts to expand its municipal water system through the financial assistance of the U.S.D.A Rural Development. This financial assistance came in the form of a water system grant and loan,

with the strong recommendation that the town initiate a master planning process. Concurrently, the Board of Trustees, Planning and Zoning Committee, and local residents expressed concern that potential changes brought by the new water system could threaten the stability of the town and could undermine its future identity.

During the spring and summer of 1999 basic descriptive data were collected on the physical characteristics of the town, the demographic and economic profile, and the existing infrastructure. Staff from the CSU Technical Assistance Program met with the town council, and the planning and zoning committee. On May 5, 1999, a community meeting was held at the Fremont County Head Start in Brookside. Town Officials and the C.S.U. Technical Assistance staff facilitated the meeting. Issues of most concern were identified discussed and prioritized.

Over the course of the next year, the information collected was compiled into the existing document and supporting maps were generated. The document, approved by the Town Planning and Zoning Committee was presented to the public at two public review meetings held in May, 2001. A final revision will be presented to the Town Board for approval in June, 2001.

PLAN ORGANIZATION

The plan first contains descriptive information about the Town of Brookside — the history, demographics, and current facilities. Next, the towns principal issues are addressed, with an overview statement, followed by the goals to be achieved and recommendations for actions to be taken to reach these goals. The action recommendations have been divided into short term and long term. Short term recommendations can be implemented with little or no money. Long term recommendations will take longer to accomplish and will require funding.

These action recommendations are accompanied by a vital component, the list of implementing groups. It will be the responsibility of these groups who will be the agents of attaining the town vision.

ACKNOWLEDGMENTS

Historically a great number of town residents were involved in the creation of the Brookside Master Plan, as were a number of representatives from various regional public agencies. Their work is gratefully acknowledged. In particular, The Town of Brookside, the Town Planning and Zoning Committee and councilmen Frank Adamic and Nolan Calhoun have provided excellent contacts, thoughtful reviews and diligent collection of information for the planning process.

I. Introduction

TOWN LOCATION AND DESCRIPTION

The Town of Brookside is a small municipality located three miles east of Canon City and three miles west of Florence on CO Highway 115. Brookside is roughly bounded by Highway 115 on the north, Ash Avenue to the west, and bluffs to the east and south. It is mostly in Section 11 Township T.19.S and Range R.70W of eastern Fremont County. The total land area of the town is approximately 280 acres. The town identity has been encroached upon in recent years by steady growth to the east from the unincorporated "suburban" Canon City community of Lincoln Park, which now is completely contiguous with Brookside's western boundary. Similarly, the incorporated town of Williamsburg has annexed land to the south of Brookside to within approximately one mile of Brookside's southern boundary. Thus, Brookside is quickly becoming engulfed into a semi-urban region of eastern Fremont County that is predominantly a bedroom community for Canon City.

GEOLOGY AND NATURAL RESOURCES

Geology

In providing a geologic description it is necessary to consider characteristics of the materials found at the surface and below. These materials are known as: 1.) Surface Geology or Soils and 2.) Subsurface Geology (bedrock). As with all other environmental factors, geology plays an important part in land use development. It presents both opportunities and constraints on development. The soils in the Brookside area are depicted in Map 2. Soils, geological substrates, and soil stability information are drawn from the USDA Natural Resources Conservation Service *Soil Survey of Fremont County Area, Colorado* (1995).

Soils

48: Kim loam, 0 to 3% slopes. This soil underlays the bulk of land area in Brookside, especially to the north end of town (see map #2). This deep, well-drained soil is on plains and fan terraces. It formed in alluvium. The native vegetation is mainly grasses. Elevation is 5,200 to 5,600 feet. The average annual precipitation is 11 to 13 inches, the average annual air temperature is 50 to 53 degrees F, and the average frost-free period is 145 to 165 days.

The surface layer is typically grayish brown loam about 3 inches thick. The substratum to a depth of 60 inches or more is loam. The soil is moderately alkaline. Permeability is

moderate in the Kim soil. Available water capacity is high. Effective rooting depth is 60 inches or more. Runoff is slow, and the hazard of water erosion is slight.

This soil is used mainly for irrigated crops, mostly hay and pasture. It also is used as rangeland. A few small areas are used for apple orchards. The potential plant community is mainly blue grama, western wheatgrass, and sideoats grama. The soil is well suited to irrigated crops and to homesite development.

52: Kim-Cascajo complex, 2 to 15% slopes. These soils are on breaks on the south side of Brookside, in areas where stream terraces cut through fans and fan terraces. They are also on fan terraces. The native vegetation is mainly grasses. Elevation is 5,000 to 6,000 feet. The average annual precipitation is 10 to 13 inches, the average annual air temperature is 49 to 53 degrees F, and the average frost-free period is 125 to 165 days.

The Kim soil is deep and well drained. It formed in alluvium. Permeability is moderate and available water capacity is high. Effective rooting depth is 60 inches or more.

The Cascajo soil is deep and excessively drained. It formed in gravelly and sandy alluvium. Slopes range from 10 to 15%. The surface layer is typically very dark grayish brown every gravelly sandy loam about 6 inches thick.

This soil type is used as rangeland. It hosts the same native plant community as the Kim loam, but to include sand dropseed as well. The soils are well suited to homesite development in areas where the slope is less than about 8%.

118 Travessilla-Rock outcrop complex, 5-50% slopes. This map unit is on canyon sides, hogbacks, and cuestras. In the area of Brookside it is located on the bluffs at the south side of town. The native vegetation is mainly pinion and juniper. Elevation is 5,300 to 6,800 feet. The average annual precipitation is 12 to 15 inches, the average annual air temperature is 48 to 52 degrees F, and the average frost-free period is 120-150 days.

The Travessilla soil is shallow and well drained. It formed in residuum derived dominantly from sandstone. Slopes range from 5 to 50%. The surface layer is light brownish gray channery sandy loam about 4 inches thick. Sandstone bedrock is at a depth of 9 inches. Permeability is moderately rapid in the Travessilla soil, and available water capacity is very low. Runoff is rapid, and the hazard of water erosion is high or very high.

The rock outcrops consist of calcareous sandstone, occurring as cliffs about 15 to 30 feet high and low ledges about 1 to 6 feet. In many areas, only the surface of the bedrock is exposed. The unit is used primarily as noncommercial woodland or for wildlife habitat. The stands of pinion and juniper are generally open, and the trees are small. The slope limits access in some areas. This unit is poorly suited to homesite development. The main limitations are the depth to bedrock and the slope. Map 2 in Appendix I depicts the locations of soils in the Brookside area.

Water Quality

In addressing the issue of water quality there is one point that should be conveyed. It is that there is no such thing as pure water in the natural environment. All water can be contaminated by organic and inorganic substances within the hydrologic cycle. Many of these contaminants can be man related or caused. Because of the increased population, changes in land use, the advancement in the levels of industrialization and the ever-increasing technology more water is being used and contaminated. This contamination of water has caused the State of Colorado to adopt Stream Water Quality Standards for the purpose of classification, and major standards are shown in the following tables.

Table 1

ARKANSAS RIVER CLASSIFICATION

SOURCE OF POLLUTION	REQUIRED BY STANDARDS
Settleable solids floating solids taste, odor, color, toxic materials	Free from
Oil and grease	No film or other discoloration
Radioactive material	Drinking water standards
Fecal coliform	Geometric mean of less than 1000/100 ml from 5 samples in 30-day period
Turbidity	No increase of more than 10 N.T.U.
Dissolved oxygen	5 mg/L minimum
PH	6.0 — 9.0
Temperature	Maximum 90 F., maximum change stream — 5F, lakes—3F

These water quality standards noted are to apply at all times except when stream flows are less than the minimum seven day low flow which is expected to occur once in ten years. During these expected periods the "basic" water quality standards apply. Some of the problems encountered with stream water quality are the variations in seasonal precipitation patterns characteristic of a semi-arid climate, which have a direct influence on the volume of water flowing in the Arkansas River. Traditionally the Arkansas River has high flows in the spring due to snowmelt, and low flow in the late summer. Irrigation is also responsible for these low flows. It is during these low flow months that water quality reaches a critical level, because the temperature reaches its peak. Due to these high temperatures the river is less capable of absorbing pollution from point or non-point sources along its course because of its reduced dilution potential.

Non-point- pollution sources originate from urban and agricultural land use activities. Septic and cesspool systems along with irrigation for crop production, grazing and animal husbandry cause water returning to the Arkansas River to carry various amounts of silts, salts and residues of pesticides and herbicides. These all have different effects on the aquatic ecosystem of the river. Other pollutants from urban land use activities are either animal wastes, lawn fertilizers, residues

from cars and trucks and air pollution. These pollutants are usually carried into the river by street drainage. Another possible pollutant is from sewage treatment plants. If these plants do not meet established State and Federal Water Quality Discharge Standards, they can have a major impact on the water quality of the river. As urbanization and industrialization continue to increase more pressures will be placed on existing sewage treatment plants, therefore, it becomes more important to meet all water quality discharge standards so we can minimize the amount of pollutants dumped into our rivers and streams. These issues will become increasingly important for the runoff discharged into Spring Creek in Brookside, which drains directly to the river and aquifer, as the population and density of the town grow.

Air Quality

The town of Brookside is located within an area which contains a minimal number of polluting industries and a relatively small number of vehicles. Therefore, man-made air pollution is low. High winds and semi-arid climate conditions create some fugitive dust problems in the area, but most other stationary particulates are in compliance with the Colorado Air Pollution Control Division. The town of Brookside is located in Air Quality Region number 4, which also includes Pueblo and Colorado Springs. The determination of this region was based on the following criteria: existing air quality data; topographic and meteorological factors; population statistics and trends; extent of type of industrialization; and amount of vehicular traffic. The Colorado Air Pollution Control Division, which monitors this area, has predicted that additional control of existing stationary sources and new fugitive dust control regulations will aid in the compliance of the particulate standards in the future. At this juncture, the issue is most appropriately addressed as part of the Fremont County Master Plan revision process.

Wildlife

Wildlife located within the Brookside fringe area consists of mainly small game animals and birds, such as cottontail rabbits, jackrabbits, prairie dogs, scaled quail, pheasant, ducks, geese, and songbirds. Deer, Elk and antelope inhabit the grassland and pinon juniper zone. Mountain species that frequent the area include mountain sheep, mountain lions, bobcat, coyote, fox, bear, and raccoons. These big game animals are important for aesthetic as well as practical values. Money spent during small game, upland game bird, waterfowl, and big game hunting seasons provides the State Division of Wildlife with funds for research and management, which often favorably influences non-game species as well. Thus, preservation of wildlife habitat in the designated open spaces and within the three-mile planning zone surrounding Brookside is important.

Geologic Hazards

A geologic hazard is defined as follows:

"Geologic hazard means a geological phenomenon, which is so adverse to past, current, or foreseeable construction or land uses as to constitute a significant hazard to public health and safety or to property." (Florence Master Plan, 1984).

Both man-made and natural geological hazards occur within Brookside. The natural geological hazards found within the Brookside area are potentially unstable slopes; rockfall areas; and the flood zone surrounding Spring Creek and Fawn Hollow Creek (See map 3: Geological Hazards Map). In addition, subsidence areas remain from historic underground coal mining. Subsidence is defined as the sinking of the land over man-made or natural underground voids (Shelton, D. & Prouty, D. 1979. *Geology and Construction in Colorado*. Colorado Geological Survey).

Potentially unstable slopes: This is an area susceptible to a landslide, a mudflow, or accelerated creep of slope-forming materials. Areas of unstable slopes are created by particular soil compositions, scarce vegetation and steepness of slope. In these areas the removal of the existing vegetation will increase the instability of the soils. Road cuts, pits, trenching for utilities, site gardening, landfill operations and any alteration of drainage ditches will increase runoff, erosion and ponding which in turn further increases soil instability. The instability of the soils can result in damage to buildings and structures, which have not been properly designed.

Rockfall areas: Rockfall areas are found where there are cliffs of broken or faulted bedrock, or where steep bedrock edges are undercut by various types of erosion or by man's activities. These rockfall areas should not be developed for housing. In most instances these areas should be completely avoided when danger exists to people's safety. The USDA Natural Resource Conservation Service has classified the Travessilla Rock Outcrop complex on the south boundary of Brookside as unstable and poorly suited for homesite development. The Fremont County land use administrator's office has zoned this area as a Rockfall hazard zone (see map 3).

The Town zones the area as the Steep Terrain - Slide Area District, established to control development on and near natural steep slopes having a slope grade of 30% or greater. The purpose of this designation is "to minimize the threat to life and property associated with steep and unstable slopes, natural geological and vegetative debris, and associated fire hazards and to maintain the natural appearance and aesthetics indigenous to the natural topographic and vegetative features, provide open space and wildlife habitat corridors.

Wildfire Hazards

The areas of wildfire hazard are determined by the amount of fuel sources, the potential for fire occurrence and the values at risk. Within the incorporated area of Brookside the wildfire potential is medium to high based on a high potential for fire occurrence, high values at risk, and a moderate amount of fuel sources.

Flood Hazards

The Fremont County land use administrator has designated the 100 year flood plain

surrounding Spring Creek and Fawn Hollow Creek in Brookside as depicted on Map 3. The Town establishes the Floodway-Floodplain Overlay District for controlling development near or within the Floodway and/or Floodplain so that the threat to life and property is minimized and for providing guidelines for land use in areas within The Town of Brookside that may be considered Floodways or Floodplains (see Map 4: Town Zoning Map Approximation). A Floodway will be defined by the Town of Brookside as the portion of a natural or artificial drainage in which runoff water will normally flow as a result of precipitation accumulating faster than it can be absorbed into the ground. Floodway may or may not be physically evident as a stream bed. A Floodplain will be defined by the Town of Brookside as an area which may likely become inundated or flooded from excess precipitation drainage accumulating at a rate greater than the rate of drainage off or away from the area. A "Base Flood" is a flood having a one percent (1%) chance of being equaled or exceeded in any given year. A "Base Flood" is also known as the "100-year flood". A buffer zone is a strip of land established to separate and protect one type of land use from another or from conditions and circumstances occurring on either. The 100 year flood plain surrounding Spring Creek is indicated on Map 3, and the buffer zone is shown on the official town Zoning Ordinance and Map.

Localized wetlands also occur in Brookside. These marshes, bogs, and low lying wet areas are generally classified by their vegetation, water, and predominant water depths (Thurrow, C., Toner, W., and Duncan E. 1975. *Performance Controls for Sensitive Lands*. U.S. Environmental Protection Agency).

TOWN HISTORY

Up through the Pike's Peak gold rush of the 1850's Brookside was Native American Land. By 1861, Fremont County had become one of the original seventeen counties created by the Colorado Territorial Legislature and had seen the settlement of Canon City, Florence, and the Hardscrabble Area.

On February 18, 1888 the Town of Brookside was founded by W.D. Thatcher and William P. Strong, representatives of the Canon City Coal Company. The entire area had been controlled by the Santa Fe Railroad, and there had been homes on the west side of Spring Creek for some time prior to establishment of the town. A petition for incorporation was presented on April 12, 1913 to Judge James L. Cooper with a map of the 1888 boundary lines; including the small town of Springfield. The petition passed with 50 votes for and one against.

With the Brookside mine in operation the town soon had a superintendent's house, a number of company homes, a company store (eventually becoming the Columbian Lodge), and a one-room school house. As time passed, venturesome persons built small homes on the outskirts of town. Joe Vezzetti opened a general store and bakery in 1892.

The town had a "no-saloon" regulation in effect, instituted by the Canon City Coal Company. However, a survey showed a half acre had been overlooked by the company. Soon the lot was full of saloons and wild women and earned the name "Hell's Half Acre". Before the mine closed, a five cent beer with a free lunch was a popular warm-up from the ride up to Cripple Creek on the Brookside spur of the F & CC Railroad (Campbell, 1972).

Around 1911, by local accounts, the mine began shutting down as water began to fill many of the sections. When the mine closed, many of the miners had to find work elsewhere, but the town of Brookside refused to give up. Parts of the mine were later leased for operation as small "wagon mines", although even this activity was prohibited by mine inspectors after 1940. At that point all the entrances to the Brookside mine were sealed.

Brookside's first local government meeting was held on September 16, 1913, with the first mayor and trustees present: Mayor Louis Flemming, Town Clerk George O. Johnson, Peter Tonso, Antonio Moschetti, Stephen Caughlin, Joseph Volpe, and John T. Fonteccio. Ordinance #1 was adopted providing for the organization of the town government. Joe Vezzetti was named treasurer, Dr. R.E. Holmes was health officer, and Patty Moschetti was Marshal at a salary of

\$15 per month. Special police officers were to be paid by the day. Trustees were paid \$1 per month, while the mayor and clerk received \$2 per month.

The original Brookside schoolhouse was a one-room building standing on the prairie almost out of the city limits. Later, a two-story, three room building was erected. This building was so tall and narrow that on windy days school was dismissed. Finally, in 1921, on 3 acres of land a modern schoolhouse was built. The old schoolhouse became the New Hope School for the retarded.

In 1955, the Brookside Domestic Water Company was formed with water being purchased from the Lincoln Park Water Company. A fire protection system was also installed. By 1971 there were only two town officials left, Tony Beltramo, mayor, and Martin Vezzetti (town clerk). Martin served as clerk for 35 years. These two met only once a year to authorize payment of bills. Usually, the only bill was for the two street lights. With no income or mil levy, Martin Vezzetti stated that "when the present funds of \$400 are gone, the lights may go out."

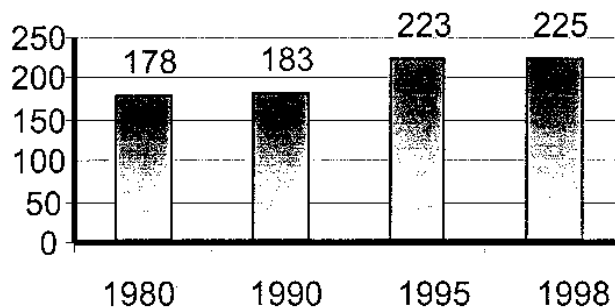
With the construction of the Deweese Dye Ditch in 1905 a portion of present day Brookside became arable farm land. Availability of irrigation water allowed development of fruit orchards, pastureland and gardening in the irrigated portions of town. This promoted a rural agrarian character to the eastern portion of the present day town which still exists today.

There are 30 properties in the west side of the town limits that are current shareholders of stock in the Deweese Dye Ditch and Irrigation Company. The water is supplied from Deweese Reservoir in Custer County. The stock is attached to the property and cannot be sold to another property. It can only be sold or divided within the land to which it belongs.

DEMOGRAPHIC/ECONOMIC PROFILE

In the 1990 census, the population of Brookside was 183. Census updates since that time have shown a 22% increase in population to 225 in 1998 (Table 1). If the average annual rate of population growth anticipated for eastern Fremont County of approximately 1¹/0 per year is applied to Brookside, the extrapolated projection for the year 2020 would yield 292 persons (Table 2). This figure essentially represents the expected demand on Brookside for residential and commercial development based on trends for the region. There are 121 total taps available on the new water system and 12 residences on wells. As of January, 2000 there were 74 active taps. The Upper Arkansas Council of Governments reports an estimate for the county close to 3 persons per household, yielding a limit on the current availability of water to 396 persons. Thus it appears that available supply of the most basic service is consistent with projected demand.

Table 1
POPULATION*



In 1990, Census information established the median age of Brookside residents at 36.6 years. Persons aged 65 and older represented 16.4% of the total population, while persons younger than 18 years of age represented 26.2%.

In 1990 38 residents (19%) were children in the public school system. These children were bussed to M^cKinley Elementary School at 1240 M^cKinley St., Canon City Middle School at 1215 Main St., and Canon City High School at 1313 College Ave., all outside the town limits. If projected population increases maintain family structures similar to today's profile, in 2020, 55 children will require bussing, still a manageable amount.

Table 2
POPULATION FORECAST*

	1997	2000	2005	2010	2015	2020
Brookside	225	233	247	261	276	292
Fremont County	42,378	43,896	46,503	49,124	51,749	54,352
Average Annual Percent Change	2.7	1.2	1.2	1.1	1.0	1.0

*Colorado Department of Local Affairs, Division of Local Government

In 1990, 100 residents (70%) had attained a high school education or less, while 30 (11%) reported a bachelor's degree or higher. Median household income was \$20,156, and median per capita income was \$9,857. 44 households reported wage or salary income (mean=\$24,960); 17 reported non-farm self-employment (mean=\$10,640); 1 with farm self-employment; 32 with social security income (mean=\$9,967); 2 with public assistance income (mean=\$2,592); and 21 with retirement income (mean=\$6,378). Nineteen persons (9%) were reported as below the poverty level.

In 1990, 147 persons were reported over the age of 16. 84 were in the labor force. 2.5% of these (2) were unemployed. Occupations of residents are listed in table 3 below. There were 41 private wage and salary workers, 21 government workers, 15 self-employed, and 2 unpaid family workers.

Table 3: Occupations of Brookside Workers

Military	3
Agriculture, forestry, fisheries	2
Mining	0
Construction	13
Manufacturing, durable goods	5
Transportation	1
Communications, public utilities	1
Wholesale trade	0
Retail trade	1
Finance, insurance, real estate	2
Business and repair services	8
Personal services	4
Health services	9
Educational services	10
Retirees	15
Other professional	2
Public administration	4

Interestingly, 80 of 84 workers commute, with 66% traveling alone. The average commute time was 26 minutes. Thus Brookside residents are commuting to Pueblo and El Paso County as well as to Canon City and Florence. In conclusion, Brookside is primarily a working class rural residential suburban community for eastern Fremont County. The population is primarily of European descent, with diversified income sources, and a stable and slightly growing population base. The population of Brookside is quite closely reflective of the median population characteristics for Fremont County in general.

Renter/Homeowner Breakdown

There were 7 single-family houses constructed in Brookside in the 1990's. Of the 76 total housing units in Brookside reported in the 1990 census, 41(53%) were constructed prior to 1939. Two were built in the 1950's, 25 in the 1970's, and 10 between 1980 and 1984. There were 5 one-bedroom units, 26 two-bedrooms, 39 three-bedroom, 4 four-bedroom, and 4 five or more bedroom houses. The median mortgage payment was \$650 per month. Nine units were rentals, and the median rent was \$363/mo. Table 4 contains information on all single detached housing units in Brookside reported in the 1990 census. There are no multiple unit structures in Brookside.

Table 4: Housing Characteristics for Brookside

Homeowner's Breakdown by 1990 U.S. Census	
Total housing units	76
Occupied housing units	73
Owner occupied housing units	59
% of owner occupied units	85.50%
Rental vacancy rate	16.70%
Persons per owner occupied unit	2.76
Persons per renter occupied unit	2

COMMUNITY FACILITIES AND SERVICES Public Schools

The Fremont County Head Start Preschool at 1718 Brookside Ave. is the only remaining school in the town. It serves as an important meeting place and polling place for the community.

M^cKinley Elementary School at 1240 M^cKinley St., Canon City Middle School at 1215 Main St., and Canon City High School at 1313 College Ave. are all outside the town limits. However, busing provides transportation to each of these schools.

Library

The closest library is the Canon City Public Library at 516 Macon St., although the Florence Public Library is nearly the same distance from Brookside.

Fire Protection

Brookside receives fire protection from the Florence Fire Protection District, with additional coverage from the Canon City Fire Department— Lincoln Park Substation on Highway 115.

Police

Though Brookside does not have its own police department, primary police protection is provided by the Fremont County Sheriff's Department.

Medical Care

Regional medical care is provided by the St. Thomas More Hospital at 1338 Phay St. in Canon City.

Sewage Treatment

Currently all residences in Brookside are on septic systems. The state ad hoc Water/Sewer Needs Committee, coordinated by the Division of Local Government, has categorized Brookside's needs as "B-3", defined as "Flow and population projections show inadequate capacity with a ten year period."

II. Vision Statement and Town

Goals

In a survey of town residents and in consultation of town officials, the vision statement for Brookside was developed as follows:

"We the residents of the Town of Brookside wish to maintain our small town atmosphere and rural lifestyle."

The following goals were adopted by the Town Board during 1999:

- 1. Maintain and enhance the uncongested character, which currently exists in the Town, including the promotion of high standards of community planning.*
- 2. Pursue the acquisition of land for parks, trails, roadways or other purposes, and promote recreation programs and services that will enhance or protect the quality of life within the Town.*
- 3. Protect the peripheral areas of the Town from incompatible land development and traffic patterns by promoting planning agreements with neighboring jurisdictions and, when necessary, by selected annexation.*

- 4. Protect the sensitive environmental areas of the Town, including wetlands, riparian areas, Pinion-Juniper woodlands, canyon lands, and steep slopes affording wildlife habitat and diverse plant communities.*
- 5. Promote solutions to the negative impacts of excessive high-speed traffic on Highway 115, while promoting ease of access to and from commercial and regional employment areas.*
- 6. Allow development which will result in a Town which is multi-dimensional and economically viable.*
- 7. Allow future land uses which will enhance a strong and unified sense of community identity.*
- 8. Provide housing which is reflective of the neighborhood in which it is built.*
- 9. Provide for aggressive, thorough code compliance, monitoring and enforcement in the Town.*
- 10. Protect the Town from incompatible non-residential developments.*
- 11. Provide that any in-fill development be compatible with existing residential design standards.*

It was from within the planning directions provided by these goals that the current plan was developed.

III. PLAN FRAMEWORK

Issue 1: The Town Natural Environment

One of the principal concerns of the Planning and Zoning Committee is to retain the rural, pastoral character of Brookside's landscapes and natural resources. This priority involves protecting the views of the bluffs overlooking the town on the south side, protecting the water quality and riparian zone surrounding Spring Creek, and preserving wildlife habitat throughout the town, and especially on the town edges, so that contact with wildlife will remain a continuing part of residential life in Brookside.

Key Policies

Ensure that the impacts of new development on the natural environment are recognized and that measures are implemented to mitigate potential negative impacts.

Require environmentally sensitive designs for all types of development that preserve desirable natural features, create favorable space for wildlife, and minimize pollution.

Promote public education regarding energy conservation techniques.

Encourage and promote various recycling strategies for household and business refuse.

Ensure that a quality small town environment be maintained that is free from unsightly material.

Strictly enforce Town ordinances that protect the natural environment and aesthetic quality of the Town.

Enforce Town ordinances prohibiting littering and defacement of property and public areas within the Town.

Encourage practice of the "Good Neighbor Policy" when dealing with nuisance issues. This policy is defined as follows:

If a resident of Brookside believes an act or condition to be *in violation of an approved town ordinance*, he/she is to:

1. First speak directly to the person or persons that are responsible for the act or condition (nuisance) remembering to treat the responsible person or persons as he/she would like to be treated.
2. Second, if the situation is not considered to be sufficiently resolved, he/she may bring the alleged violation to the attention of the Town Board at its regular monthly meeting in the form of a nuisance complaint. No fee will be charged to file a formal complaint if proof is provided that a good faith effort has been undertaken to resolve the issue directly with the alleged violator.
3. The authorized Code Enforcement Officer will personally investigate the alleged violations for which formal nuisance complaints have been filed. The Code Enforcement Officer will report the findings of his investigation to the Town Board.

Provide enforceable ordinances that will deal with nuisance issues deemed offensive or unacceptable to the general Town population.

Actions

Wetlands and flood Zones

The Town shall prohibit any development in areas which have been officially designated as floodway areas (*see Introduction above for definitions of floodways and flood zones*).

The Town requires that any proposed activities within or adjacent to wetland areas are to be referred by the developer to appropriate state or federal agencies as designated by the Town to ensure compliance with existing requirements for the preservation of wetlands and/or for the mitigating of the effects of such proposed activities.

Rockfall and Steep Slope Areas

The Town shall prohibit development in areas which have been designated steep slope or slide areas. The Town shall further prohibit any development which could endanger public safety or property by being located on or near areas determined to be geologically unstable. Subsidence reports certified by qualified professionals, as prescribed by the Colorado Geological Survey (Turney, J.E. 1985. *Subsidence Above Inactive Coal Mines*. CO Geological Survey) shall be required prior to development in any areas known or suspected of being undermined, to probe the safety of these areas.

The Town acknowledges the importance of the natural aesthetic features of the hillsides and ridge lines to the visual quality of the area. Development of these areas shall respond to the preservation of views and natural features, and mitigate potential environmental problems that are associated with building on steep slopes.

Water and Air Quality

The Town will work toward attainment of Federal and State environmental standards by cooperating with the environmental agencies and participating in programs designed to reduce pollution.

The Town will encourage all residents and businesses to adhere to all applicable pollution control standards.

The Town will require on-site mitigation measures for the control of non-point source pollution, in keeping with the findings of the Upper Arkansas Water Quality Management Plan, administered by the Upper Arkansas Area Council of Governments.

The Town will require best management practices as maintained by the USDA Natural Resource Conservation Service and CSU Cooperative Extension to be utilized for the control of soil erosion and non-point source pollution, such as run-off from fertilized farmland.

Support public transit and carpooling in the area and facilitate bicycling and walking.

The Town shall cooperate with air quality studies conducted at a regional level and utilize the data in land use planning.

Issue 2: Municipal Water and Sewage Management

With Brookside's new water system, an important municipal resource has been upgraded and stabilized for provision of the desired level of growth for future years. It is clear to all the residents that at some point in the future, a similar upgrade for sewage management is likely to become necessary. During the life of this plan, actions will be necessary to prepare for the development of a waste management system.

Key Policies

Adopt state standards for specification, installation and use of septic systems.

Develop clear policies for the regulation and use of the 121 existing water taps off the municipal water system.

Develop appropriate minimum lot size requirements for individual septic systems with respect to soil and site conditions and use.

In cooperation with Fremont County, promote responsible handling of hazardous waste through local pickup programs, and education and information programs.

Encourage responsible septic tank maintenance and composting efforts within the Town through education and other programs.

Collaborate with the Colorado Department of Public Health and the Environment and the Colorado Department of Local Affairs to determine the correct timing for joining the Eastern Fremont Sanitation District for use of its sewage treatment facility. Begin financial planning to anticipate local match requirements for such development now.

Actions

Limit sales of new water taps to the existing limit of 121.

Consult with Department of Local Affairs Field Staff to develop a 10 year capital improvement plan to generate necessary local match for connection to and joining the Eastern Fremont Sanitation District regional sewer system.

Enforce minimum lot size requirements for residential and other septic systems. Adopt and enforce state percolation specifications for residential and other septic systems.

Issue 3: Parks, Trails, Open Space and Recreation

Parks are intended to provide for the passive and active recreation needs of a community or region. Where possible, they should be located and designed to take advantage of natural features or amenities. Parks are commonly divided into four categories (National Recreation and Parks Association, 1998): pocket parks, neighborhood parks, community parks, and regional parks.

Pocket parks are small, unique spaces within a developed area, which provide relief from the built environment. They are typically designed as spaces for relaxation and conversation.

Neighborhood parks are designed to provide for the recreation needs of the residents in the surrounding area. Neighborhood parks usually contain a minimum of a multi-purpose play field, a playground and a picnic shelter, and range in size from 5 — 30 acres. They are best if centrally located in a subdivision, and usually service the residents within one-half mile of the park. An elementary school is a perfect use to be combined with a neighborhood park.

Community parks are ideally designed to provide recreation opportunities to residents within a one to two-mile radius of the park. Active recreation facilities, such as lighted ball fields and tennis court complexes, are typical uses in addition to group picnic areas and a playground. Community parks are usually between 30 and 100 acres.

Regional parks are usually designed around a natural amenity, like a reservoir or a unique mountain setting. They may or may not include active recreation, and are designed to serve the people within a larger region. The size of a regional park depends on the nature of the resource. Open spaces are those areas that are protected from other development. The natural character and environment of the landscape is preserved. Open space is not developed into areas for active recreation, but it may link together other parks to form a trail system. Open space may also be used as a buffer between conflicting land uses as an edge to a community, as a mechanism to preserve a valued natural resource, or to protect the public from a hazardous situation. Floodplains, with their associated riparian habitat and wildlife, are often designated as open space. Steep slopes, rugged canyons, ridges, and other properties with unique physical properties are also good candidates for open space designation.

The existing Parks and Recreation Districts in Fremont County offer excellent existing opportunities for participation in active recreation programming without unrealistic commitments of Town funds. Partnerships should be explored for participation of Brookside's citizens in either Canon's Parks and Recreation District, the Penrose Parks and Recreation District or the new emerging Florence Parks and Recreation District.

Key Policies

Develop a practice of acquiring park and open space land, especially along the Spring Creek floodway, and on the bluffs at the south border of the Town. Plan for a community foot/bike trail system along Spring Creek, laterally along the face of the slope, into Fawn Hollow.

Develop policies to preserve environments, such as drainage bottoms, steep slopes, and canyons, conducive to indigenous wildlife.

Beautification or buffering strips should not be accepted as all or part of the public land dedication unless it can be demonstrated that the area will have a beneficial impact on the Town and that maintenance costs will not be the responsibility of the Town.

Provide an open space buffer zone, where appropriate, between commercial and residential areas.

The buffer zone may include public and/or private land and should be included on both commercial and residential sites. Buffer zones may be accomplished through implementation of mandatory dedication, required noise barriers, setback requirements, and maximum structural coverage ordinances.

Promote the concept of sustainable water-thrifty horticulture that encourages and promotes wildlife and water conservation, and to preserve existing desirable vegetation.

Design, construct, operate, and maintain all parks, trails and open space in harmony with the character of existing surroundings. Provide a safe, pleasant, and useable environment that will be a source of pride to the community.

Acquire and preserve historic lands and structures within the Town whenever feasible. Promote educational programs to demonstrate the historical significance of the area.

Encourage cooperative use agreements with school districts, surrounding municipalities, and other districts as an effective means of maximizing facility usage while minimizing development and operating costs.

Enhance the appearance of the Town through a street beautification program.

In partnership with either the Canon or Penrose Parks and Recreation District, or the emerging Florence Parks and Recreation effort, develop and provide recreation programs and services, effectively utilizing available resources to deliver services and provide those services at minimum cost to the Town.

Actions

Acquire open spaces and develop small neighborhood parks to enhance neighborhood character. Develop a plan to extend trails into new subdivisions along appropriate routes.

Continue to accept park sites through the dedication of public land during the subdivision approval process. In determining site selection, the Town shall consider the quality and configuration of open space using access, terrain, development potential, and usage as criteria. Implement tree and shrub planting guidelines for potential Town parks and rights-of-way.

Develop plans for each site proposed for recreational and/or open space activities.

Establish maintenance procedures and operational guidelines for each project.

Issue 4: Transportation, Public Safety, and Road

Maintenance

Another key concern for Town officials is to protect residential neighborhoods and streets from future incursion of higher volumes of traffic seeking access to commercial services or newly developed subdivisions. Location of a multi-use zone along Highway 115, and policies requiring developer cooperation in subdivision transportation planning are designed to facilitate this goal.

Key Policies

Protect the Town's residential areas by minimizing the incursion of commercial and transient traffic into residential neighborhoods.

Protect existing residential areas from increased traffic to future development and subdivision properties by directing traffic along designated arterial streets.

Accommodate potential commercial development by facilitating commercial traffic flow along Highway 115.

Provide convenient access to the Town's residential neighborhoods for local traffic.

Encourage non-motorized travel throughout the Town by providing safe, convenient pedestrian/bicycle routes.

Minimize non-local traffic around the Town's public areas such as potential schools and parks.

Actions

Require any new subdivision to plan access to new residential developments independent of routes through existing residential neighborhoods.

Develop a long term road maintenance plan, either refining the existing agreement with the county or developing a municipal system. Include a mechanism for financing such a plan.

Issue 5: Economic Development

In order to discuss the Town of Brookside, it is essential to understand the functional purpose of the community. Some communities are accented toward residential development, some toward industrial production, while others are engaged in commercial activity and governmental services. The economy of an area is based upon the manner in which the people of a community make a living. It indicates the strengths and weaknesses of a community, the nature and importance of the different functions which the community performs and can serve as an indication of the kind of community it will be in the future.

The location and design of areas for economic activity can have a great effect on their long-range success and also upon the livability and character of the entire community. Economic activities have certain location and design requirements, particularly regarding access to the rest of the community and to the major street routes. At the same time these areas tend to generate traffic congestion, noise, etc., which are incompatible with residential areas. The following is an evaluation of how location affects the local economy.

1. Multi-Use Zone

In a community such as Brookside where there is little continuing historical infrastructure or use of the historic central core area, the "commercial area" is essentially the area where retail sales might take place. Retail goods are classified as either shopping goods or convenience goods. Shopping goods are durable retail goods such as clothes, furniture, etc. and will likely be provided in the regional commercial centers for the foreseeable future. Convenience goods are daily living consumables such as food, drugs, etc., and local markets for development of these businesses may become viable in Brookside soon.

The basic concept for a proposed multi-use zone is that it combines opportunities for convenience goods outlets in combination with residential development, to the extent possible without conflict due to traffic, parking needs and noise. Given Brookside's principal current function as a rural bedroom community for Canon City, Florence, and the surrounding region, there is little need or desire for the generation of a downtown center for "shopping" goods. However, it is to the town's advantage to retain the option for development of a commercial zone for future generations, if growth patterns should warrant such development. If a commercial zone is to exist in the future, several planning policies and programs must be established for Brookside. These recommended policies and programs are based upon the following factors:

- a. Existing historic commercial structures
- b. Likely competition from shopping centers surrounding the municipal boundaries wishing to avoid municipal sales taxes.

- c. The legally questionable status of a zoning plan excluding any opportunity for commercial development.

Key Policies and Actions

Based on these principles, the Highway 115 corridor within the town limits and the adjacent properties should be zoned multi-use and become available for commercial development.

Provide an encouraging atmosphere for a broad range of high quality convenience goods commercial development in the Town.

Encourage the start-up and growth of small businesses.

Maintain the land use regulations of the Town so that they support the development of high quality commercial areas.

Assure that the capital improvements program reflects the projected residential and commercial growth needs of the Town.

Participate in constructive dialogue with the commercial sector to create an atmosphere of cooperation.

Issue 6: The Land Use Plan

The proposed land use plan is the physical framework of a comprehensive plan. The organization of uses on land is intended to represent goals, objectives, and policies contained in the Master Plan.

The following is a description of the proposed major land uses and a discussion of their locational considerations:

ER	Estate Residential District
R- 1	Single Family Residential District
MU	Multi-Use District
PDD	Planned Development District
OS-R	Open Space—Recreation District
OS-FP	Floodplain District
OS-SA	Steep Terrain—Slide Area
OS-E	Environmental Preservation District

Residential areas are best located in convenient proximity to areas of employment, recreation, and open space. Neighborhood business and service centers should ideally be within an acceptable walking or biking distance, or accessible via local and collector roadways. Vehicular, bicycle, and public transit routes should be easily accessible, yet residential areas should be separated or protected from heavy traffic. Slopes should usually be less than 15% and the ground should be well drained and free from hazards.

Exclusive commercial land use areas are not provided in this plan. However, to avoid the pitfalls of strip development, it is recommended that the Planning Committee study the concept of Multi-Use Areas and apply this concept to any commercial development that is done in the future in Brookside.

Multi-Use areas are comprised of a mix of residential and commercial uses. The specific mix of uses has intentionally been left undetermined to allow for innovative and site sensitive planning which is responsive to the changing economic market conditions of the region. Development proposals within multi-use areas shall be consistent with the intent of the Master Plan as defined in the Town's Vision Statement, compatible with adjacent existing and proposed land uses, and suitable for the site's specific characteristics, such as topography, visibility, drainage, ambient noise levels, and access.

Key Policies

The town will cooperate with the county in planning efforts for Fremont County, and will work toward the creation of an intergovernmental agreement between the county and area municipalities.

The town will develop annexation criteria through which it will consider annexation proposals. These criteria are to be structured in such a manner as to maintain maximum flexibility for Brookside to remain a full-service and self-controlled community.

Land use, site planning, and urban design criteria shall be employed to promote pleasant, functional and understandable interrelationships between land uses, and to buffer incompatible land uses from each other. Individual neighborhoods should be interconnected to each other, providing public access to streets and open space/park areas.

Land development regulations shall be adopted to reflect current development standards and to implement the concepts contained in the master plan.

Availability or extensions of existing services shall be used as criteria in determining the location of higher intensity land use areas in and around the town.

Developments with requirements beyond existing levels of police and fire protection, parks, roads, schools, and utilities shall not be allowed to develop unless it is demonstrated that such services can be adequately funded and maintained. Such demonstration will be the developer's responsibility.

The town shall protect the existing residential area of Brookside from conflicting or changing land uses. New developments must: (1) where possible, buffer residential areas adequately from the perimeter of conflicting use; and (2) avoid routing destination traffic through residential areas of Brookside to any new developments.

Traditional agricultural endeavors should be permitted to continue within the Town boundaries.

Residential land Use Policies

Residential land use areas should provide for a mix of housing densities, types, and price ranges appropriate with surrounding land uses. Developments not allowing public access shall be discouraged.

The relationships of residential uses to other uses are as follows:

1. Community or neighborhood parks and open space should be within close proximity.
2. Provisions for alternative modes of transportation should become available in the future.

Recognizing that the existing housing stock of Brookside is an important resource, the town shall promote the preservation and upgrading of residential structure uses in Brookside.

Actions

Promote a compatible and functional system of land uses.

Land use regulations should be reviewed and revised periodically to reflect current development trends such as flexible zoning techniques which facilitate unique and innovative approaches to development.

Encourage developers to incorporate desirable aesthetics in designing and planning their projects.

Strive to protect the views of the mountains and natural features by requiring developers to evaluate the visual impact of their projects.

Encourage appropriate site design techniques to buffer differing and incompatible land uses. Utilize traffic analysis factors when judging suitability of development proposals.

Encourage joint use of facilities such as open space, parking facilities, access areas, etc., wherever possible.

Consider the environmental impacts of all development.

Promote superior site utilization through regulation and site plan review. Promote protection and use of natural features.

Encourage high percentages of open space per site.

Design buildings so that "building bulk" is in keeping with adjacent areas and complements other aesthetic features.

Design parking and accesses to minimize storm water run-off.

Ensure that signs meet minimum standards of quality, both aesthetically and structurally, and do not dominate the streetscape.

Promote the creation of a unique Town identity by encouraging such features as coordinated Town boundary markers on streets and trails, and distinctive street lighting.

Issue 7: Housing

Most of Brookside's land development is residential. The character, condition and serviceability of these residential areas and of the individual dwellings therein, greatly influence the attractiveness and livability of the entire community. The type and quality of dwellings together with the pattern in which they are arranged affects the welfare of every citizen in the Town of Brookside.

Most of the housing built in the past twenty years is of reasonable size and is structurally sound. The Town Building Code has been reasonably well enforced by the Town Board to ensure that the buildings were constructed in accordance with the requirements of the building code.

Few persons will dispute the importance of decent, safe and sanitary housing to a community. Because the home forms the basic unit of everyday life, it is essential that good housing be available which is within the means of every family. Unfortunately, in the past little attention was given toward establishing adequate safeguards to protect the new housing from neighborhood blight.

To be truly comprehensive, the Town Plan should not only contain regulations for controlling future growth but ways should be established for correcting past mistakes. The following is a discussion on how to overcome or alleviate inadequate housing through various public programs and government regulatory tools.

Citizen incentive programs

An effort must be made by the citizens and public officials of the Town of Brookside to instill in the public a desire for better housing. There must be a higher priority placed on maintenance of their housing. This effort may be accomplished by a clean up or fix up campaign.

1. Code enforcement

If county and state regulations are adopted, and existing codes are strictly enforced, substandard housing will be eliminated from future housing development.

2. Building code

The most important single control measure the Town of Brookside can initiate to improve housing conditions is the strict enforcement of the Uniform Building Code, as adopted by ordinance. The existing substandard dwellings should be required to either conform to the code, by making necessary repairs, alterations or additions as may be required, or they should be vacated or demolished. Demolition would only involve those units that are so dilapidated that they pose a public health and safety hazard.

4. Subdivision and Zoning Codes

Land use control can be accomplished through effective use of zoning ordinance and subdivision regulations.

Key Policies

It is suggested that the following planning considerations be investigated and initiated where possible in the future. It should be noted that these activities may need to be modified from time to time, based upon the review and success of previous programs. The planning considerations are as follows:

Continued enforcement of the Uniform Building Code.

Initiation of educational programs that encourage the citizens of the community to remove all dilapidated housing units and to begin maintenance programs for their homes.

Development of a detailed building inspection program for substandard structures.

Ongoing update of Zoning and Subdivision Ordinances.

Promoting cooperation with Fremont County in adopting and implementing zoning regulations that are similar to the Town of Brookside.

Application for non-local assistance programs which are available from both Federal and State Agencies. The Department of Housing and Urban Development and USDA Rural Development are major federal resources for housing programs, while the Colorado Housing and Finance Authority and the Colorado Division of Housing are major state level resources.

Actions

Protect the health, safety and welfare of the residents in all residential neighborhoods.

Limit residential development in natural hazard areas and require construction modification to mitigate impacts to natural areas.

Provide information to the public as to the types and location of natural hazards.

Assure accessibility of emergency vehicles to residential areas.

Provide that all new residential development is high quality, offers innovative design, and contributes to the Town identity, thereby creating interesting places to live.

Maintain and enhance the environment of the existing residential areas of the

Town. Encourage historic preservation efforts where applicable.

Discourage "infill" projects with higher proposed densities than currently exist.

When public facilities or other non-residential facilities are proposed for residential areas, they should be designed to mitigate the negative impacts on existing residences. Where the impacts are significant, the facility should be discouraged.

Issue 8: Annexation

The Brookside three-mile plan map is included in Appendix A as Map 5. Areas under consideration for future annexation include potential environmental preservation districts in Fawn Hollow and upper Spring Creek, a small expansion of the multi-use zone north of Highway 115, and estate residential zones (without town water) on all the perimeters. These proposals have been developed primarily to implement the town's vision statement and goals, and would require no new town infrastructure in order to provide town services to residents in the annexed areas.

Key Policies

Annexations to the Town of Brookside shall be accomplished only to protect the character of the existing community in keeping with the Town's vision statement and goals.

The Town Planning and Zoning Committee will evaluate annexation proposals based on the guidelines summarized above under land use planning and in the zoning ordinance prior to submission of recommendations to the Town Board.

When the Town Board deems necessary, significant annexation proposals may be referred to the general electorate for approval after review by the Town Board is complete.

Actions

Establish a continuous Town without enclaves.

Ensure that all proposed annexations benefit the Town by upholding the high standards of quality which currently exist.

Ensure that any annexations create an economic advantage by providing areas for future revenue-producing uses, or at least do not propose land uses that drain revenues on a continuing basis.

Ensure the security of existing residential areas by protecting them through annexation of adjacent compatible properties from the potentially incompatible influences of development surrounding Brookside.

In order to comply with the above goals, the Town shall disseminate appropriate information regarding each annexation to the general public.

Appendix A: Planning Maps

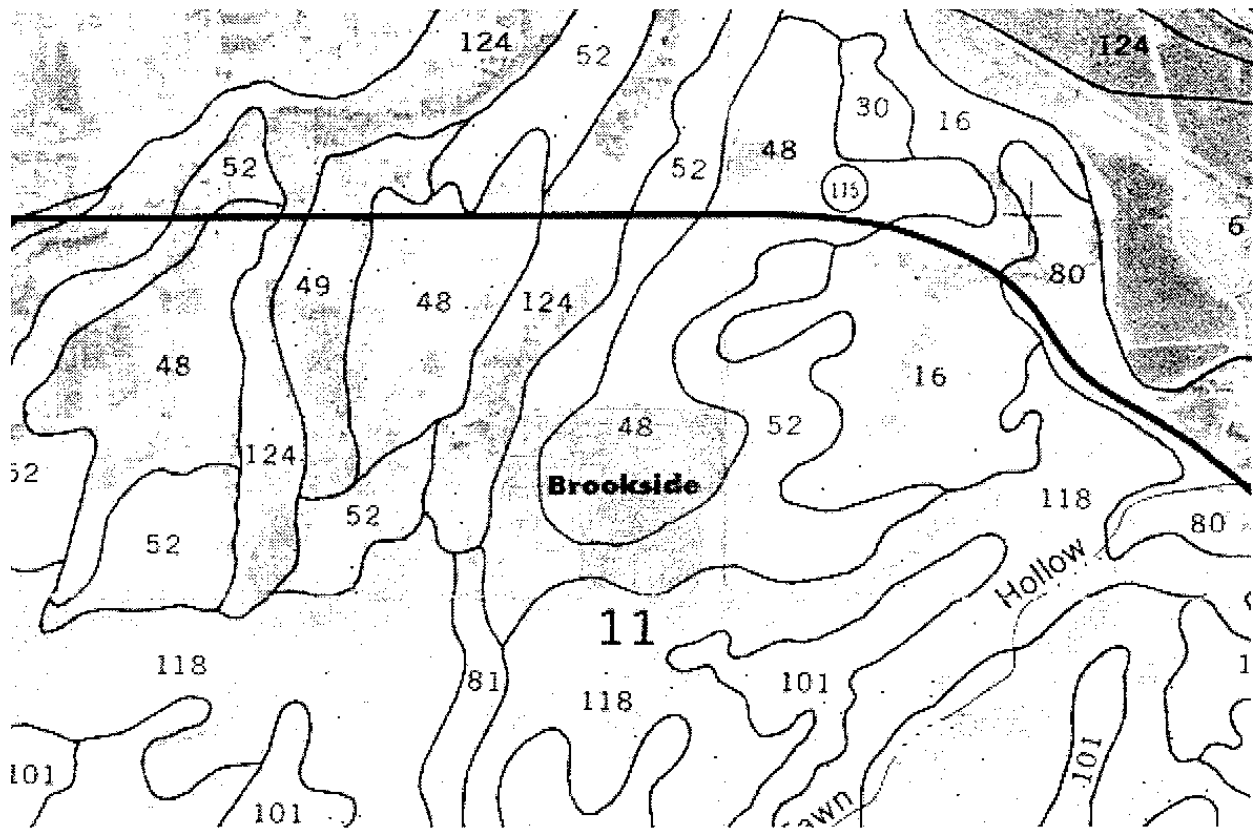
Map 1: Soils Map

48 = Kim Loam, 0-3% slopes

52 = Kim Cascajo, 2-15% slopes

124 = Wann-Shanta, dry, association

118 = Travessilla-Rock outcrop complexes, 5-50% slopes



Disclaimer: This map is for general planning purposes only, and is subject to updates and changes. Users should check with the Town of Brookside prior to use. Because of the scale of the map, it should not be considered reliable for exact definition of any boundary.

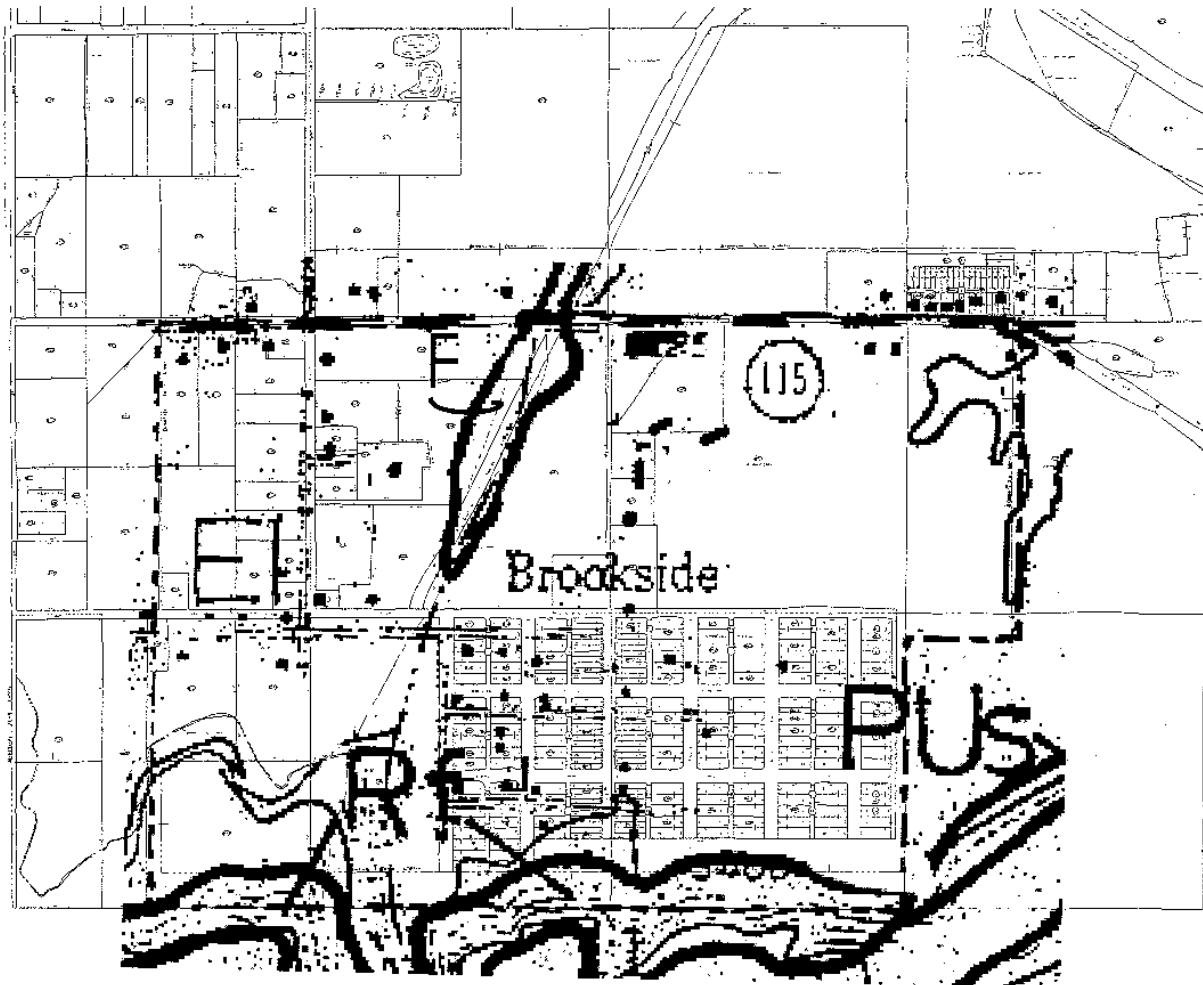
Map 2: Geological Hazards Map

RF = Rock Fall Areas

Pu's = Unstable slopes

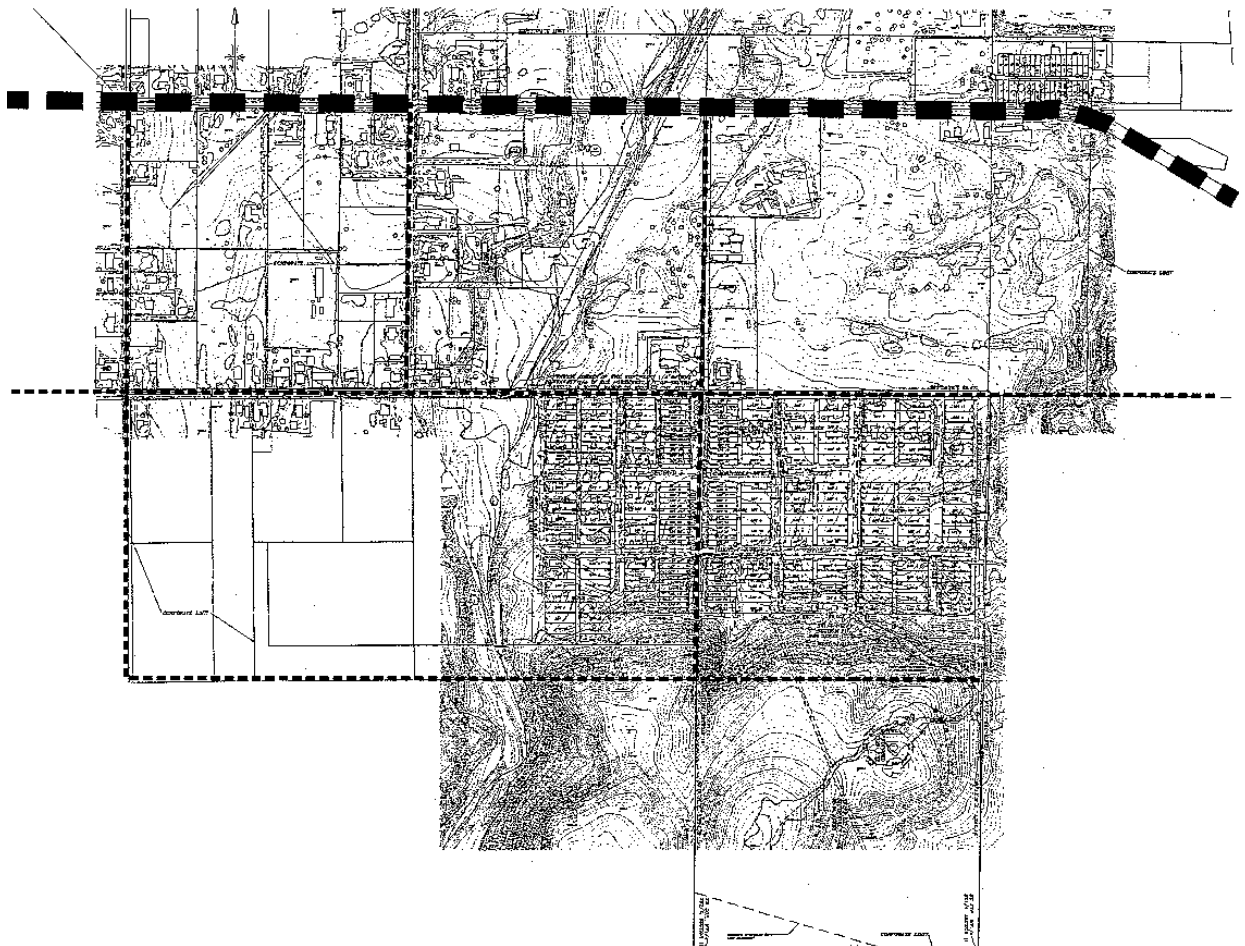
F = Flood zone

Source: Fremont Co. Planning Commission
based on USDA NRCS Soil Survey



Disclaimer: This map is for general planning purposes only and is subject to updates and changes. Users should check with the Town of Brookside prior to use. Because of the scale of the map, it should not be considered reliable for exact definition of any boundary.

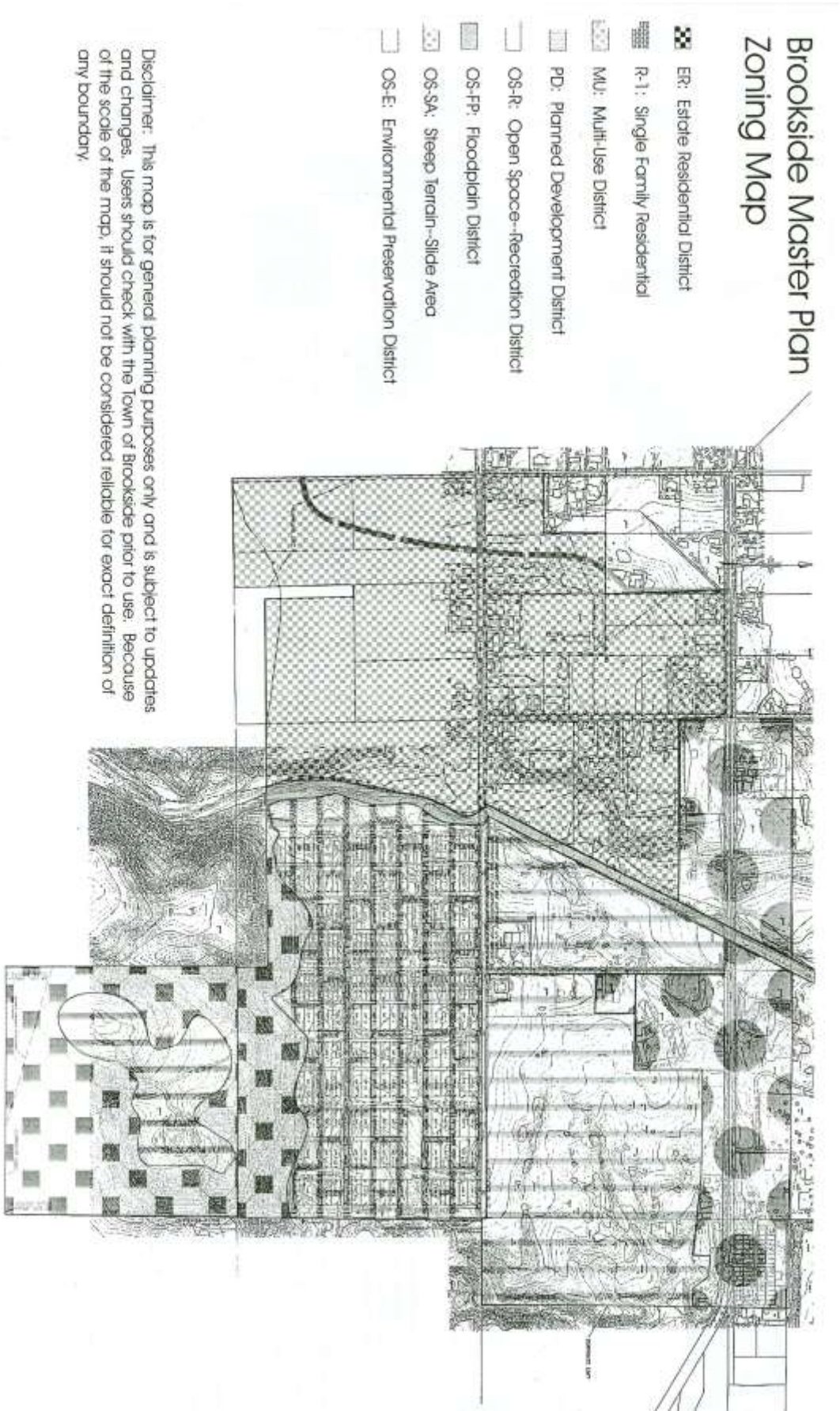
Map 3: Brookside Street Planning Map



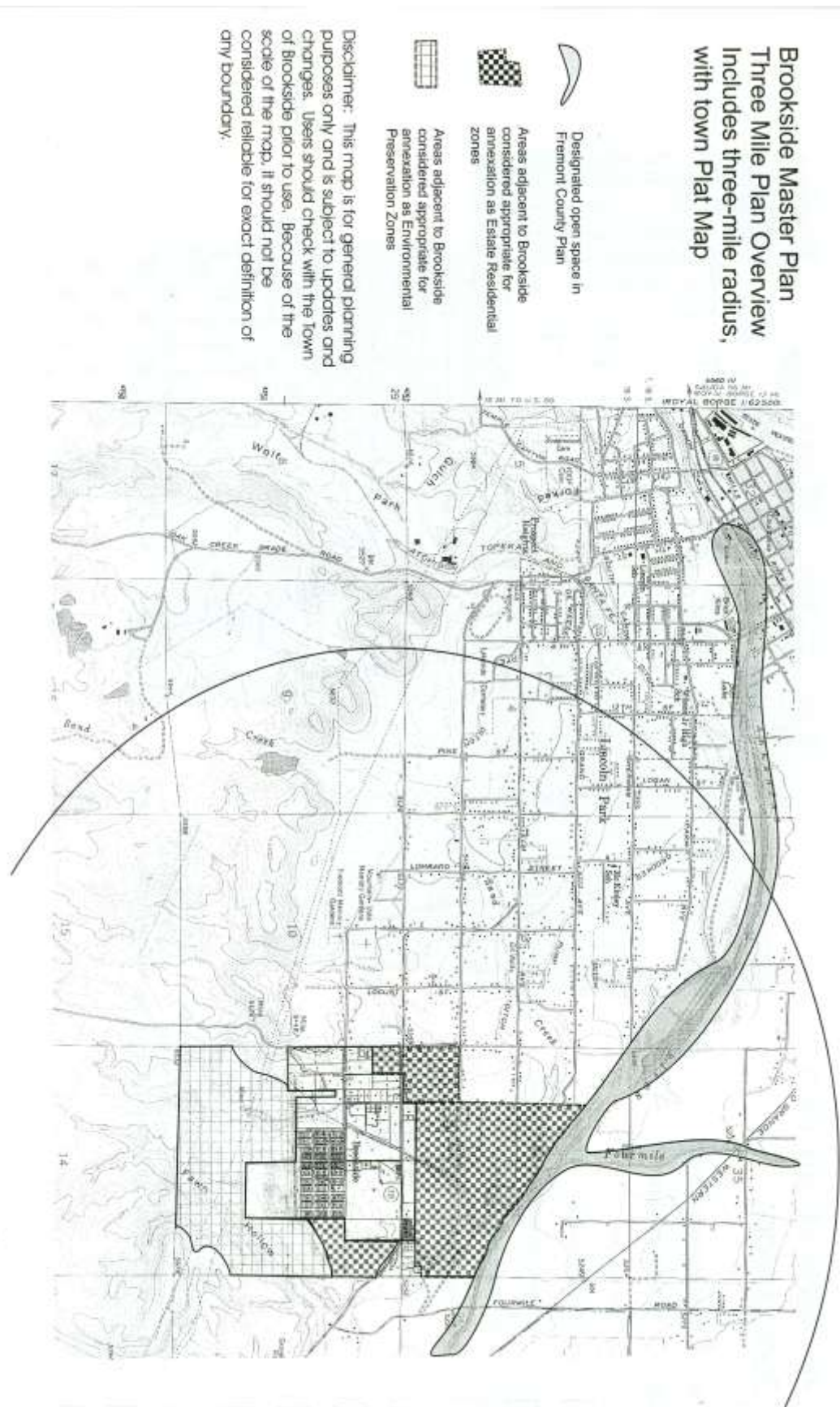
- ■ ■ CO Hwy. 115 will remain the only arterial road in Brookside
- Brookside, Pinon, Benny, Willow and Ash will serve as collector streets
- _____ All other streets are neighborhood streets

Disclaimer: This map is for general planning purposes only and is subject to updates and changes. Users should check with the Town of Brookside prior to use. Because of the scale of the map, it should not be considered reliable for exact definition of any boundary.

Map 4: Brookside Master Plan Zoning Map



Map 5: Brookside Master Plan Three Mile Plan Overview



Appendix B: Results of the Public Input Meeting and Questionnaire

Public Meeting Input Data Summary (Planning Team Worksheet)

Please complete one worksheet for your Planning Team. There is no need to reach consensus on each issue. Record majority opinions as group opinions, and list minority opinions in the column to the right of the worksheet.

1. Planning Group Facilitator:

2. Planning Group Recorder:

3. Write a one-paragraph *vision statement* for Brookside that captures your group's vision of what the community should be like in 20 years.

Comments

1. Simplicity—Rural-small town atmosphere.
2. We will benefit from city water but we don't need the "improvements". It is too expensive and not necessary. The new water system will help some people get rich by subdividing. Why should we pay for this? (2 people). Small park a good idea.
3. We would like to retain the simplicity of our small rural community.
4. We don't want Brookside to change much. We don't want to lose the smallness of this town. Animals in new development to 4-H animals or animals for personal use. Commercial property on 115 or family or home operated business only. More open spaces, roads in good condition. New developments limit in size for 2 1/2 - 5 acres.
5. Zone agricultural, residential, open space. We as a team would like to see Brookside stay a small town. We would like to see a turning lane on Hwy 115 to Brookside and a no passing zone.

4. In 20 years, how big do imagine Brookside's population to be?

300 some; 300; 330; under 500; 305

Minority Opinions

1. Limits new development only household animals (1 person)
2. We are happy with our well water. A new water system is not necessary. It is just an extra expense (3 people)
3. I really can't afford the new improvements but see them as necessary for fire protection (2 people)
4. I don't want any changes. This is why I moved here. Little noise, etc. Big communities cause more problems.

How much bigger in land area do you imagine Brookside will be? (% bigger) 1 %; 25%; 10%=40ac.; 150-200%; water tank area only

In which direction(s) do you expect Brookside will grow?

North (1) West (0) South (3) East (3)

5. What kind of land/development do you believe Brookside should annex? (Circle all that apply)

None (3)

- A. Agricultural land (2)
- B. Estate Residential (2)
- C. Single Family Residential (2)
- D. Multi-family residential (1)
- E. Commercial (1)
- F. Open space (3)

6. Should *growth boundaries* be established for the town? Yes (4); No (1);

In which direction(s)? Limit all directions (4); North-west-east (1)

7. Should certain kinds of annexations be *prohibited*? All (1); Yes (3);

Explain: Hazardous waste—flood plain; Commercial (2), multi-family(2)

8. What kind of physical community improvements would you like to see that would be paid for with tax dollars? (Check all that apply)

- ☐ Curbs and gutters (0)
- ☐ Street lighting (3)
—limited
- ☐ Additional paved streets (5) --Will they when water arrives?
—Bladed/maintained
- ☐ Other street improvements (3) —Storm drain
—fill potholes
- ☐ Decorative and unified town signage (2)
- ☐ Traffic circulation signage and controls (3) —Review speed limit on 115
- ☐ Street seating (e.g. benches) (0)
- ☐ Schools (what level?) (0)
- ☐ Other: Parks with lottery money (1); A small park; Old wells covered

9. Should the Town of Brookside encourage economic development? Yes (1) or no (4)

Minority Opinions: A nice sign by the highway

What types of businesses would be most appropriate to attract? Home & family-run business

What locations within the town limits would be appropriate for new 115 (commercial). Family or home businesses in town limits; location along Hwy 115; Agricultural business or greenhouse

10. What types of municipal services should the town provide that it currently does not?

121 Police protection (0)

☐ Parks & Recreation (3) Fire Protection (2) —hydrants

☐ Street maintenance (3) —pressure on county

☐ Other: (0)

11. Should the town provide parks/open space (1)/trails/recreation programs? Yes (3) or No (0) Deleted (1)

Describe locations you believe should be examined for parks:

East side of town; lodge on Brookside Ave.; locations in blue (on town map); We don't have time right now to find the best location for a small park

Describe recreation programs you believe should be offered:

Walking trails (2)

12. On the attached ***town map***, draw with magic marker or describe the locations of potential parks, open spaces or trails.

13. Review the accompanying ***land use codes worksheet***. Make changes that reflect your group's opinions about zoning classifications that you believe the town should adopt. Don't hesitate to write opinions and suggestions directly on the worksheet.

14. Should multi-family housing be permitted in Brookside?

Yes or No (5) In what form?

15. Should modular housing be permitted in Brookside? Yes

(5) or No In what form, or under what conditions? Value—Not a trailer park; Only if they're manufactured to housing standards; As long as it is on a foundation; '73 and newer (750 sq. ft.) businesses? None; Only on Hwy

Minority Opinions

none

16. What additional issues have not been covered in the questionnaire, but became important topics of conversation in your group's discussion. Try to summarize the issue(s) and the majority and minority opinions as best you can.

1. We should be able to have a few animals on our property (pigs, a cow, goats, a mule, a few horses, rabbits). That's why we like it here. Stricter dog regulations.
2. All land west of Spring Creek should be zoned agricultural.
3. Town growing