

**COMMENTS
TO
THE ARAPAHOE COUNTY BYERS SUB-AREA PUBLIC REVIEW PLAN
BY
I-70 REGIONAL ECONOMIC ADVANCEMENT PARTNERSHIP
OCTOBER, 2025**

EXECUTIVE SUMMARY

The comments below reflect and reference the public review plan of October 2025

- 1. Economic forces exist to help Byers Colorado thrive per the plan.**
- 2. I-70 geographically strikes a balance between growth and no-growth.**
- 3. REAP is ready to implement the plan.**

Introduction

The I-70 Regional Economic Advancement Partnership (REAP) is a funded agent of Arapahoe County. It stimulates private investment, increase employment opportunities, expand the tax base, broaden the economy and improve the quality of life for citizens along the I-70 corridor. REAP networks, organizes and advocates for balanced growth in water, aerospace, transportation/infrastructure, energy, agriculture, education and health care.

REAP will make Byers a priority in 2026 and beyond. It wants to see this sub-area plan produce real results unlike the 2003 sub-area plan. Except for a new library those visions, goals and strategies amounted to little.

REAP submitted comments in 2024, citing the potential in Byers. In many cases, that potential has become reality, making this update timely.

Economic Forces: Updates and References

1. Lincoln Health is already eyeing Byers for a future facility due to the aging population and the anticipated growth (Chap 8 Policy 8.1.6.).
2. Byers Water/Sanitation District now has a county-funded water pipe to the north for future growth and now needs a water treatment grant (Chap 8 Action 8.1.1.a.).
3. The South Metro Enterprise Zone now includes Byers. This gives businesses the opportunity to benefit from several state business tax credits (Chap 8 Action 8.1.4.a.).
4. CORE Electric Cooperative has issued a “will serve” letter to supply Byers with energy generated by solar and wind energy.
5. A Byers High School bi-lingual student survey revealed a desire for retail, entertainment and recreational destinations in town (Chap 8 Action 8.1.2.b.).
6. Byers Fire District has set its sights on expanded services to the north.
7. Byers Park and Recreation District now has a DOLA-financed master plan to develop and improve open space, trail and rodeo facilities (Chap 8 Action 8.2.2.).
8. The county’s fiber optic study concludes that Byers has connectivity that meets federal

standards for future growth (Chap 8 Action 8.1.3.e.).

9. The rapid growth in Bennett, 12 miles away, is alarming to many in Byers but suggests that Byers can be a recreational, retail and entertainment destination for Bennett.
10. National and responsible investors currently see Byers as an outdoor recreation and tourism opportunity.

Byers Colorado: Growth or No Growth

During the plan's outreach, 400 postcards were mailed to residents and 114 responses were received. Many called for Byers to keep its small-town feel, afraid of the rapid growth in Bennett. Others, like the Byers high school students, cited the need for something to do and some place to go. That suggests a desire for some growth.

A 2021 Abson and Riechers study confirms this split. It identified four attitudes about growth in rural communities: eager for growth, resigned to growth, confident that growth will eventually restrict itself and opposed to growth. All four are found in Byers.

This sub-area plan recognizes this split and seeks balance. It encourages strategies that revitalize the Byers of today with strategies that allow for the Byers of tomorrow.

The inferred solution is to use I-70 as the separation between old and new Byers. Land use north of I-70 is currently zoned agricultural. The county's 2018 Comprehensive Plan allows for agritourism. The proposed rezoning takes the next step. It allows for mixed use, allowing for land use like tourism and outdoor recreation. It will be a use that will not bother residents south of I-70 and will allow for future places to work, play and eat.

Chapter 8: Economic Development and Tourism

Most area plans are drafted then shelved. Not this one. The Byers Sub-Area Plan lays out two goals, eight policies and 26 action items that REAP will use as an implementation guide. It is even mentioned as a collaborative partner. (Chap 8.1.2.a). REAP commits to:

1. Finding relevant funding.
2. Expanding career and technical education for youth and making B2B connections.
3. Encouraging new and supporting existing business.
4. Promoting entrepreneurship.
5. Improving the built environment of Byers' commercial core.
6. Supporting Lincoln Health.
7. Maintaining lands for commercial and light industrial use.
8. Stimulating tourism.

Conclusion

REAP thanks Arapahoe County for its comprehensive work and its excellent historical treatment of Byers. No question, communication, collaboration, creativity and sensitivity will make this sub-area plan a success.

Contact: Louis X. "Kip" Cheroutes, Ex Director lxc.strategies@gmail.com

www.i-70reap.com

Planning Case LR25-001 – Byers Subarea Plan

Received via email November 12, 2025

CORE Electric Cooperative is initiating the planning phase for a project to rebuild an existing transmission line that bisects part of the Byers area. The current line operates at 44 kV and will be upgraded to 115 kV to enhance reliability, increase capacity, and support future growth within the region.

Construction is currently scheduled for 2028. At this time, we are in the routing phase, and the final alignment may change as planning progresses. Additionally, our long-range plan includes a new substation south of Byers to further strengthen the system.

We wanted to keep Arapahoe County informed as this project develops and will provide updates as more details become available. Please let us know if you have any questions or would like to discuss coordination efforts.

Thank you for your time and support.

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 **MAIN**

720.733.5493 **DIRECT**

303.912.0765 **MOBILE**

www.core.coop.





November 13, 2025

To: Gretchen Ricehill GRicehill@arapahoegov.com

CC: Conner Gerken; CGerken@arapahoegov.com; Diana Rashash; DRashash@arapahoegov.com

Subject: **LR25-001 - Byers Subarea Plan**

Dear Gretchen:

Arapahoe County Public Health appreciates the opportunity to comment on the Byers Subarea Plan.

Septic Systems and Wastewater

Outside of established sanitation districts, subdivision proposals must demonstrate adequate potable water supply for the development in accordance with C.R.S. § 30-28-133(6)(a) and the Arapahoe County Land Development Code. Where individual On-site Wastewater Treatment Systems (OWTS) are proposed, each lot must demonstrate site-specific suitability consistent with CDPHE Regulation 43 (5 CCR 1002-43) and the Arapahoe County OWTS Regulations.

Water System Reliability and Public Health

ACPH supports the Plan's goal of extending centralized water and sewer service where feasible (Section 5.3, Utilities and Infrastructure; Figure 18). The Byers Water and Sanitation District has reported that current water supply is adequate for existing demand; however, the community has also experienced several recent boil-water advisories and reduced-pressure events, including during fire response. These incidents disrupt local businesses and households and increase short-term public-health risks, even with timely notifications and corrective actions required by CDPHE.

The Subarea Plan notes that, based on a 2045 population estimate of 1,424, the projected average day demand would be approximately 142,000 gallons. ACPH recommends clarifying that this estimate appears to be based on current per-capita usage, which is lower than standard Colorado planning benchmarks. Statewide planning entities, including the Colorado Department of Local Affairs (DOLA), the Colorado Water Conservation Board (CWCB), and the American Water Works Association (AWWA), commonly use 150 gallons per capita per day (gpcd) to represent total community-wide demand, including residential, commercial, institutional, firefighting, and system-loss components. Applying this benchmark to future population scenarios helps ensure adequate system capacity, fire-flow reliability, and long-term resiliency as the community grows.

To support reliable service for current and future residents, ACPH recommends adding or amending actions in Section 5.3 or the Implementation Matrix to:

1. Evaluate system reliability, backup power, storage capacity, and long-term water-supply expansion needs using accepted planning benchmarks such as 150 gpcd.
2. Strengthen coordination between Byers WSD, Arapahoe County, and CDPHE for rapid notification and public-health response.
3. Prioritize system improvements to shorten response time and reduce recurrence of boil-water advisories.

If you have any questions, please feel free to contact me, Steven Chevalier at PHLANDUSE@Arapahogov.com

Regards,

Steven Chevalier, MS, REHS
Environmental Health Manager
Arapahoe County Public Health



ARAPAHOE COUNTY

Public Works and Development – Planning Division
6924 S Lima St., Centennial CO 80112 ♦ Phone: 720-874-6650
www.arapahoegov.com

Referral Routing Form

Case Number/Name: LR25-001 – Byers Subarea Plan
Planner’s Name & Email: Gretchen Ricehill / GRicehill@arapahoegov.com
Date Sent: October 15, 2025
Date to be Returned: **November 14, 2025**

The Arapahoe County Public Works and Development Department has drafted an update to the existing 2003 Byers Subarea Plan. The updated plan identifies a vision for the future of Byers and serves as the official guiding document to direct growth, investment, and improvements for approximately the next 20 years. Once adopted, the Byers Subarea Plan will be a part of the Arapahoe County Comprehensive Plan.

Due to your interest or area of influence, this draft plan is being referred to your agency for comment. A copy of the plan was provided via email, or it can be viewed and downloaded on the project website at:

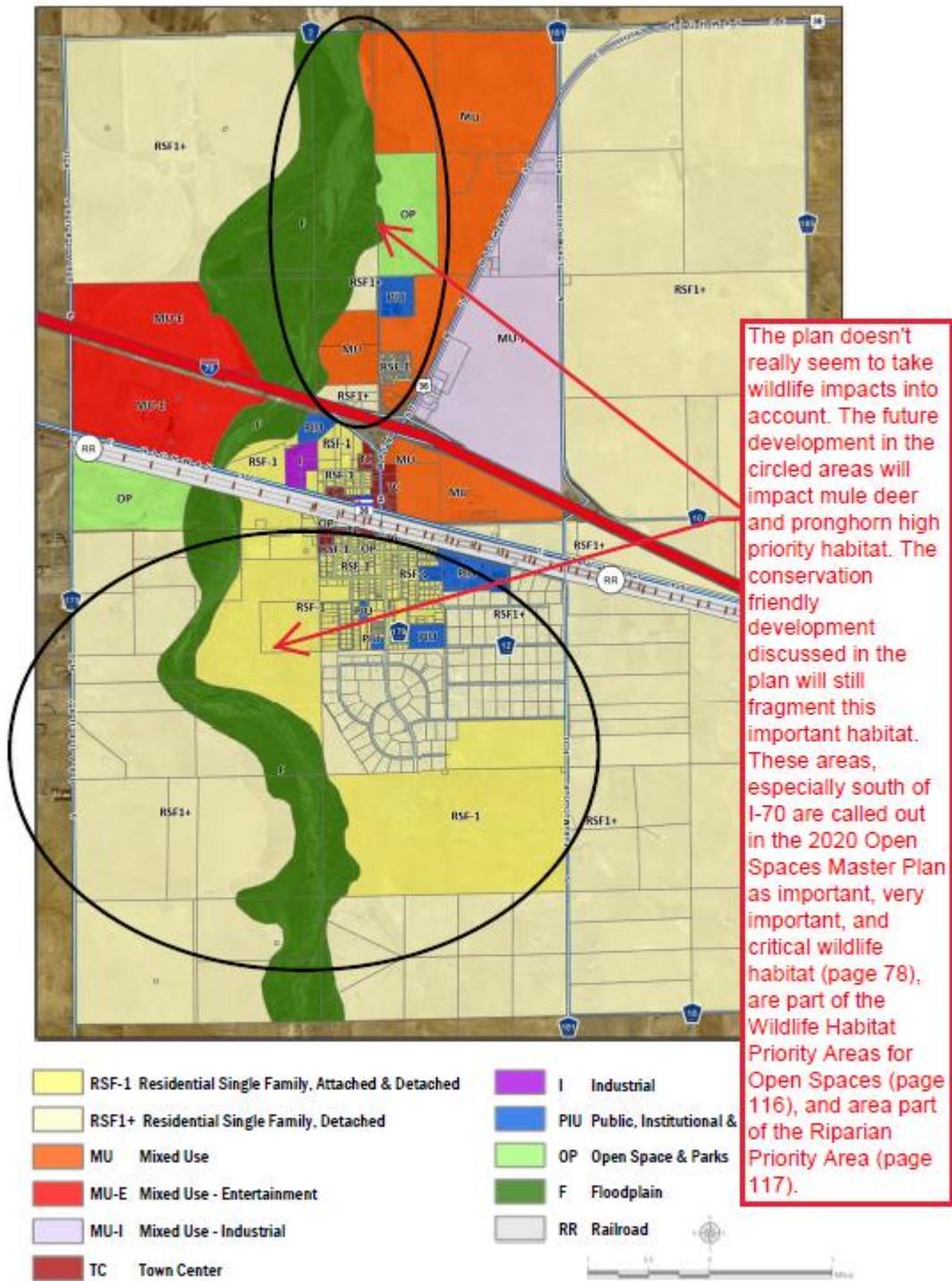
https://arapahoeco.gov/your_county/county_departments/public_works_and_development/divisions/planning_and_land_development/long_range_planning/byers_subarea_plan.php

Should you wish to comment, please review the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Kindly respond on or before the due date.

Thank you for your time.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	<u>Arapahoe County Open Spaces</u>
<u>E</u> <u>rr</u> <u>or</u> <u>!</u> <u>B</u> <u>oo</u> <u>k</u> <u>m</u> <u>ar</u> <u>k</u> <u>n</u> <u>ot</u> <u>de</u> <u>fi</u> <u>ne</u> <u>d.</u>	I have the following comments to make related to the case:	<u>Roger Harvey</u>

Comments: (Please reply/submit reviews and comments via email)



teenagers, and general places for youth to "hang out."

- **Connectivity and safety.** Multiple responses highlighted the lack of safe places for walking and biking, mentioning no shoulders on roads and cars speeding. The need for sidewalks on main streets and connecting trails was also noted.

How the Plan addresses what was heard

Based on community input and best practices, the following goals, policies, and actions outline a strategic framework for enhancing Byers' parks, open spaces, and recreational opportunities.

Goal 6.1: Establish a Network of Trails and Open Spaces

Create a system of trails that provides safe, multi-use paths for walking, biking, and running, connecting different parts of the community, and also providing trails for equestrians.

Policies

Policy 6.1.1: Prioritize the development of a multi-use trail system, including walking and biking paths, along the West Bijou Creek corridor and connecting to existing or future parks and public spaces, residential areas, and key destinations such as the Quint Valley Fairgrounds.

Policy 6.1.2: Encourage the development of off-road trails for specific uses, such as ATVs and dirt bikes, in designated areas to prevent trespassing and ensure public safety.

Policy 6.1.3: Encourage the development of equestrian trails, separate from pedestrian and bicycle paths where feasible, to ensure safety for all trail users.

Policy 6.1.4: Require new residential developments to incorporate open space and trail connections into their designs, including provisions for equestrian access where appropriate.

Actions

6.1.1. Establish a citizens' committee to create a

trail and open space master plan, including a multi-use trail along the West Bijou Creek, and incorporating input from young people and local equestrian groups and horse owners. Use the existing natural feature of West Bijou Creek as the basis for a trail system that connects residential areas, the central community parks, and important destinations.

- 6.1.2. Develop a continuous, "Byers Loop" multi-use trail that encircles the core of the community. This trail wouldn't just be for recreation; it would serve as a safe route for children to bike to school. The trail would have clear signage for navigation.
- 6.1.3. Establish a safe bike or walking trail to connect the center of Byers to the facilities at Quint Valley Fairgrounds.
- 6.1.4. Develop a sustainable maintenance plan for all trails and open spaces, ensuring they are consistently kept up for safety and community pride. This may involve establishing a volunteer program to assist with trail and open space maintenance, such as an "Adopt-a-Trail" program where community groups or families take responsibility for the maintenance of a specific section of trail.
- 6.1.5. Designate and maintain off-road trails for motorcycles and ATVs in an appropriate location away from residential areas. Encourage the development of equestrian trails, separate from pedestrian and bicycle paths where feasible, to ensure safety for all trail users.
- 6.1.6. Ensure that developers contribute open space and trail connections from new developments.
- 6.1.7. Apply for grants from Arapahoe County and other entities to fund new open space projects and trail connections.
- 6.1.8. Encourage private property owners to dedicate land for open space and trail connections.

Goal 6.2: Improve Existing Parks and Develop New Recreation Facilities

Enhance the quality and functionality of existing

Policy 6.1.1



OS0076

Oct 21

This should not be near West Bijou Creek.

Policy 6.1.3



OS0076

Oct 21

...

How will the implementation of this plan be funded?

Policy 6.1.5



OS0076

Oct 21

This will create additional impacts to high priority habitat for wildlife like mule deer and pronghorn. These impacts would be in addition to all the habitat that would be lost with the proposed multi-family and single family development being proposed.

parks and explore the feasibility of new recreational facilities, such as a community fitness center.

Policies

- Policy 6.2.1:** Implement a regular maintenance schedule and funding mechanism to ensure all parks and open spaces are well-kept and safe.
- Policy 6.2.2.** Review and periodically survey Byers' residents' parks and recreation needs to establish short-term goals. This ensures that plans and actions can respond to the community's evolving needs and concerns.
- Policy 6.2.3.** Explore public-private partnerships, grant opportunities, and the contribution project program of the South Metro Enterprise Zone to fund the development of a community recreation center or fitness center.
- Policy 6.2.4.** Identify funding to include amenities in the existing parks and facilities that address identified community needs, such as dog parks, fitness gym, and basketball courts.

Actions

- 6.2.1.** Support the Byers Parks and Recreation District in its goal of implementing the Quint Valley Fairgrounds master plan and identifying ways to fund maintenance of existing facilities.
- 6.2.2.** Form a task force to study the feasibility, costs, and potential locations for a community recreation center, including the expansion/reuse of an existing facility.
- 6.2.3.** Encourage and support community groups to organize activities and classes, such as yoga, pickleball, or youth sports, in existing facilities like the school gym or library.
- 6.2.4.** Identify partnerships with the Town of Bennett and Strasburg to create a shared "Byers Pass" for recreation. Residents would purchase this pass, which gives them discounted access to a reciprocal community's recreation center or pool, similar to a museum membership. Use a portion of the funds from the pass to establish a Byers-specific bus or van service to and from these facilities, providing a

transportation option for families and seniors.

- 6.2.5.** Create a "maker-space" within an existing or new building. This space, a "Byers Barn," would provide shared tools and a place for residents, specifically youth, to work on projects, host workshops (e.g., woodworking, crafting), and teach skills to others.

Goal 6.3: Establish a Comprehensive System for Recreational Walking and Cycling

Policies

- Policy 6.3.1:** Create a safe and accessible system of walking and cycling paths throughout the community. This system will include sidewalks on main streets for pedestrian safety, and paved, gravel, and natural surface paths to connect neighborhoods, parks, and businesses.
- Policy 6.3.2:** Integrate bicycle and pedestrian paths into new development projects and major road improvement plans to ensure connectivity and safety.
- Policy 6.3.3:** Coordinate with Arapahoe County to address road maintenance issues, including sight distance, vegetation management, and speed limit enforcement on key roads.

Actions

- 6.3.1.** Conduct a walkability and bikeability audit of the community to identify key gaps in the current network and prioritize improvements. Develop a plan for sidewalk installation along Front Street, Main Street, and other key corridors.
- 6.3.2.** Work with the Arapahoe County Sheriff's Office to increase enforcement of traffic laws, including speeding and stop sign violations.

Goal 6.4: Conserve and Protect Natural Areas and Open Spaces

- Preserve and protect significant natural areas, agricultural lands, and undeveloped open spaces**

Goal 6.4



OS0076
Oct 21

How will this be accomplished when the subarea plan is proposing these areas for future single family and multi family development and then looking at putting trails along West Bijou Creek? I doubt both can be accomplished.