



El Paso County
Falcon/Peyton Small Area Master Plan Update
Public Meetings

23 January 2008 and 31 January 2008
5:30-7:30 pm

LOCATIONS: (Jan. 23) New Falcon High School
10255 Lambert Road
Peyton, CO 80831

(Jan. 31) Peyton Middle School
18220 Main St.
Peyton, CO 80831

ATTENDEES: See attached attendees list. Approximately 200 individuals at the Jan. 23 meeting and about 95 on Jan. 31 signed in, including staff, consultants and committee members. Full attendance at the meetings was approximately 250 and 125, respectively.

*Details as stated are generally applicable for both meetings, unless otherwise noted.

Agenda Summary

1) Arrival and Exhibit Browsing

Prior to 5:30pm, community members began arriving. Upon arrival, the citizens were encouraged to complete the attendance sheet, pick up a handout and comment sheet, and begin inspecting the maps and other visual aids on the walls and display stands.

(Copies of handouts are available on the project web site and will be kept in the project file)

2) Meeting Startup

- a) *Welcome*
- b) *Agenda Overview*
- c) *Team Introductions*
- d) *Meeting Purpose*

At approximately 5:45pm, Carl Schueler started the meeting by welcoming the attendees and giving a quick introduction of the meeting agenda, the team, and the advisory committee members in attendance. Introducing the meeting purpose, Carl briefly described the project's background and context within the El Paso County planning process and the role of the contracted planning firm, HB&A. Carl then transferred direction to HB&A's Aaron Briggs.

3) Project Presentation

- a) *Assumptions*

- b) *Process*
- c) *Recommendations*

Aaron Briggs began his project presentation by stating foundational assumptions necessary for subsequent planning recommendations. These assumptions acknowledged existing and expected conditions in general land use, transportation, annexation and incorporation, and water. Methods and considerations involved in arriving at the baseline assumptions were briefly mentioned. Next, the elements of the overall planning project process were detailed. After further explanation of growth projections for Falcon/Peyton, map-based and policy-based recommendations were given for land use and facilities and services. Information on the remaining steps in the planning process followed, included a stated final approval date of April. Contact information as well as additional informational resources were also supplied.

(A copy of the PowerPoint is available on the project web site and will be in the project file)

4) Clarification Questions

At this point, the floor was opened up to questions from the attending public. There were several general questions about the schedule and process of the plan, and many community members had questions about the interaction of the plan with future transportation planning and improvement. Carl Schueler assisted in fielding these questions as much as possible. The master plan's capabilities and methods for managing new residents and developments while also protecting the quality of life enjoyed by current residents was a recurring theme in questions. There were also several questions regarding issues such as water supply, schools, and the obligations of developers were also several.

5) Exhibit Browsing

After the structured presentation and question/answer portion of the meeting, attendees were encouraged to browse the maps, charts, and goal topics that were posted in the room. Several people made comments to the goal topics, which are summarized below. In addition, several comments were recorded on comment sheets, which are summarized below as well.

General Comment Summary

The following topics were addressed by individuals in person, during the question period, and on the comment sheets that were returned to the meeting organizers. Please note that these comments are recorded here as accurately as possible. Questions and comments here are not meant to represent conclusions or opinions of the planning team or advisory committee, but rather topics raised during and after the meetings. Where appropriate, short answers have been provided in *italics*.

Growth

- Critical infrastructure, such as roads, and key community features, such as schools, should advance on sufficient pace with development, rather than 'playing catch-up'. (*Requirements of new development to perform studies and finance or build infrastructure were briefly described as was the status of some major road projects.*)
- High standards in building aesthetics and in the quality of new businesses types should be a goal. (*It was noted that the County typically does not impose aesthetic design standards, but these can be addressed through the PUD zoning process, and the Plan is set up to allow "new urbanist or neo-traditional approaches if desired by the developer."*)

- Minimize the presence of 'big box' commercial areas.
- Do developers pay for community facilities and services? (*It was pointed out that developers are responsible for paying for many facilities and services, and that this sometimes accomplished through special districts which issue bonds to be paid off by revenues generated from the properties within the development*).
- How much will Colorado Springs annex? (*The plan accounts for some annexations west of Meridian, but not the entire area, and nothing east of that*).
- Check the numbers used in growth analysis (specifically River's Divide). (*Staff will check these*)
- Land use should follow transportation plans, not vice versa.
- Do already approved developments have to be built before others can be approved? (*No*).

Parks, Open Space, and Trails

- Does an extensive, integrated trails system have a place in the plan? (*This is addressed in the full policies, and will be addressed in the plan*).

Water Resources

- Development should be limited by actual water available. (*The El Paso County Land Development Code requirements for subdivision water supply were briefly described*).
- Reasonable conservation measures should be in place to allow for some consistency among different users. Golf courses use a great deal of water and waste should not be allowed when homeowners are on water restrictions.
- Will aquifer recharge contaminate groundwater supply? (*The recharge water has to be treated to a standard that will not contaminate existing groundwater supplies before it is used to recharge the aquifer*).
- Where will water to fill the future Jimmy Camp Creek Reservoir come from? (*Not from groundwater or any surface water in the planning area. This is a City of Colorado Springs Utilities project and is currently not related to the planning area. This water would come from trans-mountain sources and/or via the Southern Delivery System*).

Pedestrian Environment

- In areas where increased traffic volumes pose potential risks to pedestrians, such as schools zones, effective speed controls should be considered.

Community Facilities

- Will U.S. Postal Service expand operations? New post office in Falcon? (*There are existing plans to build a post office in Falcon*).
- Will there be enough gas stations to support development? (*While the siting of specific facilities is not within the County's power, the plan will designate areas to allow this type of facility*).

Character

- Desire to retain the "country" character of the area.
- Distinctions in character between Falcon and Peyton should be respected.
- Commercial development in Peyton should be done in such a way as to preserve the historic town center and "main street" character.
- Buffers should be more tightly defined. Need to be more specific about what the different applications of temporary and permanent buffers, what types of uses make a good buffer, size, etc.
- Can the plan include design standards to encourage consistency with surrounding uses and character. (*Yes*).

Public and Emergency Services

- Police, fire, and animal control services should be readily available in the developing area. (*Some of the plans, or current lack thereof, for Sheriff's sub-stations were described.*)
- Any possibility of combining the fire districts? (*This has not been discussed. Staff noted the combination of districts needs to be initiated by the districts and their electorate.*)

Utilities and Infrastructure

- Can central services be required on Rural Residential lots? (*Central services can be required through the PUD process, but those issues are primarily driven by the subdivision regulations and the Health Department, as well as development economies related to density and location.*)
- Roads and utilities infrastructure should be built before housing to prevent under-servicing homes.
- Who maintains the roads and how is this funded? (*Except for Highway 24 and some private roads, all roads are maintained by the County. Most local and many regional roads are constructed by the developer as part of the subdivision process.*)
- What is the mechanism for neighbors to speak out about septic system suitability for 2.5 and 5 acre lots?
- Stormwater runoff and drainage should be addressed specifically.
- Has a site been determined for the future Waste Water Treatment Plant? (*Not yet.*)
- Please account for alternative energy resources.

Environment and Wildlife

- In what way were animal habitats and other ecological concerns taken into account, and in what ways will they be respected in the face of future development? (*Habitat and ecological constraints to development have been inventoried and will be addressed in the plan.*)
- Need to account for existing conservation easements in the area.

Process

- What is the use of the plan if the County Commissioners don't follow it?
- Is there an overall mission statement for the project? (*There is no official mission statement, but there are committee bylaws*)
- Is this plan binding? (*No, it is advisor. However it does need to be actively considered when new developments are proposed*)
- How old is the mapping data used? (*Approximately 1 year old, since the data was provided at the beginning of the project.*)

Wall Chart Note Summary

Meeting attendees were encouraged to mark up and make suggestions to the list of policy summaries that were posted on the wall. The following list shows what goal topics were included, with written comments noted in *italics*.

Existing & Potential Future Urban Areas

- Buffer existing uses and densities.
 - *How are you going to buffer rural residential?*
- Ensure adequate urban facilities and services for these areas.
 - *Like to see a real community center for community use vs. small locations within each development*

Rural-Residential Areas

- Encourage central water systems for rural residential development.
 - *Please be proactive, not reactive, as in the past and presents systems*

Rural & Future Development Areas

- *Keep it rural and open*
- *Has anyone given consideration to the ecological/environmental issues? Where are the animals going to live?*
- *Where on a map is land set aside to preserve the natural wetlands for animal preservation? I.e. Curtis Rd East at proposed Rex & Hwy 24*
- Accommodate rural uses at the present time in designated future development areas along the eastern perimeter of the planning area.
 - *Require dedicated open space/preservation areas to ensure that natural feature are preserved, not just "buffer areas". (Yes, big area!) (Yes!) (Ditto!)*
 - *Please ensure future (E-3 and K-5) either have 5 acre lots or at least transition with larger lots on periphery to match the 5+ acre lots within Elkhorn Estates on Towner Avenue*

Mixed-Use, Industrial & Commercial Areas

- Recognize the Falcon Town Center is a primary mixed-use commercial center.
 - *Please stipulate the type of development of commercial spaces. Box stores are repetitive and unimaginative. We can do better by not simply accepting what the county allows but by stipulating in the master plan what we want and forcing the county to deviate. Market squares with pedestrian shopping, a town common, fountains, etc are all a possibility if it is required and will allow identity to different areas of town, bring in commerce and improve property value*
 - *City Center, Hwy 24E Woodmen areas from north & south side & east & west to Judge Ave. Also Woodmen & south side of Hwy 24 from Meridian to Judge Ave. or Rio Rd.*
- Allow for mixed-use commercial development in the Stapleton/Curtis corridor.
 - *How can you maintain the integrity of the rural residential properties that currently exist here?*
- Support industrial and commercial uses in designated areas near the Airport.
 - *Why? There are residences in the surrounding area. Why does the focus need to be commercial/industrial?*
 - *The original designation given on the approval of the area surrounding the airport was "Airport Support". When did it become purely industrial & commercial? How do you propose to maintain the integrity of the rural-residential that currently exists here, especially given the county's traffic corridor plans?*
- Recognize the key role of the Airport and ensure compatible surrounding uses.
 - *MCAA is a private enterprise... while its impact (and future impact) on adjacent property owners is significant, is it appropriate to label this particular private enterprise as "key"?*

4-Way Ranch Property

- Encourage the development of an overall master plan for the entire 4-Way Ranch.
 - *Any plans of preservation of natural waterways?*

Concurrency

- Assure services and facilities including water, sewer, energy, roads, fire protection, schools and parks are planned for and available.
 - *The new homes and business in Falcon have paid large amounts of money to El Paso County Parks & Leisure for the creation of a regional park. Please pursue this.*
- Plan for market uncertainty.

- *Shouldn't the whole town be master planned? Or is it adhoc reactive planning to the county? The whole town should be master planned and not look like every other community!*

Roads

- *Preplan & build now according to projected growth—don't play catch-up*
- *The past has shown the population in Falcon that roads are built after congestion, not before. Could the plan reconnect new roads to get in/out of area?*
- *We need to be proactive, not reactive, and it's cheaper too!*
- Recognize essential importance of U.S. 24 corridor.
 - *Recognize that 24 needs few stop lights due to its major truck route/need for east/west straight thoroughfares.*
- Preserve adequate right-of-way and limit access to other key corridors, especially Curtis/Stapleton and Woodmen.
 - *Why not use Santa Fe Ranch land for expanding traffic corridor*
- Promote roadway interconnections in most cases for safety and efficiency.
 - *Limit Rex Road speed with traffic control*

Water Resources

- Recognize water as a scarce resource.
 - *No more golf courses*
- Plan for and encourage, recharge, conservation, re-use, and new sources.
 - *Educate private well/septic owners on this. How we can help insure our private water use/availability/freedom.*
 - *Xeriscaping, native plants that don't need watering around houses*
 - *This doesn't make sense. It sounds like wishful thinking leaving it up to individuals?*
- Monitor water supplies.
 - *What about B-L Ranch's demands on the shared water resources? Are you communicating with their planners?*
 - *Monitor? That's not a solution. My well/aquifer has already dropped—had to drop pump—so what happens now?*
- Monitor, assess and protect water quality.
 - *How will septic/wells be monitored for private owners (smell)?*
 - *What will the costs be on private well/septic owners?*
 - *Encourage community programs to monitor existing wells*
- *Development at the expense of existing properties makes no sense—digging deeper than existing well will compromise older wells*

Wastewater

- *Can the community commissioners be held liable for allowing the smaller parcel septic systems to contaminate our wells?*
- Encourage careful siting of septic systems and programs for ongoing maintenance.
- *Need to consider existing neighboring properties with wells drilled decades ago that are only 200ft deep and are now going to have developments with homes on 2.5 acres and septic systems. The 200ft well water is going to be impacted long before the deeper central well of the new development. Who is going to protect the current landowners?*

Fire Protection

- Plan for concurrent availability of fire protection facilities and service commensurate with the type and density of development.
 - *Since development adversely impact the existing rural population—planning for fire should have a benefit to existing residents. Thus far, D49 and fire for new people/developers had expected to tax existing residents without a*

demonstrable benefit to existing residents. That is why the taxes were defeated repeatedly.

- *Require urban development to build urban fire department.*

Schools

- Ensure adequacy of sites and facilities or support existing and new development.
 - *Is D49 too big and would future development recommend splitting up D49 into two different districts?*
- Integrate school sites into community plans.
 - *Require future neighborhood developments to set aside land for local school sites*
 - *Plan for and fund schools to be completed before current schools achieve 100%+ capacity (based on your stable growth assumptions). Work now with D-49.*