



# FALCON-PEYTON SMALL AREA MASTER PLAN

## PUBLIC MEETING INFORMATIONAL HANDOUT 15 AUGUST 2007

### MEETING AGENDA

- 5:30 Arrival**  
**5:45 Meeting Startups**  
*Welcome*  
*Team Introductions*  
*Agenda Overview*  
*Meeting Purpose*  
**5:55 Project Description**  
*Background/Relevance*  
*Community Profile*  
*County Planning Process*  
*Project Schedule*  
*Vision and Goals*  
**6:10 Clarification Questions**  
**6:25 Next Steps**  
**6:30 Self-guided interaction with input stations**  
**7:00 Regroup for Discussion**  
**7:30 Adjourn**

### MEETING PURPOSE

The purpose of this meeting is to introduce the broader public to the planning process, the advisory committee, and the project schedule. It will also be an opportunity to get initial feedback on the issues that will be relevant to the plan.

### BACKGROUND

This planning process aims to update the County's Master Plan for an area that has been strongly affected by development since the last update.

The current Falcon/ Peyton Comprehensive Plan was completed in 1993 and encompassed approximately 153 square miles. This planning area, which has been expanded to 165 square miles, is rapidly developing with approximately 500 new dwelling units being constructed annually since 2000, and several thousand additional undeveloped lots at varying stages of the entitlement process. The planning area is divided among four (4) different school districts. The area also includes over a dozen different Title 32 special districts which overlap in many cases, and provide a variety of facilities and services ranging from rural fire protection,

local and regional road financing, water, sewer and parks and recreation. The planning area includes a large general aviation airport with about 500 based aircraft. Several large road expansion projects are either underway or in the planning stages.

The rapid pace and broad extent of development activity in the area has combined to overcome and test some of the planning assumptions and recommendations of the original 1993 Plan. An updated plan is needed to address in more detail the emerging land use pattern in the area, and the associated needs, opportunities and challenges.

### IMPORTANT ISSUES

The Citizens Advisory Committee has identified relevant issues that future planning should address. These topics, summarized below, will be formulated into a vision statement and a set of planning goals and objectives in the coming weeks, and will ultimately guide the character of the plan itself.

#### Land Ownership and Use

- Balance
- Urban Cores
- Character
- Density

#### Transportation

- Efficiency
- Congestion
- Pedestrian Hazard
- Alternative Modes
- Consistency/Adequacy
- Airport's Future Role
- Long Term/Current Needs

#### Community Facilities and Services

- Safety
- Basic Needs
- Recreational Amenities
- Town Centers

**Economic Development**

- Primary Employers
- Interdependence with other factors

**Housing**

- Diversity/Variety
- Predictable Growth
- Compact/Market-Based
- Meet All Needs

**Resource Management**

- Visual Resources
- Rural Character
- Preserve Important Natural Features
- Enhance Historical Features
- Thoughtful Water Resources Planning
- Alternative Energy

**One of the key goals of this public meeting is to get feedback from the community on this list of relevant issues, which will ultimately provide the foundation for the plan.**

**NOTES**

**CONTACT INFORMATION**

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**PROCESS/MILESTONES**

