



El Paso County
Falcon/Peyton Small Area Master Plan Update
Advisory Committee Meeting

2 January, 2008: 3-5 pm

LOCATION: El Paso County Development Services Department
2nd Floor Conference Room
2880 International Circle Colorado Springs, CO 80910

ATTENDEES: Sharon Bennett, Mountain View Properties
Janice Bennett Good, Mountain View Properties
Lynne Bliss, Committee Chair
Trent Harwig, Committee Member
Tim Kistler, Committee Member
Tasha Norman, NES
David Powell, El Paso County Planning Commission
Carl Schueler, El Paso County DSD
Mark Shook, Committee Member
Adrian Stanciu, Committee Member
Kathleen Wallace, New Falcon Herald
Meggan Yoest, El Paso County DSD

MINUTES

Lynne called the meeting to order and gave the floor to Aaron. Aaron gave a summary of the December 12 committee meeting and the presentation he made to the Board of County Commissioners regarding the progress of the master planning project. He noted that the commissioners generally had a favorable reaction and appeared to be pleased with the progress made to-date. He then proceeded to review the agenda for the current meeting with the group. He referenced the Draft Policy Outline handout provided to the committee members prior to the meeting, noting that discussion of the draft policies and refining the land use map would be the two main priorities of the meeting.

Lynne then asked Carl to review the Committee's responsibilities regarding compliance with the "Sunshine Act". Carl made a motion that the Falcon/Peyton Small Area Master Plan Advisory Committee ("Committee") comply with the Sunshine Law in the following manner: "During 2008, in compliance with the Open Meetings Provisions of the Colorado Sunshine Act of 1972, as enacted by Senate Bill 91-23, the Committee will post its meeting agendas in the public lobby of the County Office Building, 27 East Vermijo, Colorado Springs. The meetings will be held in the Hearing Room on the 2nd floor of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, or other designated location as may be required, on the first and third Wednesdays of the month beginning at 3:00 p.m., or on an as-needed basis. The Development Services Department, as Recording Secretary to the Planning Commission has been appointed to be the custodian of the minutes of their meetings. During the active tenure of

the Committee, all agendas and minutes will also be posted and maintained on this Plan's website at <http://www.hbaa.com/Falcon-Peyton-MP/>.

The motion was seconded. Lynne asked for a show of hands from the Committee members in favor of the motion. The motion was unanimously passed by the Committee.

Carl then moved on to a review of the 18 December Draft Policy Outline document that he distributed to committee members prior to the meeting. He noted that the policies could be presented at the next public meeting as a formal policy document, or the policy statements could be "minimized" into bullet points. The group did not reach consensus on which they preferred. Carl moved on suggesting that, unless there were objections, he would review the outline policy-by-policy and get the committee members' input and suggested changes or additions as he went.

There were no objections and Carl proceeded with a review of the "Land Use-General" policy statements. He noted that these policy statements would give the reader an indication of where the Committee was headed in terms of future land use. He gave an overview of the section and noted that there were assumptions associated with the policies that he would provide at a later date.

Land Use – General

The discussion of the general land use policies focused primarily on how to define the areas targeted for different development densities such as "rural residential" and "urban" densities. He noted that a map of the sub-areas and overall gross densities will be created by HB&A.

The committee raised specific issues regarding land use, including:

1. How a map of the sub areas and development densities will be created while avoiding arbitrary or "hard" boundaries.
2. Whether buffers between large-area developments or areas designated with different densities is appropriate. Carl gave the example of the Woodman Hills development, in which the community wanted a buffer between their development and adjacent land because they had no control over the timing or density of future development on the land. This buffer concept has been referred to as "temporary open space".

Some committee members expressed concern over the idea of a "temporary" buffer because it could potentially make it much harder for the buffer to be transitioned to a different land use in the future. They suggested one of the problems is designating low-density buffers when the adjacent densities are unknown. It makes little sense to create a low-density buffer between two properties that will be developed at high densities.

In addition, some committee members expressed concern that low density buffers could pose problems in the future development because the buffer could hinder the extension of infrastructure from an existing development to adjacent properties.

3. Carl noted that there is a concern among some that the concept of clustering development to leave more open space will cause problems if houses in the development rely on individual wells and septic systems, because of problems of well contamination. He said such development is typically limited to lot sizes of 2.5 acres or larger.

As a side note, it was suggested that the policies are intended for a larger audience and therefore the term "cookie cutter" should be replaced, since it may not be a term that is universally understood.

Committee members discussed the possibility of particular types of development “throwing off” the plan or even making it obsolete, specifically large development projects or communities within the master planned area incorporating. Most agreed that large projects or community incorporation would require only minimal adjustments to the plan and generally have negligible consequences. It was suggested that language within the plan itself be included to anticipate this possibility.

Commercial and Employment Centers and Uses

Carl pointed out the likelihood of commercial development occurring in certain areas due to a concentration of residences, existing commercial, high traffic volume along particular transportation corridors, and transportation nodes. He gave the example of the likelihood of commercial development along Stapleton.

He noted that different types of development have different requirements, for example a convenience store requires a particular traffic volume, as opposed to commercial office space which may require convenient access but not high traffic volume.

Carl also suggested that the Plan should recognize the benefits of encouraging “good” design associated with new planning paradigms (such as New Urbanism, for example). He suggested to the Committee that the Plan should have criteria for evaluating and rewarding development proposals that attempt to incorporate good design features that would help to achieve the goals of the Plan.

Facility and Service Concurrency

In addition to the different types of commercial development, the Plan must recognize that there is a sequence of development as well, making demands on the provision of goods and services in a community. For example the initial residential development will demand new or expanded schools, then require commercial retail, and eventually commercial office space to accommodate primary employment. The Plan must take into account (leave space for) all these additional types of development beyond the initial residential development.

Transportation

The Colorado Highway Department controls access onto and off of Highway 24. However the Area Plan needs to address expansion of the highway and development adjacent to right-of-way.

A question came up regarding the PPACG Transportation Area Corridors Plan that addresses the expansion of existing roads and the creation of new roads in the Plan area.

The plan should take into consideration the development of future transportation systems such as bus systems or light rail.

Water Supply

Water from outside the planning boundaries may be required to meet the needs of the area population, which could reach up to 120,000 people.

Lynne told the committee that the allotted time for discussing the Draft Policy Outline was up and suggested that the group needed to move on to the next agenda item to keep the meeting on track.

Carl suggested that the discussion up to that point gave the group a good feel for where he was going with his thought process and that they could read the remaining sections of the policy draft and submit questions and comments to him and the rest of the Committee via e-mail.

Aaron Briggs took the floor again to discuss the upcoming public meeting and to get committee input on refining a land-use map. He noted that he would not be available for the public meeting. He said Doug Shaw from HB&A would be there, but he has only recently become involved in the project so it would be important to have other Committee members take the lead at the meeting.

Aaron reviewed the methods for notifying stakeholders about the public meeting, including placing signs along roadways, making an announcement at the next Board of County Commissioners' meeting, putting flyers in utility bills, and placing flyers in public places such as stores or post offices.

Lynne indicated that she followed up on the proposal to send flyers home with area elementary students and said it can be done. It is estimated that up to 2,500 fliers will be needed. These will likely be half-sheet black-and-white flyers. This printing will be done by the County. Aaron said that HB&A will also produce around 20 color 8.5"x11" color flyers/posters to be put up in public places.

A committee member noted that it is probably too late to send information in utility bills because the current bills have already been sent and the next billing statements will not go out in time.

The group agreed that flyers need to be distributed to those who will post them no later than January 15th.

HB&A will design the flyer(s) by January 7th and send them to school representatives to coordinate distribution.

Other outreach ideas were suggested by committee members, including:

1. Sending a notice or flyer to the East Plains Chamber of Commerce,
2. Placing ads in the area newspapers such as the New Falcon Herald, the Ranchland News, and the Gazette.
3. Press release
4. Personal networks and shareholder mailing lists
5. Posting flyers in local stores and the Peyton Post Office
6. Placing an announcement on the Meadow Lake Airport website

Aaron asked Committee members to attend the public meeting to meet residents and stakeholders and help answer questions about the plan.

The proposed format of the public meeting will consist of an initial presentation to explain the plan, a "walk-about" review that will allow stakeholders to review maps and materials, and ending with a question-and-answer session.

Aaron moved on to discuss two options for a land use map, indicating on wall maps proposed future land use options, sub-areas and potential residential densities. Some Committee members expressed concern about how the boundaries between land uses/densities are defined. It was reiterated that hard boundaries should be avoided. Aaron indicated on the maps three areas in particular where there are potentially discrepancies between stakeholder expectations and what is actually indicated on the map in terms of future land use. Committee members suggested that giving the pros and cons of the two scenarios might help to clarify the differences between the two.

Committee members suggested that it would be instructive to show at the public meeting the land use map and population projections from the current area plan, and then contrast that with a map of current land use and densities and the proposed future land use map.

The Committee suggested that the map should also show approved and planned residential developments, and populations projects based on the proposed densities should also be provided, accompanied by assumptions that went into making the projections.

The next Committee meeting was confirmed for January 16th.

The meeting was adjourned at approximately 5:15 p.m.