



El Paso County  
Falcon/Peyton Small Area Master Plan Update  
Mountain View Properties Stakeholder Meeting

11 October 2007  
1 pm

LOCATION: El Paso County Development Services Division Offices

ATTENDEES: Janice Bennett Good  
Sharon Bennett Cullers  
Aaron Briggs, HB&A  
Tasha Norman, HB&A

**Notes:**

Tasha and Aaron provided a brief overview of what the Small Area Master Plan aims to accomplish, what the general timeline for the project is, and where we currently sit in the process.

The following bullet points summarize ideas, issues, and questions raised during the meeting:

- The Bennett sisters recommended that publicity be increased for the next public meeting, possibly including putting notices in the Ranchland News and the Ag Journal, which tend to be more read by Peyton area citizens.
- Their concern is that because the old plan is out of date, there is no planning authority and development efforts are able to set the tone for their surrounding area.
- While development is not imminent, the Bennett sisters have a few ideas about the possibilities for their land:
  - On the SE parcel, there is a good gravel resource. They may want to capture that resource and use the resulting depression to create a lake.
  - They may be interested in creating a fly-in community for this area.
  - While they're probably not interested in 2.5-5 acre lot densities, they may be interested in 5-10 acre lots.
  - On the NE parcel, the eastern part would be a great spot for a park. There may be good opportunities for cluster development in the sloped area of the parcel on the west side.
  - The West parcel could be used for higher density development in the future, which might work because of the proximity to Peyton and the Peyton Highway.

Subsequent to the meeting, Janice and Sharon sent an email message to the planning team to clarify their development expectations for their property. It is quoted below.

“After discussing with my sister and our father, Mt. View Properties would like to make some changes in the population figures and acreage development you present in the Peyton Area Master Plan as follows:

In your map, parcel F-13 is our headquarters parcel and is the closest parcel to the town of Peyton. Please include some amt. of commercial acreage within the parcel, perhaps along Peyton Highway and on Murphy Road. Then, please assume a higher density than 5 acre parcels for residential development, say about 2.5 acre, instead.

Parcel F-17 is to the south of Sweet Road and we need to include in the plan that there is a good potential sand and gravel operation in that parcel, requiring a special use permit. Then, please assume a transitional development from 2.5 acre on the south to 5 acre on the north side of the parcel, with the majority ( 80%) being the higher density -say 2.5 acre developmet with 20% 5 acre.

Parcel F16, to the north of Sweet Road should be a lower density, say bwt. 5 and 10 acre parcels. Please use 50% 5 acre and 50% 10 acre as a basis for Mt. View properties. You might want to calculate population on the already zoned RR-5 basis which exists in this parcel.”