

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

30 April, 2008: 3-5 pm

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

ATTENDEES: Jason Alwine, Committee Vice Chair  
Karl Andrews Jr., Andrews Co.  
Lynne Bliss, Committee Chair  
Tammy Jansma, Community Member  
Avia Kallage, HB&A  
Tim Kistler, Committee Member  
Bob Martin, LDC Inc.  
Sandra Martin, POW  
Steve Mulliken, High Plains Ranch  
Tasha Norman, NES Inc.  
David Powell, El Paso County Planning Commission  
Matt Prout, HB&A  
Conrad Schaap, Pikes Peak Area Council of Governments  
Carl Schueler, El Paso County DSD  
Doug Shaw, HB&A  
Mark Shook, Committee Member  
Kathleen Wallace, New Falcon Herald

## **MINUTES**

Lynne Bliss called the meeting to order and asked Doug Shaw to give a summary of the previous meeting.

Doug gave a summary of the previous meeting and reviewed the Milestones handout provided to the Committee. Carl Schueler explained some of the reasoning for particular milestones, noting that there had to be ample time for internal review and comment and public notification, and was also dictated by the County Commission and Planning Commission meeting schedules.

Doug summarized the committee's review of the most current iteration of the Draft Recommendations map. Doug noted that Aaron Briggs is the person who has been working on the map revisions and he was unable to attend the present committee meeting. Therefore, there may be issues and questions about map features that only Aaron could address. Doug gave an overview of the changes Aaron made to the map and asked the members to comment.

It was noted by committee members that the map was a big improvement over earlier versions and seemed to incorporate the changes that they suggested at the previous meeting. Committee member comments focused on language in the legend describing

the differences represented by the various colors, shading and cross-hatching. The concerns being that the differences were sometimes too subtle and in some cases appeared to leave open the possibility for significant interpretation.

In addition, Committee members wanted clarification of the “nodes” depicted on the map. The purpose of the nodes and the types of activities that are encouraged there should be explained better. It is also important to make the distinction between transportation corridors (which aren’t being represented on the Recommendations map) and “development” or “activity” corridors and nodes.

Committee members noted that the plan should be updated more consistently to respond to the significant changes that will take place when Banning Lewis Ranch and other proposed developments begin to alter density patterns and the transportation network/traffic volumes.

It was suggested that a version of the Recommendations map be created that will “read” better as a small black and white graphic in a newspaper. In particular, color-coded uses may not be distinguishable and the road labels and legend text would probably be unreadable at a smaller size.

Overall the committee members felt the map represented appropriate land uses, although the one area that could still potentially be contentious is the depiction of Sterling Ranch in the western portion of the planning area as urban density development. It was pointed out that Sterling Ranch is adjacent to the Black Forest planning area where the majority of the land is very low density development or open space. The HB& A team pointed out that the map indicates that the area is in the Black Forest Cooperative Planning Area. Therefore, development must be consistent with both the Falcon-Peyton Planning Small Area Development Plan and the Black Forest Plan where the low-density pattern already exists. In addition, the area is indicated on the Falcon-Peyton Recommendations map as being adjacent to a “Sensitive Neighboring Area”, which requires that development densities “be sensitive” to adjacent areas and transition zones be used to protect existing low-density development from “higher-density encroachment”.

Lastly, Doug asked if the Committee was still interested in including a Vision Statement in the plan. The committee began to develop a vision statement at the beginning of the planning process and then moved on other things before a statement was completed. Carl suggested that HB&A could develop a vision statement and bring it before the committee before the next committee meeting for review. The committee agreed.

Lynne asked if the committee had any other issues or concerns that needed to be addressed. There were none.

The next Committee meeting was confirmed for 14 May 2008.

The meeting was adjourned at approximately 4:45 p.m.