

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

14 May, 2008: 3-5 pm

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

ATTENDEES: Jason Alwine, Committee Vice Chair
Karl Andrews Jr., Andrews Co.
Judith Ahlefeldt, Black Forest News
Lynne Bliss, Committee Chair
Aaron Briggs, HB&A
Charles Burnett,
Kevin Bletcher, Committee Member
Avia Kallage, HB&A
Tim Kistler, Committee Member
Tasha Norman, NES Inc.
David Powell, El Paso County Planning Commission
Matt Prout, HB&A
Carl Schueler, El Paso County DSD
Tim Seibert, N.E.S. Inc.
Doug Shaw, HB&A
Mark Shook, Committee Member

MINUTES

Lynne Bliss called the meeting to order and asked Doug Shaw to give a summary of the previous meeting. Doug gave a summary and reviewed the map revisions issues discussed at that meeting.

Carl Schueler reported on the Planning Commission Hearing and the presentation that Aaron Briggs made regarding the progress of the master planning effort to-date. As a side note related to the master planning effort, Carl noted that the Sterling Ranch plan was denied by the Planning Commission at that same meeting. He also noted that the High Plains sketch plan is tentatively scheduled to go before the Planning Commission on June 3rd.

Related to the timeline for completing the Master Planning process, Carl announced to the committee that he is leaving his position with El Paso County effective June 5th. He told committee members that he is committed to seeing the Falcon/Peyton Small Area Master Plan through to its completion and is willing to assist with the effort after his June 5th departure.

Lynne asked Aaron Briggs to review the progress made on writing the plan's text. Aaron projected the most version of the web-based document on the wall and discussed each section with the committee members, showing the pages and indicating where there are

information gaps. Aaron asked that committee members contribute to sections where they have special knowledge or interests.

Judith suggested that a shaded relief or topographic map be added to the Natural Constraints section. Carl noted that we should also include acreage numbers with the zoning categories table shown in the plan.

Transportation section recommendations from the committee included adding links to the transportation plans that already exist, including the Major Transportation Corridor Plan and the Highway 24 Access Plan. The committee suggested about having a transportation context map in the plan, showing transportation infrastructure outside the planning area that will affect transportation within the area.

The committee briefly discussed the potential problem where links to plans outside of the Falcon/Peyton plan will either become obsolete or, conversely, will get updated and will no longer be compatible with or could even contradict the Falcon/Peyton plan. Aaron noted that links to “exterior” plans will be referenced in such a way as to minimize this problem and a disclaimer will be included regarding the currency of the linked information. Carl noted that the disclaimer should include wording to the effect that the external information “is provided as it exists at the time the Falcon/Peyton plan is finalized.”

Aaron noted other maps that have yet to be included, but will be in the plan include:

1. Analysis map
2. Major (large) land parcels
3. Major contiguous tracts of land

The term “major contiguous tracts of land” was suggested in place of the term “development capacity” since that term suggests that all the land indicated should or would eventually be developed. This is not the stated intent of the committee.

In the case of parcels that are partially in the Falcon/Peyton planning area and partially in another planning area, it was suggested that no land use recommendations be made, since that would give the impression that land development recommendations are being made beyond the boundaries of the planning area.

Committee members asked that additional language accompany the Recommendations Map to clarify the text in the map’s legend. They noted that is imperative that the meaning of each of the proposed uses is clear to anyone using the map and does not leave open the opportunity for significant interpretation.

It was suggested that the on-line version of the recommendations map have a feature in which a user could “mouse-over” a particular area of the map and a description of the suggested land use would be highlighted describing the recommended use.

Several committee members asked for a more thorough description of the “node” concept to reflect the extensive discussion the committee had during the development of the recommendations map.

Mark Shook said he is willing to help with the write-up of the Meadow Lake airport. There was a question about whether terminology such as “potential influence area” with a corresponding map designation could be included to help make land use decisions near the airport. It was decided that this should probably not be done, but a map could be included in the plan showing approach/departure surfaces and possibly noise contours.

Aaron noted that HB&A would send the URL and password to allow committee members access to the on-line plan for review.

Committee members asked that they have ample opportunity to review the plan before non-committee members do so. The committee discussed the possibility of extending the comment period to allow members more time for review and comment. Aaron suggested waiting until the next committee meeting to make a decision on extending the review period.

Carl suggested adding a meeting on June 4th if needed.

Lynne asked if there were any additional comments or suggestions. There were none. The next Committee meeting was confirmed for 28 May 2008.

The meeting was adjourned at approximately 5:00 p.m.