



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

27 June 2007
3-5:03 pm

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

ATTENDEES: Lynne Bliss, Committee Member
Kevin Butcher, Committee Member
Dave Elliot, Committee Member
Jeremy Hammers, Committee Member
Terryll Harfert, Committee Member
Trent Harwig, Committee Member
Tammy Jansma, Committee Member
Bob Joly, Committee Member
Tim Kistler, Committee Member
Sandra Martin, Committee Member
Darsey Nicklasson, Committee Member
Conrad Schaap, Committee Member
David Sealander, Committee Member
Adrian Stanciu, Committee Member
Henry Reitweisner, Committee Member (school district representative)
Dave Powell, El Paso County Planning Commission Liaison
Carl Schueler, El Paso County Development Services Department
Meggan Yoest, El Paso County Development Services Department
Tasha Norman, HB&A, LLC
Aaron Briggs, HB&A, LLC

ABSENT: Dave Litzelman, Colorado Springs Planning Department Liaison (inadvertently not informed of the meeting)

MINUTES

- 1) Summary of Previous Meeting & Agenda for this meeting
 - a. Follow-up on Committee Members' experience with project website

Carl welcomed everyone and mentioned that he was in charge of the cookies, and there were no cookies. Stay on him about it.

Tasha solicited comments about the website, and it sounds like everyone was able to get one and navigate the site. Bob was unable to download some items, but was provided paper versions after the meeting. Lynne noted that the Google maps link was not working. This link was fixed just prior to the meeting.

2) Stakeholder Identification

a. Preliminary List

Tasha introduced the stakeholder list and briefly summarized the organizations included on it.

b. Committee Additions

Several committee members wanted to know how the list was generated and what degree of input those organizations on the list will have. Carl and staff came up with the list by thinking through the important entities that are not represented on the committee. These people or organizations will generally get an interview in the beginning of the process, and a check-in at the end. The difference between the primary and secondary stakeholders is the degree of interest and influence that they'll have on the plan and future development. It's about ideas and plans and priorities as well as data and technical information.

Aaron will post the stakeholder list on the website. There were no recommended additions or changes made at the meeting.

3) Demonstration of Mapping information

Before the mapping demonstration started, Carl gave an introduction to the planning process, passing out a handout summarizing the process in outline form, and explaining the steps and terminology used to evaluate and approve development. If any terms are unclear, Carl mentioned that he is available for people who need more instruction or education.

Carl set the basic framework for how we will get to future land use by describing three types of areas:

Existing - The built environment

Existing + committed - Committed is if there is an approved but not yet fully implemented land use plan, such as a sketch plan, PUD zoning, approved subdivision etc..

Future Developable - Unused land that does not have any approved plans on it.

Carl noted that the philosophy of the Board of County Commissioners has been to generally honor prior land use approvals unless they become entirely out of date or there has been some sort of major change in circumstances. He also noted that the existing and existing + committed categories are subject to change in some cases through redevelopment, so the Plan needs to address these areas to some degree.

Basically, the whole plan is focused on helping us create recommendations for the future developable land.

Carl summarized the current standard land use categories and the basis for some of these categories. This list will be posted online.

In response to a question, Carl defined a PUD as follows:

PUD - Planned Unit Development - customized zoning. In a PUD, you create your own zone. Good for when you want to intermingle uses. The conventional zone districts set forth in the El Paso County Land Development Code are generally not that helpful when you try to intermingle uses.

- a. Existing Land Ownership
- b. Existing Land Use
- c. Approved Projects
- d. Early Assistance Filings
- e. Future Land Use

Meggan gave a demonstration of the County's GIS mapping. In particular, she went through and described most of the major projects that are currently in the works.

As she went through the major projects, there were a couple of terminology questions, and she explained that early assistance meetings are the first step in the process of getting a development approved or changing an already approved development.

Carl defined a sketch plan as an early layout of proposed generalized land uses within a development area. After the sketch plan has been approved, the proponent can get the area rezoned (through a PUD or using conventional zoning), and get it approved.

Dave asked how the planning process is integrated with the transportation planning process. It was noted that CDOT is one of our stakeholders because we want to consider any future plans in the designation that we give any parcel of land. Carl explained the relationship between this process and the Pikes Peak Area Council of Governments Long Range Transportation Plan as well as the County's Major Transportation Corridors Plan. Transportation will be a key element of this process and will be addressed in more detail at future meetings.

Sandra asked where the plan fits in the process? Sketch Plan stage, rezoning stage are where This master plan will come into the process at the sketch plan and rezoning stage, when county planners will use it to decide whether they support a given rezoning proposal

Lynne asked if our ideas will stay in the master plan once it's finished. The master plan gets updated rarely, so our ideas will be there as long as the plan is. It's up to the BOCC to listen to it or not. If the master plan isn't specific, it won't be very applicable.

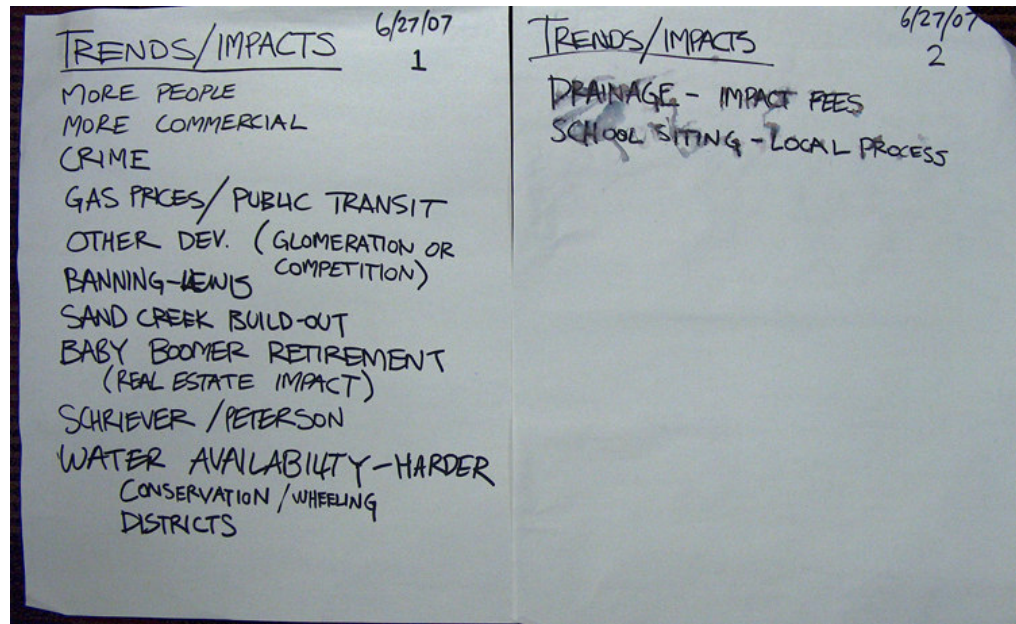
Darsey mentioned that the master plan is a good way for developers to get an idea of what the community has decided they want for the future.

Sandra asked why hasn't this master plan been kept up to date. Staff has been very busy and hasn't had money. We're trying to figure out how to make the process more standardized and quick.

Aaron described some of the maps that were hanging in the room. These maps will be made available on the website.

4) Discussion of Trends based on above mapping data

After talking through some of the trends that are visible in the mapping, the group was invited to comment on trends they've witnessed through living, working, or owning property in the area. The notes from that discussion can be seen in the image below.



5) Meeting Dates

- a. Formalize Consistent Meeting Dates/Times through the Summer (Proposed for second & fourth Wednesdays, 3-5 pm)

Everyone seemed to be in agreement that the meeting times will work. Staff noted after the fact that Mr. Stanciou and Mr. Hammers will have a conflict on 7/25 with another County-sponsored group.

- b. List of Potential Dates for Key Upcoming Meetings

Carl talked about upcoming meetings, highlighting the July 31st BOCC work session on wheels. This meeting is a chance for Carl to drive around with the County Commissioners and let them know what's up. The public is invited, but there may be space limitations.

When asked what the committee's involvement with the BOCC and PC updates will be, Tasha mentioned that while anyone is invited to attend, we want to make sure that the chair is there for sure to support the plan for any major updates with more Committee involvement anticipated for the Workshop and public hearing phases..

6) Upcoming Topics

- a. Elect Committee Chair at 4th meeting
- b. Community Profile/Demographic/Population; Natural Systems; Other Sections

7) Miscellaneous / Administrative Items / Additions / Questions

- a. Comments on Standardized Committee Bylaws

There were no suggestions for modifications of the by-laws. Customized committee bylaws will be provided to the BOCC as a consent item at one of their upcoming meetings-