



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

11 July 2007
3-4:30 pm

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

ATTENDEES: Lynne Bliss, Committee Member
Dave Elliot, Committee Member
Terryll Harfert, Committee Member
Tammy Jansma, Committee Member
Bob Joly, Committee Member
Tim Kistler, Committee Member
David Sealander, Committee Member
Adrian Stanciu, Committee Member
Jason Alwine, Committee Member
Henry Reitwiesner, Committee Member
Kent Clawson, Chairman, District 49 Long Range Planning Committee
Dave Litzelman, Colorado Springs Planning Department Liaison
Meggan Yoest, EPC Development Services Department
Tasha Norman, HB&A, LLC

ABSENT: Kevin Butcher, Committee Member
Jeremy Hammers, Committee Member
Trent Harwig, Committee Member
Sandra Martin, Committee Member
Darsey Nicklasson, Committee Member
Conrad Schaap, Committee Member
Dave Powell, EPC Planning Commission Liaison
Carl Schueler, EPC Development Services Department
Aaron Briggs, HB&A, LLC

MINUTES

1) Summary of Previous Meeting and Agenda for this meeting:

Tasha welcomed everyone to the meeting. She reminded the committee that the minutes from previous meetings are posted on the committee website. She asked if there were any committee members who objected to the informal style of the minutes (e.g.: use of first names).

Tasha also noted that several committee members have made suggestions for additions to the Stakeholder List. These additions will be added to the List. Meetings will be set up for interviews. Carl will provide guidance as to who will attend these meetings. Parks & Recreation will be approached regarding interviews as well.

Tasha mentioned that the agenda for this meeting addresses Existing Conditions Data. The objective over the next few meetings is to address background information and then develop draft goals in preparation for the workshop.

2) Old Falcon Peyton Comprehensive Plan and changes/development trends:

Meggan addressed the original Plan, and gave a brief overview of how the plan is used daily. The first part is the Concept Plan. This is the fold-out map which gives a guide to land use, as well as breaks down the sub-areas geographically by using different colors. Addressed the use of different colors in association with the different zone districts. Stated there is a great deal of urban density in the area. Examples would be the Santa Fe Springs development and the expansion to the airport. This map needs to be updated. Suggested Committee Members refer to the current Falcon Peyton Comprehensive Plan, Chapter 4. Each development is looked at separately in conjunction with the Comprehensive Plan.

Tim asked if there is a Development Plan for the Rock Springs Ranch area in the northern area of the County. Meggan replied that there is a plan, and a neighborhood meeting will be scheduled to discuss services to the area. Bob stated that he and Tim would like to know when this will take place, as they would like to attend. Meggan will advise them as to date and time when this has been scheduled. Zoning and urban density pertaining to Rock Springs Ranch and Santa Fe Springs were discussed.

Summarizing, Meggan stated that Long Range Planning looks primarily at the goals and policies (referred to in Chapter 4), staying away from recommendations of the plan that are outdated or no longer applicable. For example, anything pertaining to transportation is referred to the Major Transportation Corridors Plan.

Tasha stated that the Committee Members will be looking at the current Comprehensive Plan, reviewing what is working now, and suggesting what needs to be changed. A structure for the Plan will be proposed. Goals and objectives will be recommended, as well as current and future land use. The Committee Members will be deciding what is best for the area. The new Plan will provide guidelines for zoning in each area.

3) Outline for Updated Plan:

Tasha introduced the proposed outline for the new Falcon/Peyton Small Area Master Plan. She commented that several similarities exist between the 1993 Plan outline and the proposed outline for the updated plan:

- Both contain 4 main chapters
- Both address similar background information for existing conditions, such as Population, Demographics, Existing Parcels
- Both include Goals & Objectives and Land Use Development Scenarios

She also noted that much has changed in the 14+ years since the previous plan was prepared:

- The area is now zoned, which provides a basic building block from which to forecast and gauge development

- Significant growth has occurred in the area, in excess of growth rate for County as a whole
- Further changes in the institutional environment (water issues; environmental sustainability issues; Commercial development and urban density development have had a dramatic impact upon the character of the area

The proposed outline (included in binders) contains some significant organizational changes such as:

- A shift in emphasis (most notably in Ch. 3) from a discussion of this area within a “Regional Context” to an understanding that this is an area that has a distinct identity, and it contains its own sub-areas with their own distinct character;
- More specific Development Standards or guidelines may be desired for sub areas, due to the amount of development that has taken place, and the understanding of the impact it has had and will continue to have on the character of the area
- Change in emphasis that dedicates an entire chapter to Goals and Objectives (now all of Ch. 3) by subject/topic area in 6 categories:
 - I. Economic Development
 - II. Housing
 - III. Resource Management
 - IV. Land Ownership and Use
 - V. Transportation
 - VI. Community Facilities & Services

The new categories are intended to represent an approach that is more consistent with planning done across the country, as well as in a manner that is applicable to the County as a whole

4) **Community Profile/Demographics:**

Tasha provided a handout addressing population data that is based on data extrapolated from the previous Plan, 2000 census and 2005 census. Tasha addressed how information assumptions were made in putting together the population calculations (e.g.: household size changing from 2.9 pph to 2.55 pph). She noted that some land use recommendations will be based on growth projections. The committee was advised that the projections, as well as the Census, do carry a margin of error. Tasha noted that projections for this plan will be developed with certain assumptions that will require committee review and input.

5) **Introduction to Goals and Policies**

Tasha noted that Goals are the foundation upon which the Plan is built, and are further described and measured using Objectives and Implementation Strategies. She explained that goals are distinct from the more general or overarching Vision Statement, which addresses the future of the planning area, and may suggest such things as “Orderly growth that accommodates the needs of existing and future residents” or “Maintaining the rural character of the area”

Tasha suggested that a good set of definitions for these Goals, Objectives, and Vision Statements appears on page 142 of the Highway 94 Plan (which was provided to committee members as a handout).

Meggan noted that the Highway 94 Plan is the most recent update to a comprehensive plan, and will be used as the format for the new Falcon Peyton plan. Tasha pointed out that the

Committee will collectively come up with a new Vision Statement for the Plan, and explained that we are scheduled to discuss in detail the topic of goals at our next meeting, in order to prepare for the workshop that is tentatively scheduled for August 15.

6) Upcoming Topics

- Elect Committee Chair: Tasha noted that a Committee Chair will be elected at the next meeting. We intend to accept nominations for the position (and individuals can nominate themselves). We will then listen to comments from the nominees, and then a vote will be taken. She mentioned that the Chair will have a higher level of involvement, and be required to attend update sessions with the Planning commission, Board of County Commissioners, as well as pre-committee meeting discussions on agendas and miscellaneous items. The position will be more time-consuming than regular committee membership.
- Visioning/Goals Development: Tasha requested that committee members do the following homework:
 - Provide feedback on the plan outline;
 - Review handouts;
 - Review goals and objectives from old Falcon/Peyton Comprehensive Plan and from the Highway 94 Plan.

7.) Miscellaneous/Administrative Items:

- Henry Reitwiesner noted that he was approved as the designated Committee Member from School District #49. He also introduced Kent Clawson, the liaison from the School District 49 Long Range Planning Committee.
- Tasha pointed out the date for the 1st Public Workshop is tentatively scheduled for August 15, 2006, from 4 to 6 p.m. The venue is not yet selected, and we might consider using a school facility or fire station. She requested that any objections to the date and time be emailed to her or one of the other staff members. We will confirm the meeting date and time and location at the next committee meeting, on July 25th, 2007.