



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

22 August 2007  
3-4:45 pm

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

ATTENDEES: Lynne Bliss – Committee Chair  
Jason Alwine – Committee Vice Chair  
David Sealander – Committee Member  
Conrad Schaap – Committee Member  
Tammy Jansma – Committee Member  
Tim Kistler – Committee Member  
Henry Reitwiesner – Committee Member  
Darsey Nicklasson – Committee Member  
Trent Harwig – Committee Member  
Adrian Stanciu – Committee Member  
David Powell – County Planning Commission Liaison  
David Litzelman – City of Colorado Springs Liaison  
Mark Shook – School District 49 Liaison  
Meggan Yoest – El Paso County  
Carl Schueler – El Paso County  
Tasha Norman – HB&A  
Aaron Briggs – HB&A

## Minutes

1) Summary of Previous Meeting, Report on Public Workshop, & Agenda for this meeting

Tasha summarized the last meeting, which included further discussion about the goals for this plan and the format for the public workshop. There were no comments on the previous meeting summary

Lynne led a discussion about the public meeting last week. The following comments were expressed:

- There could have been more publicity. Some people didn't know about the meeting.
- More coverage in the paper would be one way to get the word out.
- The creation of a flyer, to be distributed by each committee member and at community locations like banks, grocery stores, schools, etc. would be a good tool.

- It was nice to see people using the input methods, and we received a good cross-section of comments, despite the low turn-out.
- Water issues and transportation issues were recognized as critical for the area. We may want to consider elevating Water Resources as a separate priority of its own, taking it out of the Resource Management chapter.
- We may want to explore the implicit or explicit ranking or prioritization of the different goals, to express that some are more critical than others.

Carl noted that any side discussions that were had and are not summarized in the meeting summary document should be communicated to Aaron for inclusion. He also summarized the update he provided to the Planning Commission the day prior noting that they had picked up on the comment that maybe the Falcon and Peyton areas should be separated.

It was also noted that the web address for the public website is case sensitive. [www.hbaa.com/Falcon-Peyton-MP/](http://www.hbaa.com/Falcon-Peyton-MP/). It's also the first result when you search for "Falcon Peyton" in google.

## 2) Stakeholder Interviews – Status

Tasha talked about the stakeholder interview process and mentioned that we have a packet of information available to the stakeholders. Right now, we're at the early stages of setting up and organizing the interviews into groups for the sake of efficiency.

The stakeholder packet and list will be placed on the website for reference. Contacts for this process are Carl and Tasha.

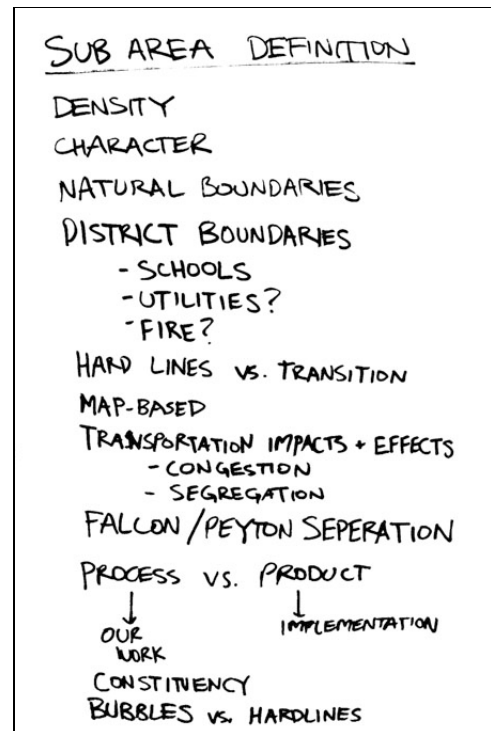
## 3) Mapping Overview

(The mapping overview and land use implications discussion are consolidated below.)

## 4) Land Use Implications

Aaron led a group discussion about the available census and mapping information and how it will feed into the definition of different sub-areas in the plan. He presented and handed out a table showing estimated population data for the planning area and the county. This table will be made available on the website.

He presented a composite map showing parcel sizes, major projects and recent development requests. It was noted that major property owners, not already approved for land uses, should be added to the map. The committee added suggestions as to what other factors should be considered for sub-area delineation. The important concepts and questions raised are summarized in the wall chart reproduced to the right. In general, the discussion focused on whether or not sub-areas will be useful in the plan, and if so, what



form they should take (vague vs. specific, hard line vs. bubble map) to be most useful and effective.

Staff provided background as to the genesis of the 1994 sub-areas. There was consensus that more emphasis should be placed on the anticipated overall land use map, rather than only on the textual scenarios for individual sub-area. Additionally, it was suggested that attention should be given to making sure hard line delineations between recommended densities and/or uses be fully intended if these are tied to sub-area boundaries. There was also discussion of an interest in creating a delineation between the Falcon versus Peyton area within the context of this plan.

HB&A will incorporate the comments from the group to develop a draft of the sub-areas for the next meeting.

#### 5) Advisory Committee Meeting Dates

Tasha introduced the upcoming problem of scheduling the committee meetings. August and October both have 5 Wednesdays, which could mess up the scheduling of meetings. The committee was asked whether we'd like to keep meeting on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays of the month, or whether we'd like to keep meeting every other Wednesday.

After some discussion, the committee voted to continue meeting on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays. This means that upcoming meeting dates will be on 9/12, 9/26, 10/10, 10/24, 11/14, 11/28, and so on.

#### 6) Miscellaneous / Administrative Items / Additions / Questions

Meggan mentioned that in response to comments at the last meeting, she has done some research and is compiling information from various entities to capture all of the land conservation easement information for the planning area.

Dave Sealander mentioned that he would be absent at the next meeting.

Carl gave a quick overview of the transportation corridor plans for the area, which he researched after receiving numerous questions at the public meeting last week. His notes will be posted on the website for reference.