



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

29 August 2007
3-4:30 pm

LOCATION: El Paso County Development Services Division

ATTENDEES: Ray O'Sullivan – Santa Fe Springs Developer
Jason Alwine – Advisory Committee Member, Guman & Assoc.
Bill Guman – Guman & Assoc.
Ken Rowberg – Ken Rowberg Consulting
Aaron Briggs – HB&A
Tasha Norman – HB&A
Carl Schueler – El Paso County
Meggan Yoest – El Paso County

Notes:

Carl and Aaron provided an overview of what the Small Area Master Plan aims to accomplish, what the general timeline for the project is, and where we currently sit in the process.

The following bullet points summaries ideas, issues, and questions raised during the meeting:

- Hard line boundaries are problematic from a developer's perspective. An example is that Mr. O'Sullivan would like for his whole development to be covered under the Falcon Fire District, and has offered to build a fire station and equip it with trucks for the Falcon Fire District to man. This effort has been stalled because the Peyton Fire District will not release the small portion of O'Sullivan's land that lies within the Peyton Fire District north of Judge Orr Road into the Falcon Fire District.
- Mr. O'Sullivan doesn't plan any significant dense development east of Peyton Highway.
- Any future land use map will have to include a breakdown of proposed land uses within PUD areas such as Mr. O'Sullivan's. This breakdown is meant to provide the context necessary for justifying recommended land uses in the area surrounding the PUD, but if it's not presented clearly, it could prematurely solidify a developer's plan. The plan should address this issue to prevent unanticipated interpretations of the future land use map through the use of disclaimer language or a future land use plan that is not overly specific within PUDs.
- The Wastewater facility planned for the Santa Fe Springs development will be designed to be extensible, and could serve other area users, but Mr. O'Sullivan is not overly interested in being in the Water and Sewer business.

- Mr. O'Sullivan also has an interest in some of the airport property and in the residential portion of the Falcon Highlands development. There are no significant changes or inputs from these areas.
- One good approach for the plan to take would be to set some thresholds for certain types of development based on the provision of services. For example, the plan could lay out thresholds that say, if no central services are provided, 5 acres is the minimum lot size. If central water but not central sewer is provided, then 2.5 acres would be the minimum lot size. If central water and sewer can be provided, the lot size can be less than 2.5 acres (these numbers are used for example only and do not represent an actual proposal). This kind of system would allow developers to make their own economic decision based on the options available to them.
- The plan should account for the effects of transportation recommendations on the areas outside of the planning area.

The following notes were added by Mr. Carl Schueler based on a telephone conversation that occurred approximately 2/28/08:

I called Mr. Sullivan on the status of his wastewater plant site approval since this pertains to several topics including the potential locations for wastewater plants in the planning area, option for development of Shaw Ranch, options for Cherokee Metropolitan District second plant and recharge, options for development of High Plains Ranch, options for long term service for Sterling Ranch, status of Sunset Metropolitan District plans and facilities etc.

He told me today by phone:

The site application for the Santa Fe Springs waster plant has been extended by the State Health Department through May of 2008. They are currently doing some limited site construction work using a consultant. They expect to have the plant up and running in about 2 years. Their first 900 units of demand could be taken by the existing Sunset plant located south of Ellicott. So, they want to and need to complete the wastewater line connection between SFS and Sunset in 12-15 months. They also need this line for wastewater solids and for re-use, so intend to make the connection. There have been no recent communications between them and Cherokee. There had been an offer a while ago to buy out this plant. But this did not go anywhere.

For everyone's information, this approved but unconstructed wastewater line runs through/by the proposed High Plains Ranch development. We generally discussed general implications for a second plant in the upper part of the Upper Black Squirrel basin etc.

SFS has also drilled 2 Denver Basin wells with good pumping results 150 and 250 gpm respectively.