



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

25 September 2007  
10:30 am

LOCATION: El Paso County Development Services Division Offices

ATTENDEES: Aaron Briggs, HB&A  
Tasha Norman, HB&A  
Carl Schueler, El Paso County DSD  
Peter Martz  
Tracy Lee, 4-Way Ranch  
John Maynard, NES

**Notes:**

Carl, Aaron, and Tasha provided a brief 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. They described the map-based concept for the plan, and asked several questions targeted toward obtaining input and comment from the 4-Way Ranch team.

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

- The 4-Way Ranch can be bundled in with several other parcels in the area for the purpose of the Major Landowners map. 4-Way Ranch, Four Way Ranch, and Plainview Properties can be bundled. Proper legal name for the ranch is 4-Way Ranch.
- The development of the ranch could be serviced by the water currently available and owned by the ranch.
- Future development of the ranch property could include the construction of a regional WWTP to serve the area.
- One of the biggest concerns is that the ranch owners do not want to be limited by the future land use plan as to what they can do with their land should it become time to develop it. There are no plans currently, but eventually, it will probably make economic sense to develop the land, and they want to have freedom in how it is done.
- The current ranch owners have owned it since 1949.
- Phase I is rural density (2.5 acres), and won't need sewer connection. The commercial portion will probably need sewer connection.
- The construction of Stapleton road through Phase I is pretty much a done deal. It is all designed and platted, and partially constructed.

- Mr. Lee tends to identify the entire ranch with Peyton rather than Falcon.
- The definition of future phases is so far out there, that it doesn't make much sense to speculate about the future pattern of development in any kind of detail.
- When more portions of the ranch are developed in the future, the families history, emotional investment, and regard for good stewardship will induce them to make sure that the planned development happens in a way that makes sense for the overall land use pattern in the area. They may put together some kind of future land use master plan for the ranch to help guide the development of it.
- There is some possibility that the plan could treat the entire ranch as its own cohesive planning area, reserving recommendations from the area and calling it a "future master planned community". There could be some language noting that future development should be done in a holistic, compatible, and iterative manner when it happens.