



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

26 September 2007
9:00 am

LOCATION: El Paso County Development Services Division Offices

ATTENDEES: Aaron Briggs, HB&A
Tasha Norman, HB&A
Carl Schueler, El Paso County DSD
Gregg Moran
Neil Moran

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 Morans.

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

- The lower rural-residential densities in the Rock Springs area would be in the northern part of their land, North of Murphy, with commercial uses along the southern end. The density as planned is for the northern part of the property is 4.2 acres per housing unit net right now (2.5 acre lots clustered with open). These plans are in process with the Development Services Department and may go to a Planning Commission hearing in November of this year. There are no specific plans proposed for the southern half of the property, but these areas would likely be proposed for densities requiring central sewer services.
- They have no more plans for acquisition of additional adjacent property at this time.
- Their currently planned residential area will have central water and individual septic systems.
- Current plan is the result of significant compromise with neighboring property owners (although staff noted not all the residents in the area are satisfied at this time).
- The landowner to the North (Bennett) has some concerns with the density, but they're looking at buffering that edge with lower densities.
- There might be a new Peyton Fire Station in the area to replace the current station, which is an aging facility.