



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

6 September 2007
11:30am-12:30 pm

LOCATION: 3rd Floor, El Paso County Government Building,
Commissioners Conference Room

ATTENDEES: Doug Woods – Meridian Ranch Developer
Raoul Guzman – Meridian Ranch Consultant
Tim Hunker – Meridian Ranch Special District Manager
Aaron Briggs – HB&A
Tasha Norman – HB&A
Carl Schueler – El Paso County

Notes:

Carl and Tasha 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:

- Communicating Land Uses is difficult in a Master Plan, due to changes that are inherent in the development business. An example is the potential change to the plan that would result in clustering the home sites to allow a linear park system on the northern portion of the property along Burgess Road (where there is currently a 25' horse trail planned) that would link to a 350-acre regional park dedicated to the County.
- Mr. Woods recommended using an average land use density designation, to allow for clustering as well as changes in design that can occur in a development plan.
- Mr. Woods noted the County's challenge to maintain parks without adequate funding, and discussed a variety of financing methods that could help with both park construction and dedication (e.g.: GOCO Grants, for construction; Conservation Trust Funds "CTF" for maintenance, if combined with metro district funds; donation to Trust Fund with interest used for maintenance)
- He noted that the Meridian Ranch development includes a substantial amount of open space, most of which is maintained by the homeowner association. He supports cluster housing to enable such open space while providing smaller lot sizes, so that the average density for the whole property is lower.

- Mr. Woods noted that his development lies within both the Cherokee and the Upper Black Squirrel Districts. He has indicated his intent to serve other area developments with his 50% interest in the Cherokee Water District's Wastewater Treatment Plant.
- Mr. Woods discussed some innovative methods he has discussed with both service providers as well as developers, to more efficiently serve homes with water (especially for irrigation in the summer) and with wastewater treatment
- He noted an idea to apply for approval of a surface water diversion permit, so he could capture surface water from the Meridian Ranch development, and either offer it to another development or provide it for recharging of multiple aquifers
- Mr. Woods indicated he supports the requirement for a nexus or concurrency requirement for new developments to demonstrate availability of water, sewer, roads, and other services, because it would ensure that all developers have a share in contributing to impacts; some methods currently used are not inclusive, and smaller developments are not required to provide for shared improvements (e.g.: roads)
- An example of this is the ability for a landowner with 40 acres to subdivide into eight 5-acre lots without being required to pay impact fees for a roadway, which results in the larger landowners/developers making up the cost for major improvements
- Ms. Norman referred to a similar conversation that took place with another developer, who also supported a standard threshold for development density, 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 operate on an "even playing field" The plan should account for the effects of transportation recommendations on the areas outside of the planning area.
- Mr. Woods indicated his availability for a second stakeholder meeting, possibly on October 2, 2007.