

Ryan Howser

From: Faith Haupt <faithhaupt@hotmail.com>
Sent: Monday, November 7, 2022 12:47 PM
To: Ryan Howser
Subject: Proposed Changes to Flying Horse North

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Dear Ryan,

Please deny the new Flying Horse proposal. It will put too much stress on our water supplies, not to mention traffic that this area can NOT handle!

Thank you for reading this.

Faith Haupt
Sub-Regional Facilitator
Rocky Mountain Bethel Sozo
719-651-6932

Ryan Howser

From: jfkendrick@q.com
Sent: Monday, November 7, 2022 7:34 AM
To: Ryan Howser; Kevin Mastin
Subject: RE: Opposition to the Flying Horse North sketch plan

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I say again:

My name is James Franklin Kendrick

My email is jfkendrick@q.com

My address is 18885 Wing Tip Road, Colorado Springs 80908 in the middle of the urban-wildland interface that was evacuated during the Black Forest Wildfire. We stayed in Castle Rock for the duration of the evacuation.

The name and email of my wife of 51 years is Paula Susan Kendrick. Her email is pskendrick@q.com and her address is also 18885 Wing Tip Road, Colorado Springs 80908 in the middle of the urban-wildland interface that was evacuated during the Black Forest Wildfire.

We have been El Paso County residents and Colorado taxpayers over 22 years in the Ridge at Fox Run and then here in Hawk Ridge. Our home phone number throughout that time is 719-481-4886.

James F. Kendrick, Colonel, USAF (retired)

From: jfkendrick@q.com <jfkendrick@q.com>
Sent: Sunday, November 6, 2022 9:38 AM
To: 'ryanhowser@elpasoco.com' <ryanhowser@elpasoco.com>; 'kevinmastin@elpasoco.com' <kevinmastin@elpasoco.com>
Subject: Opposition to the Flying Horse North sketch plan

Paula and I are sending you some of our concerns about what may turn into another sketch plan that gets multiplied to several more lots and dwelling units as deliberately and shamelessly planned as with so many developments in El Paso County now, even as the latest housing bubble starts to subside. We are residents of unincorporated Hawk Ridge in NW Black Forest. We own the house at 18885 Wing Tip Road in 80908 and have lived in this house for 15+ years. Due to medical issues, we are sending this later than 31 October 2022, but better late than never.

There is simply going to be a water problem in this development no matter what is decided. I am a water quality engineer and work for TLWWTF and the three joint owner districts – Monument SD, Palmer Lake SD, and Woodmoor WSD - to help ensure their collective environmental and regulatory compliance, hence am knowledgeable about these issues.

“The overall density is at least 2.5 acres/lot” –Increasing the number of lots from the currently approved 201 to 846 increases that density by over four-fold. Add to this a 225-room luxury hotel with 16 casitas and 50 branded flats and the result is a gross density of less than 1 acre per residence. Approval of this project would make a sham of the new county master plan and is a clear violation of the language in this section. An increase in density of this magnitude totally

violates the rural, residential flavor of Black Forest. While the master plan is full of advisory statements, a requirement such as this is clearly directive.

“It is compatible with the character of existing developed areas” – The existing developments surrounding Flying Horse North consist of lots 2.5 acres to 40 acres. The proposed densities of 8-10 homes per acre in parts of the new Flying Horse North plan are utterly and *totally incompatible* because this will establish a town of up to 4000 people and add a hotel in the middle of a rural area. There is no way this can be considered “compatible” with the surrounding area.

Zoning Violation – Changing from RR-5 zoning to a density of as much as 8-10 homes per acre is a gross violation of zoning regulations that are designed to protect people and all of you know that this makes zoning a sham and a flagrant pre-planned deceptive change to densities or land uses after getting a pass to amend the sketch plan horribly and irretrievably. Zoning changes of this magnitude are a fraud and should not be allowed to occur.

Fire Impact Costs – This development would require the construction of a new fire station in the Black Forest Road/Hodgen Road area with an onerous and unexpected impact on the hapless existing residents of the Black Forest Fire Rescue District who will have to pay the cost of a new station and new apparatus such as a ladder truck and perhaps an additional tender.

Traffic, noise, schools, light pollution – This development violates the rural, residential flavor that has drawn people like us to build and live out here. Densities such as these will produce over four times as much traffic compared to the previously approved development plan. Despite PPRTA, there will never be enough money to build and maintain all the new roads necessary for this added population density.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans and will result in a tidal wave of further annexations that are unsustainable regarding county or city maintenance.

Our County Commissioners have pledged publicly as well in print to uphold the new county master plan. Given the track record to date, it’s hard to believe that approving this revision to the hollow sketch plan will allow the County Commissioners who may want to do that be able to do so.

Deny this proposal that violates that new county master plan so immediately and egregiously.

Jim and Paula Kendrick

Ryan Howser

From: Kevin Mastin
Sent: Monday, November 7, 2022 2:10 PM
To: Ryan Howser
Subject: Fwd: Flying Horse North Proposal

Ryan,

Please add email below to the FHN file.

Thanks,

Kevin Mastin
Executive Director
El Paso County Department of Public Works
3275 Akers Dr.
Colorado Springs, CO 80922
O) 719 520-6900
kevinmastin@elpasoco.com

From: Holly Williams <HollyWilliams@elpasoco.com>
Sent: Monday, November 7, 2022 12:56:53 PM
To: Kevin Mastin <KevinMastin@elpasoco.com>
Subject: FW: Flying Horse North Proposal

Commissioner Holly Williams

El Paso County Colorado
200 South Cascade, Suite 100
Colorado Springs, CO 80903-2202
(719) 374-0856 (mobile)
(719) 520-6411 (office)

From: Robert Miller <4doctorbob@gmail.com>
Sent: Friday, November 4, 2022 2:18 PM
To: Holly Williams <HollyWilliams@elpasoco.com>
Subject: Flying Horse North Proposal

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Hello Holly,

As one of your constituents I share the concern of many with the proposed Flying Horse North plan for Black Forrest. I am adamantly against this as it violates the El Paso County Plan and is not in line with current zoning. Traffic on Hodgen Road is already high and this amount of development would be a disaster with respect to cars on Hodgen, Black Forrest Road, Baptist Road, and I am sure, traffic through Flying Horse North on Stagecoach Road. In listening to their water plans, I also have grave concerns on the effects of this much development on the Dawson Aquifer, which is where the water would be coming from - either in wells or through the Cherokee Metropolitan Water District they are proposing. Finally, with all of this additional high density growth, the result of this development be an increase in crime in our area similar to what is being seen with the high density growth in South East Colorado Springs. Bottom line, we don't need Colorado Springs North out here.

As a family who is living within this area and are your constituents, I strongly ask for you to vote against this proposal at the Board of County Commissioners meeting on November 15th, 2022.

Regards,
Robert Miller

Ryan Howser

From: Rebecca Rudder2
Sent: Monday, November 7, 2022 5:11 PM
To: Ryan Howser
Subject: FW: Flying Horse North Development

Please upload into eDARP for public viewing.



Rebecca Rudder

Constituent Services Specialist
El Paso County | Government Affairs
Office: 719.520.6423
RebeccaRudder2@elpasoco.com

From: Rich Mock <rvmock@gmail.com>
Sent: Friday, November 4, 2022 10:14 AM
To: Holly Williams <HollyWilliams@elpasoco.com>
Subject: Flying Horse North Development

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Commish Holly.

I understand the proposed extension that includes smaller lots and a HOTEL is coming before the board next week. I hope you will vote against this to maintain our Black Forest lifestyle. Let them build south.

Thanks for your consideration

Rich Mock
BFTA Pres and 23 year resident
719.332.8896

Ryan Howser

From: B <earinn@gmail.com>
Sent: Saturday, November 5, 2022 2:08 PM
To: Terry Stokka
Cc: members@lists.friendsofblackforest.org; Ryan Howser; Kevin Mastin
Subject: Re: [Members] "Petition" against Flying Horse North

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I AGREE!

Beth Rinn
8685 Windfall Way
BF, CO 80908

Sent from my iPad

On Nov 4, 2022, at 2:51 PM, Terry Stokka <terry@friendsofblackforest.org> wrote:

Dear Friends,

At yesterday's Planning Commission, the director of Planning and Community Development severely criticized our email campaign against Flying Horse North. Over 300 emails were submitted (I thank you) and I know it got their attention. I don't regret organizing it. Mr. Mastin, PCD director, said many of the emails were cut-and-paste, many had no names to match to the email addresses, and there was no guarantee they didn't come from out of the area. I am confident that there were no dishonest emails and so what if they were cut-and-paste. I told Mr. Mastin that they expressed the frustration of all of us in that we don't feel like our voice is heard.

I talked personally with Mr. Mastin and shared our frustration in feeling like squeaky voices that are only an irritant to the county officials. In our discussion he made a suggestion of how our voice could be more credible to the county commissioners and I told him we would do this before November 15th, the day of the Flying Horse North hearing.

Below is the input we made to the county opposing FHNorth. If you agree with our opposition in these statements, I ask you to simply reply to this email with "I (we) agree" and your name (s). I will compose a list of names and addresses (I can get addresses from the Friends roster) and submit the list to the county to show how many people are opposed to Flying Horse North. Maybe we can also get more of you to participate and have a larger list than ever to submit.

Thank you in advance for uniting in a huge voice to support Black Forest. Here is the input to the county (with a few updates) opposing Flying Horse North:

Inputs to county for Flying Horse North

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the portion of the county encompassing Black Forest as “Large-Lot Residential” with these quotes. “Support the rural character of the County. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more... Large-lot residential neighborhoods typically depend on well and septic but some developments may be served by central water and wastewater utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if these three conditions are met:”

1. **“The overall density is at least 2.5 acres/lot”** – There is sound reasoning for this limitation. Larger lots will not stress the aquifers and will permit long-term water availability. Larger lots will preserve more trees and natural features. Increasing the number of lots from the currently approved 202 to 846 increases that density by over four-fold. Add to this a 225-room luxury hotel with 16 casitas and 50 branded flats and the result is a gross density of around 1 residence per acre. Taking the 2.5-acre lots out of the equation means a density of about 1/3 acre per lot. Approval of this project would make a sham of the new master plan. An increase in density of this magnitude totally violates the rural, residential flavor of Black Forest. This proposal is a total violation of the new county master plan.

2. **“It is compatible with the character of existing developed areas”** – The existing developments surrounding Flying Horse North consist of lots 2.5 acres to 40 acres. While Flying Horse North has buffers and larger lots around the perimeter, the surrounding developments of 5-acre or larger densities are totally incompatible with densities of 8-10 homes per acre in parts of the new Flying Horse North plan. This plan would establish a town of 4000 people plus a hotel in the middle of a rural area. There is no way this can be considered “compatible” with the surrounding area.

Water and Wastewater – Cherokee Metropolitan District has expressed a willingness to provide water and wastewater to Flying Horse North. If Cherokee provides water, it will require drilling several deep wells into the Arapahoe and Denver aquifer. Those aquifers are a finite resource that is not renewable. Three of the four wells Cherokee has already drilled on Sundance Ranch have produced poorly. Even though the State of Colorado has granted massive water rights to Cherokee Metro, “Paper water does not equal wet water.” No residential development should ever be approved before proving a reliable water supply and no residential development should be approved unless renewable water is the water source. The Flying Horse North water needs for 846 homes, a luxury hotel and condos will be about 1.5 acre-feet/day (500,000 gal/day) that will put great strain on the aquifer. Urban density homes will have lawns which increase water use. Cherokee is currently pumping water from their wells on Sundance Ranch and pumping it south to customers in southeast Colorado Springs. The Falcon Area Water and Wastewater Authority is planning to extract hundreds of acre-feet of water from 27 well sites in nearby High Forest Ranch, Winsome and Bar-X Ranch to pump to the Falcon area, further straining the aquifer. The combination of these water extractions plus the proposed increase in water extraction required for Flying Horse North would be a concentrated depletion of the aquifer in that area that could be catastrophic.

Zoning Violation – Changing from RR-5 zoning to a density of as much as 8-10 homes per acre is a gross violation of zoning regulations that are designed to protect people. Such a change makes zoning a sham. While people don’t have a guarantee that zoning around them will remain the same, they have a reasonable expectation that zoning will give them some protection from flagrant changes to densities or land uses. Zoning changes should be limited in how much change is allowed to occur.

Fire Impact Costs – A development of this size will require the construction of a new fire station in the Black Forest Road/Hodgen area. The current fire station in that area is not large enough and does not have enough land to expand as needed. The hotel will also require a new, expensive ladder truck. Because of Board of County Commissioner decisions in the past, the fire district is not allowed to collect fire impact fees from each lot that is sold. That means that new Black Forest Fire Department costs will have to be paid by existing residents of the district. The cost of a new station and unique equipment to respond to 846 homes plus a 225-room hotel will place an unfair and huge burden on the residents of this fire district.

Traffic, noise, schools, light pollution – This development violates the rural, residential flavor that has drawn people to build and live out here. Densities such as these will produce over six times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city traffic passing by their homes which they didn't anticipate nor were they informed about it by the developers when they built their homes. While some roads can be improved and traffic lights installed, the ripple effects of this increased traffic extends far from the development. Increased traffic might necessitate expansion of some of the existing roads. Black Forest Road would be a main road for people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to make Black Forest Road into a 4-lane road through the forested area. From Old Ranch Road on the south end of the forest to the top of Palmer Divide at the Brentwood Country Club arch on the north end is 4.3 miles of road that has 96 driveways, 2 creek crossings and at least 74 homes, businesses, churches or other structures that would be severely impacted and may have to be removed if the road were expanded on their side of the existing Black Forest Road. That 4-mile stretch of road also has 11 side roads. To add to that nightmare, any new road would have to follow current standards of shoulder, slope and ditch, resulting in a further swath of trees cut to meet those standards. The result would be a scar across Black Forest that would cut it in half and destroy the rural, residential flavor that now exists. A similar problem will exist as hundreds of people, over six times as many as the currently approved plan, exit Stagecoach Road on the west at highway 83 and go south to the city or north to Denver. Highway 83 is already a congested road with dangerous curves and this proposal would only magnify those problems.

The urban density will also result in light pollution that ruins the dark skies of the rural country.

This proposal could have 700-800 school children. Where will those children go to school? The school districts have requested fees in lieu of property for schools but this still begs the question of how to handle so many school children.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If annexation were pursued it would require a “flagpole” to connect the 3-mile gap between the current city limits and this property. Flagpoles are a major violation of the intent of annexation and violate the 1/6 contiguity clause of the law. Annexation of this property would likely cause a ripple effect of further annexations on adjacent properties and further complicate the problems outlined above. Approval of this project would only make it easier for future, adjacent properties to annex to the city.

The Black Forest received assurances that the new master plan would still protect us even though the Preservation Plan was no longer valid. We actually had protections removed and the assurances we had are vague and lack specifics.

Our County Commissioners have pledged publicly as well in print that they will measure developments against the new county master plan and uphold that plan. This is the time to show that resolve by denying this proposal that violates that plan so egregiously.

In conclusion, this proposal must be denied for several reasons:

1. The proposal totally violates the 2.5-acre density, conformance, and compatibility requirements of Your El Paso County Master Plan.
2. Using non-renewable water for a development of this size is risky and short-sighted. Developments such as this should be required to use renewable water.
3. The county must not allow this development to move toward annexation because of the ripple effects it will have on further annexations.
4. Lack of fire impact fees places an undue burden on current residents of the fire district.
5. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.

Members mailing list

Members@lists.friendsofblackforest.org

<http://lists.friendsofblackforest.org/listinfo.cgi/members-friendsofblackforest.org>

Ryan Howser

From: Kevin Mastin
Sent: Monday, November 7, 2022 11:37 AM
To: Ryan Howser
Subject: FW: Letter to county commissioners/FHN PROJECT

Ryan,

Please ensure the email below is added to the file for Flying Horse North.

Thank you,

Kevin Mastin
Executive Director, Department of Public Works Interim Executive Director, Planning & Community Development
719.520.6900 (Office)
<https://publicworks.elpasoco.com/>
<https://planningdevelopment.elpasoco.com/>

-----Original Message-----

From: Kathleen Shecter <katslovesdogs@gmail.com>
Sent: Monday, November 7, 2022 8:37 AM
To: Kevin Mastin <KevinMastin@elpasoco.com>
Subject: Letter to county commissioners/FHN PROJECT

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Dear Commissioners,

I'm writing you today in hopes that I can make you consider long and hard before allowing a luxury hotel complex in the beautiful Black Forest area. In the Master Plan it is mentioned specifically as a "key area" that needs to be preserved and protected. It is mentioned as one of the "strongest and most well-established characters in El Paso county". There will be no coming back from this altered plan if a luxury hotel and its surrounding rental structures are allowed to be built. The project does not serve the community. It is not an area for tourism. Golf is limited to five months a year (unlike the Broadmoor) due to the weather, there is no body of water for kayaking, paddle boarding, etc. And to ski people need to drive 2 to 2 1/2 hours to the ski areas. In my opinion this is an ego driven project. The developer is only having to put in denser lots (not part of the original plan as was sold to all of the 81 first phase) to pay for the hotel. It does not respect in any way the Master Plan which states that "careful planning is required to promote health and natural areas, especially the forest". People bought into this project because of the natural surroundings and larger lots so space was respected for wildlife and humans alike. Again, the Master Plan says " the county should maintain existing and expand the Large-Lot Residential place type in this area in a development pattern that matches the existing character of the developed Black Forest community".

I ask, what is wrong with the original plan? It respected open space and the natural surroundings, left permeable surfaces for rainwater and snow to reach the water table, kept noise and light pollution to a minimum and sprinkled the forest with homes instead of smothering it. And I won't even go into the wildfire potential with tourists in a hotel scenario.

That original project was one to be proud of, one that would be set apart and be beautiful. Instead the developers changed their plan and are wanting to build another bloated community like so many others. But this is NOT the place

for that. And changing the game plan after 81 families already purchased their lots and made plans for their lives in a quieter community seems shady at best. As the decision makers I ask that you really need to think about upholding the Master Plan that was written to keep things sane and reasonable and give guidance to preserve the beauty of El Paso county and its natural areas. What is the point of having a Master Plan if it isn't followed? The most successful people and businesses have a game plan and stick to it to reach a goal. Let's stick to the plan. Thank you for your consideration. Sincerely, Kathleen Shecter, 15291 Longwall Drive, Black Forest

Sent from my iPad

Ryan Howser

From: Kathleen Shecter <katslovesdogs@gmail.com>
Sent: Saturday, November 5, 2022 11:27 AM
To: dsdplanning@elpasoco.com
Cc: Ryan Howser
Subject: Project FHN

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Hey Kevin,

Good to see you at the planning commission meeting. I was shocked and sorry to hear about the rude calls your people received regarding this revision to the original plan for FHN. It speaks to the emotions of all who live here but is not the way to handle things.

I'd like to get a letter to the county commissioners before the next meeting. I want to address things from a more personal viewpoint, things they really need to think about before just letting this developer ruin (in my shared opinion) the very area that is one of the "strongest and most well-established characters in El Paso County". There is no coming back from this if that luxury hotel and its surrounding structures are allowed to be built. The project does not serve the community. It is not an area for tourism. Golf is limited to five months due to weather, there is no body of water for kayaking, paddle boarding, etc. And to ski, people need to drive 2 or 2 1/2 hours to the mountains. In my opinion this is an ego driven project. It does not respect in any way the master plan which says that "careful planning is required to promote health and natural areas, especially the forest". People bought into this project because of the natural surroundings and larger lots so space was respected for wildlife and humans alike. Again the master plan says " the county should maintain existing and expand the Large-Lot Residential placetype in this area in a development pattern that matches the existing character of the developed Black Forest community". What is wrong with the original plan? It respected open space, left permeable surfaces for rainwater and snow to reach the water table, kept noise and light pollution to a minimum and sprinkled the forest with homes instead of smothering it. That is a project to be proud of, one that would be set apart and still be beautiful. Instead the developers are wanting to build another bloated community just like some many others. But this is NOT the place for that. And changing the game plan after 81 families already purchased their lots seems shady at best. The commissioners need to really think about upholding the Master Plan that was written to keep things sane and reasonable and give guidance to preserve the beauty of Colorado Springs and the county. What is the point of having a Master Plan if it isn't followed? The most successful people and communities have a plan and stick to it to reach a goal. Let's stick to the plan.

Please make sure this gets to the commissioners before our meeting. I really feel like I need a voice here. Thank you again for all your work. Sincerely, Kathleen Shecter, 15291 Longwall Drive, Colorado Springs, 80908, FHN resident

Sent from my iPad

Ryan Howser

From: bbkinker12@gmail.com
Sent: Monday, November 7, 2022 8:31 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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We are disappointed and disturbed that you want to ruin the character of our neighborhoods with your plans for dense building sites.

Just for additional profit? Aren't you concerned about how Flying Horse will be perceived in the long term? This will give you a bad name in perpetuity.

We all moved to the Black Forest area to enjoy quiet, dark skies, privacy and safety. Additionally, we want to be far from the crowds, traffic and crime. We want none of these to INCREASE because of your development. Do you?

Please respect the zoning.

Barbara Shoemaker



Virus-free. www.avg.com