

Ryan Howser

From: Jim Abendschan <jimabendschan@ymail.com>
Sent: Monday, October 31, 2022 8:23 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

I am writing in opposition to the proposed rezoning of the Flying Horse North subdivision. I have lived in the Black Forest Community since 1979 and have watched the growth and approval of numerous developments. This development approval is slowly taking away our life style that we expected when we moved here. I can understand that there will be development but it is being rezoned by big money developers that can convince the Planning Commission and the Commissioners that there is no detrimental affect on the people that live here. I can't tell you how concerned I am about whether my well will be able to keep delivering water to our house. I have also see the traffic situation become so dangerous on the main roads in our community. When we pull out of our drive way it is not unusual to look in the mirror and see someone inches away from our bumper. Our drive way is one of the 96 driveways entering Black Forest Road. The traffic is horrendous. In the morning and afternoon, the traffic is backed up and parked on both sides of Black Forest Road for the elementary school traffic. It is a wonder that no one has been hit.

After all of the time, money and public input that went into the El Paso County Master Plan it is embarrassing that the County would turn it into a complete JOKE. The plan was approved to preserve our communities, not allow BIG MONEY to come in and buy what ever they want, to make more money. The County needs to stick with decision to keep lots at a minimum of 2.5 acres. This rezoning would take the density to 1 acre which is totally unacceptable. The densities of 8 -10 houses per acre make this development totally incompatible with the surrounding area. This is a gross violation of the zoning regulations that are there to protect the residents that live in our community.

The impact will place severe loads in the services in our community. Those services being the Sheriff's office, fire department, schools and the aquafers that serve our wells. This is unacceptable.

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

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

I am asking that you deny this rezoning request. This will be so detrimental to our community. Please don't allow BIG MONEY to come in and destroy our community for the benefit of their pocket books.

Thank you for considering my concerns.

Jim Abendschan
719-337-6769
14250 Black Forest Road.

Ryan Howser

From: Sue Ader <sueader@earthlink.net>
Sent: Sunday, October 30, 2022 10:09 PM
To: Ryan Howser
Subject: OPPOSITION to the FLYING HORSE NORTH sketch plan

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As a resident of Black Forest, I am asking & strongly recommending that the Flying Horse North plan not be accepted in its present form. Here are just a few of the reasons:

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 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.

This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district.

This development violates the rural, residential flavor that has drawn people 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Respectfully submitted,
Susan Ader

Ryan Howser

From: Robert Andrews <redandrews61@gmail.com>
Sent: Tuesday, November 1, 2022 2:47 PM
To: Ryan Howser
Subject: Opposition to Flying Horse North Sketch plan

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This email is to express my opposition to the proposed development for Flying Horse North at Hodgen and Black Forest Road. This is a violation of current zoning regulations and is totally against the current character of Black Forest. It also creates serious concerns about traffic issues and long term water conservation. Please do not allow greedy developers to ruin our rural community.

Robert Andrews
17450 Winchester road

Sent from my iPad

Ryan Howser

From: Joe Arbuckle <arbuckle2@me.com>
Sent: Monday, October 31, 2022 7:03 PM
To: Ryan Howser; Kevin Mastin
Subject: "Opposition to the Flying Horse North sketch plan."

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This massive development must be stopped. We do not have the water nor infrastructure to support the developers who only want to maximize profits.

Joe Arbuckle
10945 Hat Creek Pl
Colorado Springs, Co. 80908
719 371 8288

Ryan Howser

From: Donna Arkowski & Christopher Korch <darkkorch@msn.com>
Sent: Monday, October 31, 2022 9:48 PM
To: Kevin Mastin; Ryan Howser
Subject: Opposition to the Flying Horse North Sketch Plan

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The plan to grossly increase the density of the Flying Horse North development is a threat to all property owners who have entrusted their property values to the words set forth in the new El Paso County Master Plan. This Plan seemingly recognizes the place and character of Black Forest and pledges to protect it from rampant development.

The proposed increase in density and the insult of a 225-room luxury hotel makes a mockery of the County Master Plan. The result would be a density of less than 1 acre per residence. Such an increase in density 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.

This plan would establish a town of up to 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. The prospect of a “luxury hotel” at that location is almost laughable, with a golf course that is not usable half of the year, and no other amenities for miles around. It wouldn’t take long for prospective guests to realize this is a scam.

Cherokee has proposed that they will be able to provide water and wastewater removal to this new development – without any plausible evidence whatsoever on how they would do this. Before any discussions should be allowed on this development, there should be absolute proof on how this most basic need would be provided.

Zoning regulations are designed to protect people and their property. Such a change makes zoning a sham. Property owners have a reasonable expectation that zoning will give them some protection from outrageous changes to densities or land uses and not destroy their property values or their peaceful living space.

Flagpole annexations violate the 1/6 contiguity clause of the law. Annexation of this property could create an example of what developers can get away with and encourage others to do the same. Approval of this project would only make it easier for future, adjacent properties to annex to the city.

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

1. The proposal totally violates the 2.5-acre density and compatibility requirements of your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations.
5. The bizarre refusal of the county to look at the most important elephant in this room: **There is not enough water to support this development, there will not be a plausible solution for handling wastewater, and Cherokee is not being required to show evidence to support their proposed handling of these matters.**

Donna Arkowski
darkkorch@msn.com
719-495-2892

Ryan Howser

From: Richard Babcock <richard.b@sasi-services.com>
Sent: Thursday, October 27, 2022 8:56 PM
To: Ryan Howser; Kevin Mastin
Subject: Flying horse plan

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OPPOSITION TO THE FLYING HORSE MORTGAGE SKETCH PLAN

Who in the world ever thought the current proposed development is acceptable must have ignored or forgotten their pledges to the County's Master Plan. Virtually nothing about this proposal adheres. Please have some integrity about past compliance promises and require any development be in compliance with what has previously been agreed. Otherwise how can anyone in office be trusted by the electorate and area residents?

Richard Babcock
80908

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Ryan Howser

From: Chris Bailey <cbaileyf16@yahoo.com>
Sent: Sunday, October 30, 2022 12:23 AM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North Density Increase

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Ryan,

I am strongly opposed to the FHN density increase. The request is a violation of the developer's representation of the community to residents, violates intent of county and BF development plans, is irresponsible WRT water use, and will negatively impact the area's character.

Thank you,

Chris Bailey

Sent from my iPhone

Ryan Howser

From: Allison Barton <allison.barton10@gmail.com>
Sent: Tuesday, November 1, 2022 12:55 PM
To: Ryan Howser; Kevin Mastin
Subject: OPPOSITION to Flying Horse North Development

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Good afternoon, Ryan and Kevin -

I am emailing you to express my extreme concern and objection to the Flying Horse North development proposal. I understand you are meeting on Nov 3rd and 15th.

As a resident of Black Forest for 7 years, I am asking the planning commission to consider my perspective and to object to this proposal which goes against the very reasons I decided to move to Black Forest.

Below is a summary of the package that Terry Stokka and Friends of Black Forest sent to the planners when this was first proposed (see [Inputs to County](#))

Please hear the voices of residents and DENY the proposal which blatantly violates the 2.5-acre density and compatibility requirements of your El Paso County Master Plan.

The lack of fire impact fees place a financial burden on current residents of the fire district, and the additional people and housing would lead to growth of infrastructure serving the area which is very invasive not only to the natural environment here but also to the inhabitants of the forest. The increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area. The new developments near Black Forest Road and Vollmer, as well as east along Woodman and also west by Research and Powers already have made major negative impacts on traffic, congestion of local amenities, and pollution of all kinds. I can hardly stand these changes that have been made in just the short time I've been here, and am horrified by the proposal to continue developing in the area.

Additionally, this is a violation of zoning regulations and a significant burden on our water resources.

We do NOT want this to be approved at all.

Thank you,
Allison Barton

Inputs to County for Flying Horse North

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “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 conditions are met:”

1. **“The overall density is at least 2.5 acres/lot”** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn’t anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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.

Ryan Howser

From: Kevin Bayliss <kevinbayliss01@gmail.com>
Sent: Sunday, October 30, 2022 9:24 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Gentlemen,

I moved to my present home north of Black Forest to be away from the traffic and high density housing of living in a city. Have seen the unfettered development of higher and higher density housing creeping towards my property. I bought what I thought was far enough out to not have to deal with this growth. It feels like these developments are rubbered stamped all in the name of "progress". Progress is not always measured by growth. Quality of life is dwindling north of Colorado Springs. I continuously worry about traffic, crime, and most of all, water. I am on a well the was drilled 22 years ago before this massive development in the area began. I am holding out until I retire to get the hell out of here before my well goes dry. I bought this house thinking it is my forever house and now I can't wait to leave.

I've seen my property taxes double since 2013 and yet I still live on a dirt road. No "progress" for us that have lived here before the massive developer money.

I have no faith that the county will responsibly regulate growth. You have money, you have the Commissioners.

However, I write this e-mail in the hopes that maybe it will be read and someone will say, Hey, wait a minute."

Kevin Bayliss
7090 Meadowpine Drive
Colorado Springs, CO 80908

Ryan Howser

From: Nancy Beers <sylviasage80908@gmail.com>
Sent: Friday, October 28, 2022 6:14 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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The proposal for the high-density development of Flying Horse North is completely inappropriate and unacceptable. The new El Paso County Master Plan defines the Black Forest this way: "Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more."

This development violates the rural, residential flavor that has drawn people 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.

Larger lots will stress the aquifers less 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 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 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 seems we will also bear the burden of fire impact costs. This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would place an unfair and huge burden on the residents of this fire district.

This proposal must be denied for several reasons:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Black Forest residents are sick and tired of being bulldozed by unwanted development.

Sincerely.

Nancy Beers

Property owner, taxpayer, business owner and voter in Black Forest 30+ years

Ryan Howser

From: Gary Beierle <GaryB4Lee@hotmail.com>
Sent: Monday, October 31, 2022 11:53 AM
To: Ryan Howser
Cc: Gary Beierle
Subject: Flying Horse North Sketch Plan must be Denied

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Mr. Howser,

The Sketch Plan for Flying Horse North must be Denied.

It is an overreach by the Developer that is not compatible with existing adjoining, adjacent and surrounding development.

The proposed density is absurd. It pays no attention to existing zoning and what residents expect for common sense development of the area.

State Water Resources seems oblivious to the dire consequences that are guaranteed to occur in the future and the County continues to accept the premise that there's plenty of water. We're already overtaxing the supply.

The proposal must be denied until a more reasonable and acceptable proposal is presented.

Respectfully,

Gary L. Beierle

Ryan Howser

From: Jim Belk <forestshopkeeper@msn.com>
Sent: Monday, October 31, 2022 3:45 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “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 conditions are met:”

1. “The overall density is at least 2.5 acres/lot” – 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 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 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.

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Fire Impact Costs – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would place an unfair and huge burden on the residents of this fire district.

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eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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

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2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

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Thank you in advance for all your support in the past and for participating in this email blitz. I am privileged to be part of this 2200-member organization Friends of Black Forest.

James Belk

Sent from my Galaxy

Ryan Howser

From: Holly Williams
Sent: Monday, October 31, 2022 4:37 PM
To: Kevin Mastin
Subject: Fw: Black Forest

Commissioner Holly Williams

200 S Cascade, Suite 100
Colorado Springs, CO 80903
(719) 520-6411 (office)
(719) 374-0856 (cell)

From: Holly Williams <hollyforcolorado@gmail.com>
Sent: Sunday, October 30, 2022 1:54 PM
To: Holly Williams <HollyWilliams@elpasoco.com>
Subject: Fwd: Black Forest

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----- Forwarded message -----

From: Wendy Bentele <ncstate.wlv@gmail.com>
Date: Sun, Oct 30, 2022 at 9:56 AM
Subject: Black Forest
To: <hollyforcolorado@gmail.com>

RE: Flying Horse North proposal

As a resident of Black Forest, I am extremely concerned about the water usage the current Flying Horse North proposal will require.

From: <https://www.drought.gov/states/colorado/county/el%20paso>
PLEASE VIEW THESE STATISTICS

517,361: people in El Paso County are affected by drought

83.1% of people in El Paso County are affected by drought

29th: driest September on record, over the past 128 years

30th: driest year to date over the past 128 years (January-September 2022)

Personally, when I moved to Black Forest, we had remnants of a creek in our backyard. Every April-May, frogs used to come to our creek for mating purposes. Now, this creek is dry. The frogs have

disappeared. This ever evolving change in our environment is already hurting wildlife within a state that focuses on conservation.

I am NOT OPPOSED to houses being built in Flying Horse North. However, I am VERY OPPOSED to a golf course and hotel within this development. It has been shown that the development will use **50,000 GALLONS OF WATER A DAY**. This is an enormous waste. Instead of a golf course, they should be required to leave a large amount of open space. Golf courses in Colorado have already struggled and many have gone bankrupt. Why WASTE WATER for another golf course when people in the county are already suffering from a DROUGHT??? Residents are very concerned that they are going to tap into our reservoir and drain all the water. Then, taxpayers will have to suffer the consequences. Regarding the hotel; this is just not necessary in Black Forest, where city water is NOT available. Hotels are located only 15 minutes away.

Please do not let Flying Horse North drain the water away from all of the taxpaying citizens of our wonderful Black Forest community. Of course, new homes are acceptable, but building a hotel and golf course will just ruin our way of life.

Sincerely,

Wendy Bentele

--

Holly Williams
Candidate
El Paso County Commissioner
District 1
1831 London Carriage Grove
Colorado Springs, CO 80920
(719) 385-0722 (cell)

Ryan Howser

From: Wendy Bentele <ncstate.wlv@gmail.com>
Sent: Sunday, October 30, 2022 9:55 AM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North

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RE: Flying Horse North proposal

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30th: driest year to date over the past 128 years (January-September 2022)

Personally, when I moved to Black Forest, we had remnants of a creek in our backyard. Every April-May, frogs used to come to our creek for mating purposes. Now, this creek is dry. The frogs have disappeared. This ever evolving change in our environment is already hurting wildlife within a state that focuses on conservation.

I am NOT OPPOSED to houses being built in Flying Horse North. However, I am VERY OPPOSED to a golf course and hotel within this development. It has been shown that the development will use **50,000 GALLONS OF WATER A DAY**. This is an enormous waste. Instead of a golf course, they should be required to leave a large amount of open space. Golf courses in Colorado have already struggled and many have gone bankrupt. Why WASTE WATER for another golf course when people in the county are already suffering from a DROUGHT??? Residents are very concerned that they are going to tap into our reservoir and drain all the water. Then, taxpayers will have to suffer the consequences. Regarding the hotel; this is just not necessary in Black Forest, where city water is NOT available. Hotels are located only 15 minutes away.

Please do not let Flying Horse North drain the water away from all of the taxpaying citizens of our wonderful Black Forest community. Of course, new homes are acceptable, but building a hotel and golf course will just ruin our way of life.

Sincerely,

Wendy Bentele

Ryan Howser

From: B <earinn@gmail.com>
Sent: Thursday, October 27, 2022 9:04 PM
To: Ryan Howser; Kevin Mastin
Subject: Keep Black Forest a Forest!

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Dear government workers....

The people of Black Forest do not want any more small lots...you are ruining the 5 acre minimum and rural lifestyle we bought into 25 years ago....there was a master plan and we believed the government workers then. Please stop . This flying horse development is a kick in the face. I am tired of being lied to and mislead by developers only interested in lining their own pockets and my government interested in the bigger tax base....work for your existing customers not creating more chaos in my community.

Beth

Ps. I can barely see the stars anymore:({

Sent from my iPad

Ryan Howser

From: Terry Beutelschies <terrybeutel@gmail.com>
Sent: Friday, October 28, 2022 1:16 PM
To: Ryan Howser; Kevin Mastin
Subject: We oppose the Flying Horse North sketch plan

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Like many residents, we oppose the sketch plan for Flying Horse North due to several factors including density, incompatibility, fire impact and the level of traffic.

We are adamant that the proposal be denied for these reasons:

1. The proposal violates the 2.5-acre density and compatibility requirements of the El Paso County Master Plan.
2. The lack of fire impact fees place an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural feel of this area.
4. Violation of zoning regulations

Jon and Terry Beutelschies

Ryan Howser

From: Paul Billiard <paul_billiard@hotmail.com>
Sent: Tuesday, November 1, 2022 6:52 PM
To: Ryan Howser; Kevin Mastin
Cc: Terry Stokka; Mom
Subject: Opposition to the Flying Horse North sketch plan

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Good evening,

My name is Paul Billiard and I have a residence in Black Forest

It is my understanding the builder for Flying Horse North is trying to change the density of the project previously approved by the BoCC.

I am opposed to this development for a number of reasons

The builder/developer has not made good on his initial promise for amenities.

To use the Dawson aquifer and or Cherokee Water District without a written guarantee for water does not guarantee a 300 year supply required by the BoCC. Who will fund the wells that are affected by this for the homeowners? They make no mention of this impact and to expect homeowners to spend thousands of dollars to dig their wells deeper in the future is not commensurate with wise planning.

Who is going to provide law enforcement for this development? The Sheriff is not staffed for this so will there be a supplement by this developer to the Sheriff for additional deputies?

To increase the density to around 1200 homes is not commensurate with the original filing previously approved and it is not appropriate for the Black Forest.

Apparently they don't care who opposes to say the least. To come and ask for increased density for this area is inappropriate in my opinion.

Thank you for your time on this

Paul Billiard
6295 Vessey Rd
7199635240

Ryan Howser

From: Lisa Blackburn <lisa.r.blackburn@gmail.com>
Sent: Sunday, October 30, 2022 10:51 AM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North Development

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My husband and I relocated to Black Forest in February of 2020, with the intention of this being our forever home. We were drawn to the beauty of the mountains and the peace and quiet of the rural area. The daily sightings of wildlife and lack of population sealed the deal for us. Now we are hearing that the developer of FHN has plans to basically obliterate everything that brought us to Colorado, with the exception of the amazing view of Pike's Peak that our property affords us.

It has become apparent that the developer has been less than forthcoming with the true intent of his plans from the beginning. The El Paso County Master Plan is being completely ignored in the plans that are being put forth for consideration. The required minimum lot size, the height restrictions, the impact on our water supply - these were all included in the master plan for a reason. To determine that the master plan was "just a good idea at the time" and is now considered irrelevant is both irresponsible and dangerous.

As our appointed spokespersons in this matter, we request that you please be mindful of the lifestyle we all bought into with the understanding that the El Paso County Master Plan was in place to protect this for us. If the developer for FHN is allowed to move forward with the proposed plans for small lots, a luxury hotel and rental properties the beauty of Black Forest will be forever compromised.

Thank you for your time and consideration,

Lisa Blackburn
Terra Ridge Subdivision

Ryan Howser

From: Nile Blackburn <nile.blackburn@gmail.com>
Sent: Sunday, October 30, 2022 10:33 AM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North Proposed Density Changes

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Hello,

I have read a lot about the proposed changes to Flying Horse North and I am frankly amazed that this is being given serious consideration.

The El Paso County Master Plan was created to give guidance for just such things, was it not? If it is not being used to make decisions such as this, why was it ever created? Reading this plan, it's easily apparent to me that this density change request should be denied, just from the plan guidance.

The developer for Flying Horse North seems to have had this in mind from the beginning, and his proposed plans seem to change rapidly and are based only on his ability to make more money. That is fine, he is in business to make money, but he should have to abide by the plan for the county, just like everyone else. Greed should be able to be stopped by your office. If not, then I have to wonder why your office exists. You should be looking at the greater good for the community, not for the ability of one developer to maximize profits. Please keep the plans the same that the developer submitted at the time the project was approved.

I am very concerned about the amount of water left in the aquifers that support El Paso County. I have read that there hasn't been an estimate of what water is in those aquifers since 1987. Is that correct? If so, how can anyone have any idea of how many years they will support the existing home, let alone a huge increase? I think this is another reason to deny this proposal, to protect the water for the existing homes until a new estimate is complete.

Nile Blackburn

Ryan Howser

From: bonner7051@msn.com
Sent: Monday, October 31, 2022 1:06 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to Flying Horse North sketch plan

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To: All members of the El Paso County Planning Commission:

As a resident of the Black Forest area, in El Paso County, we are writing to voice our objections to the Proposed sketch plan for Flying Horse North.

First and foremost, is concern over the long-term viability of the aquifer from which the majority of the residents in Black Forest obtain our water. To build at the proposed density in a time of decreasing water tables and drought is irresponsible and does not serve the current or future residents in existing or future neighborhoods.

The proposed development is in violation of the El Paso County master plan for the Black Forest area and not compatible with existing developed areas. The rural, residential, atmosphere of the area will be negatively impacted with such a high-density city residential development. The increase in congestion and traffic is not compatible and will decrease the livability and safety of the area.

The increased costs for existing residents to build and man a new fire station to protect the new development is an unfair burden on existing homeowners is grossly unfair.

It is the duty of the Planning Commission to consider the long-term sustainability and impacts that new developments will have on the environment, resources, and safety and wellbeing of current and future residents by honoring and following the Black Forest Master Plan. Therefore we believe the proposal must be denied.

Thank you,
Jim and Mary Bonner

Ryan Howser

From: Shannon Bowen <bowenpottery@gmail.com>
Sent: Saturday, October 29, 2022 11:07 AM
To: Ryan Howser
Subject: Opposition to the Flying Horse North sketch plan

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Dear Mr. Howser,

I have been a resident of Black Forest since 1992, and have cherished the beautiful rural atmosphere provided by the RR5 zoning. The concept of an extremely dense development just up the road from us is both emotionally disheartening and practically disgusting.

In the last few years we have watched dense housing developments march closer and closer to our home. The pronghorn are gone. Our native wildlife, including deer, squirrels, raccoons, and even our beloved local moose have been killed on the roads. Traffic is not only more dense, but more aggressive, with impatient drivers who refuse to follow the speed limit pass on double yellow lines. I have begun to drive to the park that is one block away to walk my dog because crossing the street with all the additional traffic is so stressful. The concept of the addition of a hotel, and 8 - 10 houses per acre is totally in contrast with what the Black Forest lifestyle. We did not buy our property only to become part of the larger Colorado Springs city. Why must population growth occur within established communities?

Please consider my heartfelt objections.

Thank you,

Shannon Bowen

Ryan Howser

From: Shannon Bowen <bowenpottery@gmail.com>
Sent: Saturday, October 29, 2022 11:12 AM
To: Ryan Howser
Subject: Opposition to the Flying Horse North sketch plan

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Dear Mr. Howser,

My husband and I have a home business here in Black Forest and we frequently interact with many (probably 100s) of our fellow forest dwellers at our quarterly pottery sales. We began pottery sales here at our studio just before the Black Forest Fire, so it has been a frequent topic of conversation among our customers. The consensus is that every single person is concerned about fire danger and the water resources with which to fight fires. Many of our customers lost their homes to the Black Forest Fire. We have been in a drought for years, and everyone is worried about the possibility of another disastrous fire in our beloved forest. The addition of a high density development with a gross density of less than 1 acre per residence in Flying Horse North will strain our water resources, both for household use and fire mitigation.

Thank you for considering the concerns of our many Black Forest customers and neighbors,

-Shannon Bowen-

www.bowenpottery.com

Ryan Howser

From: Randy Bowen <rando3@earthlink.net>
Sent: Saturday, October 29, 2022 11:02 AM
To: Ryan Howser
Subject: Opposition to the Flying Horse North sketch plan

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Dear Mr. Howser,

I must make my opinion known regarding the newest Flying Horse North development plan. It completely violates the RR-5 density, negating the current plan definition. Beyond the obvious stresses on traffic and light pollution, I am most concerned about the impact on our water resources. I purchased our property, not far from the Flying Horse North development in 1992. At that time, it was understood that Black Forest was limited to 5 acre lots, securely preserving the rural forest atmosphere that I desired. Not long after building here, Cathedral Pines was developed, trampling the land use rules that had been established for the Black Forest Regional Park.

My biggest concern is for water use. Living in a drought-vulnerable, fire-susceptible forest, the installation of a high-density development with an overall gross density of less than 1 acre per residence would add an excessive stress on our water supply. A golf course is also in the plans. In a windy, drought-prone area this alone is egregiously irresponsible, but adding high density housing makes matters even worse.

Thank you for considering my objection,

A handwritten signature in black ink, appearing to read 'Randy Bowen', with a large, sweeping flourish extending to the right.

Randy Bowen
rando3@earthlink.net

Ryan Howser

From: Deb Breazzano <breazzano@aol.com>
Sent: Monday, October 31, 2022 9:52 AM
To: Kevin Mastin; Ryan Howser
Cc: dbreazzano@lewispalmer.org
Subject: Oopposition to the Flying Horse North sketch plan

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Dear Kevin Mastin and Ryan Howser:

Thank you for taking the time to read through my email.

My husband and I have lived in Black Forest since 2004, and are not opposed to smart growth; however, the proposed Flying Horse North development plan is not "smart" nor does it take into consideration the integrity and preservation of the area.

We (along with almost 500 other families) lost our home in 2013 wildfire, and even then, prior to the increase in high density development at our borders, it was a nightmare for evacuation. It is ignorant to assume we will not have another fire here in the future with much more disastrous results.

The road infrastructure for the existing developments remains inadequate with very few corridors allowing safe evacuation. Drive onto Black Forest Rd from Woodman Rd to see the congestion that would bring traffic to a halt if a fire were to break out. The plans for transitioning from high density COS to 2.5 acre lots (already reduced from 5 acre lots) in the Forest have been revised again to demonstrate the perfect example of a nightmare waiting to happen, based on the suburban style layout of those new Flying Horse North plans. It actually would establish another "town" in our rural area. The Forest is not, nor should it become, a suburban scene or congested housing even if high end.

There seems to be a trend in EPC of allowing initial plans for development that had included the minimum 2.5 acre density to be revised to high density house lots supporting developers profit at the cost of us who love, protect and welcome responsible growth in a very unique area. There are plenty of zone violations that are overlooked, changing RR-5 zoning to 8-10 homes/acre.

How does the sketch plan propose to manage Black Forest Road which would become a main traffic route for Flying Horse North south to COS? 4.3 miles of road with 96 driveways, 2 creek crossings, 11 side roads and numerous businesses, churches and other structures access it directly. You are intelligent people; yet, the critical roadways to allow more ease of traffic flow seem to be constructed after the homes are put in. Due to poor timing, delays, and other problems that arise, evacuation and containment routes relating to the safety of our community do not exist, especially during natural disasters.

For example, although roundabouts are safer according to the data; here in our area, people do not know how to navigate them safely. "Just look left", sadly, is not practiced and aggressive or confused drivers have already created more problems than anticipated. I believe the source of the roundabout data is not based on COS drivers. Sure, in other areas of the country, it seems people understand how to navigate roundabouts (back East they work well), but from our frequent "near miss" experiences in the roundabouts just outside of the Forest, our residents/visitors need education before continuing to construct those! Can you imagine what would happen during an evacuation when just one accident shuts down the roundabout vs. when an accident is still better managed in a (traffic light or 4 way stop) intersection? This Hwy 83 roundabout proposal at County Line road is fine in theory, but I predict will be a disaster for some time until people understand how to go with that flow. That also means that evacuation route north out of the Forest area will become more chaotic and unsafe.

Our County Commissioners have pledged publicly to measure developments against the new county master plan and uphold that plan. Approving this proposal goes against those intentions. How can we trust our Commissioners to

represent the current EPC residents when Plans continue to be adjusted in favor of (unsafe) development that attracts a class of people who want to live in a location that has reshaped Black Forest into something very different?

Please do the right thing and represent our opposition at the Nov 3 and Nov 15 meetings with the Commissioners.

Kind Regards,
Deb Breazzano
13260 Brentwood Dr.
Black Forest, CO

Ryan Howser

From: Robert Brehm <atcrb2021@gmail.com>
Sent: Friday, October 28, 2022 7:13 AM
To: Robert Brehm; Kevin Mastin; Ryan Howser
Subject: Opposition to

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Kevin and Ryan,

We, as residents of Black Forest, are deeply concerned and disappointed with the County Commissioners and the Flying Horse North Development. The new El Paso County Master Plan defines the Black Forest that development 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 conditions are met. This does not appear to be the direction the Commission is taking. The points that residents are concerned with include:

1. The lack of concern with the lot and density size that will stress water in the aquifers. Increasing the number of lots from the currently approved 201 to 846 increases that density by over four times. Adding a 225-room luxury hotel with 16 casitas and 50 branded flats with a density of less than 1 acre per residence. Approval of this project would make a sham of the new master plan and is a clear violation of the language in this section. An increase in density 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.
2. 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 makes the Flying Horse North changes totally incompatible because because of the 8-10 homes per acre in parts of the new Flying Horse North plan. This plan adds more than 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.
3. 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. Although no guarantee that zoning will remain the same, there is a reasonable expectation that zoning will give some protection from flagrant changes to densities or land uses. Zoning changes should be limited in how much change is allowed to occur.
4. This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. This is unfair and places a burden on current residents that are not getting subsidies from the 4
5. Densities such as these will produce over four times as much traffic compared to the previously approved development plan. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses,

churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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. It does appear that the Commissioners could care less.

6. The property has been listed as "Potential for Annexation" on both the city and county master plans. If this proposal was approved and annexation was 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 could 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. We don't gain anything from annexation other losing our rural lifestyle of living.

As stated in their pledge, our County Commissioners have pledged publicly as well in print that they will measure developments against the our 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.

The short message that may help the Commissioners better understand what they are facing and hopefully deny this proposal include but are not limited to:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations
5. It changes the rural living that we all moved here for to get away from the city living. This proposal changes that.

Commissioners: I am not sure how many of you live in Black Forest or if there is personal gain for this proposal, but please vote no against this change to our community and lifestyle.

Thank you

Robert

Ryan Howser

From: Invisible Much <invisible_much@yahoo.com>
Sent: Tuesday, November 1, 2022 5:51 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition for Flying Horse North Proposal!

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I am in opposition to the Flying Horse North Proposal. The current proposal is already a lot of houses with the approved 201 houses and will be a drain on the water resources that we have. To then come in after approving those houses and want to increase the size to 846 houses and add on a luxury hotel and the 225 rooms plus the casitas and 50 branded flats is very troubling! No one should be able to come in like that and just change their plan and have it approved, developers aren't part of our community, we are! This will be a complete drain on the water resources that we have available to the existing houses. We don't have an unending supply of water and that was why we have a master plan for the Black Forest area! Please protect what we have for Black Forest as a small community! Please protect the people and animals that call the forest their current home and don't put us into a dangerous situation where we aren't able to get water, protect our home.

Thank you,
Lindsey Brian

Ryan Howser

From: brucebrian@aol.com
Sent: Saturday, October 29, 2022 10:43 AM
To: Ryan Howser; Kevin Mastin; invisible_much@yahoo.com
Subject: Opposition To Flying Horse North

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This proposal must be denied for several reasons:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan. Approval of this project would make a sham of the new 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.
2. Lack of fire impact fees places an undue burden on current residents of the fire district. This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would place an unfair and huge burden on the residents of this fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted
4. Violation of zoning regulations. 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.

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Ryan Howser

From: Robert Broussard <BobBrous@msn.com>
Sent: Monday, October 31, 2022 6:23 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Dear Planning Commissioner Members

We who live in Black Forest are so concerned about all the development of in this area and especially this high density development of Flying Horse North. Everyone is worried about the availability of water and all we hear about is the development of subdivisions which totally violates the Black Forest plan of not less than 2.5 acre lots. On the East Sider we are really struggling with the Sterling Ranch development off of Vollmer Rd and now this.

The aquifers just can't handle all this high density demand.

As a property owner, I feel that the planning commission is only listening to the developers and not the current residence.

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

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

I am totally oppose to this proposed development plan of Flying Horse North.

Cordially,

Robert M Broussard
11060 Vollmer Rd
Colorado Springs, CO 80908

Sent from [Mail](#) for Windows

Ryan Howser

From: Robert Broussard <bobbrous@msn.com>
Sent: Monday, October 31, 2022 6:15 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to Flying Horse North sketch plan

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I am vehemently opposed to this proposal. Going from 201 homes to 846 is not only a gross violation of current zoning regulations but will cause an unacceptable increase in traffic, noise and a rural way of life. Also, it is totally irresponsible with current drought conditions to tax the current availability of water. Unless a totally new aquifer appears you are endangering the future supply of all our water. Use common sense and deny this plan. Thank you, Sandra Broussard

Sent from my iPad

Ryan Howser

From: Katie Brown <ktap99@yahoo.com>
Sent: Tuesday, November 1, 2022 9:15 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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We are some of the many concerned Black Forest Residents opposing the Flying Horse North Sketch Plan. The reasons stated below are the factual and scientific reason why this plan should not be approved. Given that humans are emotional I implore you to listen to the concerned Black Forest Residents. Black Forest is special and needs to be preserved. This area is a forest, or will be until we keep building high density housing on it. People live up here to have their space. We paid for our open acreage. Now that is being taken away so that Classic Homes can make more money. The traffic is bad enough. I can't imagine Stagecoach traffic with the residents coming in and out of 800 more homes. A couple hundred of years ago Black Forest reached to Chapel Hills Mall. The trees were logged to build Denver. Imagine if we do the same, remove the trees for more houses? No more trees, just houses and apartment buildings. We live next door to the Fire Station yet they do not service our address, how are they going to service 800 more homes? The water shortage, fire danger, traffic, are just a few of the major concerns. The residents surrounding Flying Horse North were duped by the way Flying Horse North was proposed - 2.5 acre lots. Now Classic needs to build 800 more homes? This is Black Forest not the city center. There are many reasons why this plan should not be approved. I ask you not to approve the modified plan.

Scott and Katie Brown

1. **"The overall density is at least 2.5 acres/lot"** – 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 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 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.

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 up to 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.

3. **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.

4. Fire Impact Costs – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would place an unfair and huge burden on the residents of this fire district.

5. 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Ryan Howser

From: Carolyn Brown <carolynb@q.com>
Sent: Monday, October 31, 2022 6:23 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan.

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Hello Ryan,

As a 44 year resident of Black Forest, I am dismayed by the direction of dense housing in this north part of the county. I understand that developers buy available land to make a profit. And more housing is needed in the county. In general, I don't advocate telling landowners what they can do with their properties.

However, I worry about whether I will still have water in my well with all the water being directed to high density developments. This year the ponds in my area are either dry or nearly so. I fear this is an indication of dropping water table levels.

Since government is supposedly established with the authority to collect taxes in order to protect the citizens of the area, **I consider protecting our water to be one of the most important issues.** Without water, my property is virtually worthless. Please impress this concern to those who are making the decision.

Of course, there are other concerns. I have enjoyed my rural surroundings all these years because this was my choice of location in 1978. **The quiet, the wildlife, low traffic, low density are all qualities that I would like to preserve.** Please convey my thoughts to the Planning and Community Development. For once, I would like to see the residents' desires honored instead of the developers demands.

Sincerely,

Carolyn Brown

Ryan Howser

From: Bruce & Alice Bryan <bryanlivestock@netzero.net>
Sent: Sunday, October 30, 2022 12:12 PM
To: Ryan Howser
Subject: opposition to the Flying Horse North scetch plan

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As a long time resident of Black Forest I hate the development that has pushed into our once quiet community. But this one is beyond any thing we could have imagined.

We enjoy watching the wild animals, herds of deer, antelope, elk. We know they cannot survive living in the density being proposed. It is just not at all compatible to place a town of up to 4,000 plus a hotel in the middle of our rural community. There is absolutely no benefit for it. It would destroy so much.

The cost is unimaginable considering water, sewage, schools, traffic, fire protection, light and noise pollution.

Alice and Bruce Bryan

Ryan Howser

From: Karen <bucksquarters@aol.com>
Sent: Monday, October 31, 2022 8:41 PM
To: Ryan Howser; Kevin Mastin
Subject: OPPOSITION TO PROPOSAL FOR FLYING HORSE NORTH.

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PLEASE INCLUDE MY EMAIL TO OPPOSE THE PROPOSAL THAT THE DEVELOPERS ARE CURRENTLY PLANNING FOR FLYING HORSE NORTH.

MY MAIN CONCERN IS WATER AND THE DENSITY OF THE NUMBER OF HOMES CAUSING A MAJOR IMPACT ON TRAFFIC. OUR BLACK FOREST HAS CHANGED AND SORRY TO SAY BUT NOT FOR THE BETTER. WE DIDN'T CHOOSE TO LIVE HERE TO GET SURROUNDED BY ALL THE URBAN DEVELOPMENT THAT IS INCRINGING ON OUR FOREST. PLEASE TELL THE DEVELOPERS TO BACK OFF AND STOP BEING SO GREEDY. LEAVE SOME SPACE FOR FUTURE GENERATIONS TO BREATHE!
RESPECTFULLY SUBMITTED,
KAREN BUCK
A 42 YEAR BLACK FOREST RESIDENT.

Ryan Howser

From: Bullock, Lisa <lisa.bullock@lmco.com>
Sent: Monday, October 31, 2022 6:23 AM
To: Ryan Howser
Subject: STOP the building!!!!

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Please forward to the commissioners....

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “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 conditions are met.” 1. “The overall density is at least 2.5 acres/lot” – 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 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 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. 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 up to 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. 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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn’t anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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. Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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. 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 and compatibility requirements of Your El Paso County Master Plan. 2. Lack of fire impact fees places an undue burden on current residents of the fire district. 3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area. 4. Violation of zoning regulation

Our family has lived here 20 years, and now we have Winsome, and this new development - the traffic is horrible, the Noise pollution is daily and constant. Why must we have our quiet disrupted in this manner for million \$\$ homes – this was a quiet country area nothing good will come out of all of this building – water will dry up, noise will be worse, traffic is terrible and dangerous already, wildlife is being pushed out of THEIR FOREST! Please stop the building!

Lisa Bullock

Prj Mgt & Plng Opns Rep Sr

Lockheed Martin/RMS/TBMCS/Space

Lisa.bullock@lmco.com

(719) 277-5445 (O)

(719) 396-9004 (LM mobile)

(719) 660-7676 (personal mobile)

Ryan Howser

From: Matt and Tara Burton <matt.tara1210@gmail.com>
Sent: Monday, October 31, 2022 9:37 PM
To: Ryan Howser; Kevin Mastin
Subject: No to FH North sketch plan

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My wife and I have lived in the Black Forest for a few years now on 5 acres. We love it but are concerned with the changes that are taking place. Please say NO to the developers who want to turn the place into high density housing. There is plenty of space to build out on the plains without ripping out the forest like they did near Rollercoaster and Baptist Rds.

The traffic congestion on these narrow roads, fire potential, the water issues with the aquifers, and the violation of the acreage rules should not be tolerated.

Please use your backbone and don't give in to the flying horse Elitists.

Thanks

Matt Burton

Ryan Howser

From: C and L N <veritas201@live.com>
Sent: Monday, October 31, 2022 4:58 PM
To: Ryan Howser; Kevin Mastin
Subject: STRONG opposition to Flying Horse North Sketch Plan

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We are very strongly OPPOSED to the current Flying Horse North Sketch Plan!!!! You have received a number of communications with backup support data. It's summed up in the following four points:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

PLEASE LISTEN TO THE FAMILIES THAT LIVE IN THE AREA AND ARE THE ONES WHO WOULD BE MOST AFFECTED BY YOUR DECISION. IT VIOLATES YOUR EL PASO COUNTY MASTER PLAN!!!! THERE IS A REASON WHY WE PUT OUT THE EXPENSE AND EFFORT TO LIVE IN THE BLACK FOREST. PLEASE DO NOT IGNORE US!!!!

Sent from phone

Ryan Howser

From: Rob Carr <rob.carr@myprogrammer.com>
Sent: Monday, October 31, 2022 2:23 PM
To: Ryan Howser
Cc: Kevin Mastin
Subject: Flying Horse North development

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Hi Ryan and Kevin,

My wife and I moved to the Black Forest in early 2021 (from Evergreen) because we liked the uncongested nature of the area. To learn that a new development containing 846 homes and a 225-room luxury hotel is not something that we believe fits into our Black Forest. We understand that the originally planned community was for 283 homes on much larger lots, which seems a lot more consistent with the development that has already taken place in our area.

My wife and I would appreciate it if you would seriously consider the impact on the community and the Black Forest that such a development would cause.

Sincerely,

Rob and Yolanda Carr
Residents, Cathedral Pines.



Rob Carr
Sales and Solutions | MyProgrammer, Inc.

Phone/Fax: [\(800\) 984-6977](tel:(800)984-6977)

www.myprogrammer.com



Ryan Howser

From: Josh Chesebro <jjchese@gmail.com>
Sent: Monday, October 31, 2022 6:02 PM
To: Ryan Howser
Subject: Flying Horse North

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Mr. Howser,

I am writing to express my concerns over the expansion of the new Flying Horse North plan. Specifically based on the following:

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “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 conditions are met:”

1. **“The overall density is at least 2.5 acres/lot”** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Thank you for your attention to this matter.
Josh Chesebro

Ryan Howser

From: clarksd@mail.com
Sent: Friday, October 28, 2022 2:34 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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It is well known that the Black Forest area is being destroyed by each high volume development and yet no one has stood up once to stop it. Please, please, do what is right and don't allow this to happen yet again. Be the first to send a message to these wealthy developers that they can't get away with their blatant disregard for our land and environment just so they can become more wealthy. You are in your position to represent and stand up for us and we are struggling here to protect our beautiful area.

Please oppose their plan.

1. The proposal completely violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Della Clark
5960 Schwencks Place
Black Forest
(Directly impacted by the traffic and water planned for this project)

Ryan Howser

From: Julie Collins <juliecollins@hotmail.com>
Sent: Tuesday, November 1, 2022 10:53 AM
To: PLNWEB; Kevin Mastin; Ryan Howser
Subject: Opposition to Flying Horse North

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Dear El Paso County Planning and Community Development Department leadership,

I strongly oppose Flying Horse North's plan to increase density four-fold, from the currently approved 201 to 846 lots. This violates the El Paso County Master Plan as it violates the intent and spirit of rural zoning and will erode the rural feel of northern El Paso County. This proposal insults the very plan itself and it attempts to circumvent the approved language. It will set a new precedent that would favor future overdevelopment of northern El Paso County. It also brings into question the developer's ethics and failure to disclose his true intentions during the 2016 approval process. I will explain each point below:

1st. The new El Paso County Master Plan defines the "development in this place-type as typically consisting 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 conditions are met:"

- "The overall density is at least 2.5 acres/lot."
- "Larger lots will not stress the aquifers and will permit long-term water availability."
- "Larger lots will preserve more trees and natural features."
- "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 up to 4,000 people plus a hotel in the middle of a rural area.

2nd. Zoning Violation – Changing from RR-5 zoning to a density of as much as 8-10 homes per acre makes zoning a sham. It is a gross violation of zoning regulations that are designed to protect existing landowners. They expect zoning will give them some protection from flagrant changes to densities or land uses. Therefore, zoning changes should be limited in how much change is allowed to occur.

3rd. This development will drastically increase traffic and light pollution. The proposed density will produce over four times as much traffic compared to the 2016 approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the densest eastern part of Flying

Horse North to drive south to the city or north to access Hodgen road. Blackforest road cannot handle this traffic and it will create congestion for Black Forest residents. A similar problem will exist as hundreds of people, over four 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. Also impacted areas to the northwest, such as Settlers Ranch, Walden and High Forest Ranch, are already facing long waits to enter Hodgen road.

4th. The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

5th. The dense development will extinguish animal herds and associated migration in a cherished area of the Black Forest. The antelope and elk that transited the rural expanse will be forced to migrate away from the residents who have enjoyed and valued their presence.

I am strongly concerned that this developer failed to exercise ‘full faith’ with the commission during the 2016 process. Soon after the 2016 decision, new sales required a disclosure at time of closing that indicated higher density intentions with a hotel. Furthermore, this developer failed to install fire suppression for a high-risk area. Their actions in 2016 should be penalized as it appears a breach of trust with the commission and our commissioners.

The county commissioners have pledged publicly, as well in print, that they will measure developments against the new county master plan and uphold that plan. I implore the planning commission to demonstrate that resolve by denying this proposal that violates that plan so egregiously.

Please disapprove the developers highly egregious proposal now, before it sets a new precedence.

Sincerely,

Julie Collins / 17850 Pioneer Crossing, Colorado Springs, CO 80908 / juliecollins@hotmail.com / 910.709.6663

Ryan Howser

From: Kathleen Cook <ucookkm@yahoo.com>
Sent: Wednesday, November 2, 2022 8:53 AM
To: Kevin Mastin; Ryan Howser
Cc: Glenn Cook
Subject: Opposition to Flying Horse North Sketch Plan

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Fire, water, and lifestyle - there are so many reasons to oppose this betrayal of the law and of the culture of Black Forest, but these are our top 3. The hugely increased density proposed for this development will present a real danger to the present and proposed future residents of the area. In an emergency, tragedy could well result as thousands attempt to flee on overcrowded roads, and if it's a fire, their burning houses will overwhelm local resources. In terms of water, it is naive to assume that these densities will allow for an endless supply of limited resources. The Black Forest Development Plan wisely provides that homes should be 2.5 acres or more in order not to stress aquifers.

In sum, the current Flying Horse North development was done in a manner that fits with the rural nature of this area, but the proposed addition of 4000 residents and a hotel makes a travesty of the Black Forest Development Plan, zoning codes, and promises made before to secure Council approval.

Please sustain our trust in our officials and vote no to these attempts to profit at the expense of all Black Forest residents.

Glenn and Kathleen Cook

Ryan Howser

From: Joe Cooper <cooper.joseph.b@protonmail.com>
Sent: Friday, October 28, 2022 3:06 PM
To: Ryan Howser; Kevin Mastin
Subject: Different take on new development

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Good afternoon,

I am sure you are getting flooded with emails re Flying Horse North. I would like to offer a few thoughts that are not cut/paste. I am aware of the difficulties you all have as far as need for balancing affordable housing and well thought development; I am not trying to pretend that Colorado Springs and El Paso County should not change over 50 years. However, this particular development concerns me for three reasons: fire, water, and master plan.

1. Fire. More people means more opportunity for fire; study after study shows this. It is not in anyone's interest to create an environment in which fire is significantly more likely for this region.
2. Water: I am unaware of any scientific studies that support a significant increase to the current burden on aquifers in this region. The type of development being considered will add a significant burden in this way and are not easy to support with water from the pipeline due to their location; this is setting the entire Black Forest region up for long term failure.
3. Continued growth: I am a physician who is in high demand and could move anywhere in the country, we like it here and are planning to stay because of the nature of Black Forest. Others in my position might feel the same about downtown or OCC or Old North End. The point is highly desirable cities do well because they all individual areas to develop and maintain a culture and appeal. This development would destroy that nature and appeal of Black Forest and frankly detract from the county as a whole as result. Even if people don't go to Black Forest often they like to know that it is there, it is part of the attraction of the whole county. Similarly, when was the last time a county board allowed the development of a gorgeous rural area that had a positive response in either the near or the far future? Allowing development of Flying Horse North would be a significant negative event for the El Paso County Commissioners as a whole.
4. Master Plan: I actually think this is most important. I am a physician and prior to that was an Army Officer for many years: plans and agreements mean something. If you significantly change a strategic plan without an extremely good reason you devalue the nature of your work and the value of your commitment as an entity. If you approve this what will stop every other developer from fudging the rules with the believe that El Paso county will eventually "fold" to their desire? Why should anyone inside or outside of the county have faith in your word or "commitments"?

Again, I am not trying to say there should be no development but the proposed development in this particular area defies logic or common sense, endangers the area at large due to long term fire and water consequences, and completely undermines the integrity, commitments, and future negotiating power of both the El Paso County Commissioners and planning office. That area does not have to remain vacant for eternity nor does it need the current proposed development, we are counting on you as leaders to hear our concerns and develop a responsible plan for the future and have the integrity to stick to that plan.

Thank you for your time,

Joseph Cooper, MD

Ryan Howser

From: Jaenette Coyne <jaenettecoyne@msn.com>
Sent: Friday, October 28, 2022 3:19 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Thank you for the work you do for our city. As a resident of Black Forest, I would like to express my concern for the plans for Flying Horse North. There are a handful of reasons why I am concerned about the current plans.

1. The El Paso County Master Plan states that lots should be at least 2.5 acres, and this condition is not being met. This is essential to maintain the aspect of this part of the community we all moved there for. Additionally, all the areas surrounding this property are on multi-acre lots, making this plan incompatible with the character of the existing areas.
2. I moved to Black Forest many years ago, and decided to rebuild on the same property after my home, pets, and everything I owned was lost in the Black Forest fire. I did this because of the large lots, privacy, lack of light pollution, and limited traffic. Density as planned will negatively impact these things, and the reasons I call this location home. I also worry about the safety of my children, as many of the Black Forest roads are not going to be able to handle the increase in traffic.
3. Our fire department is amazing, and I personally thank them for saving many of my neighbors homes, even if they couldn't save mine. We pay extra taxes to help them, but I do not feel it is appropriate for me to pay even more, to support the development of a new station, equipment, and staff, since currently I believe the Board of County Commissioner doesn't allow fire districts to collect fire impact fees from each lot that is sold, and I would share in these costs.

In conclusion, I hope you consider the opinions of those of us living currently in Black Forest. I support growth for sure, but in a manner consistent with the type of community we have and the area is zoned for.

Thank you,
Jaenette Coyne
12720 Peregrine Way

Ryan Howser

From: L.A. Craparotta <1redeagle@gmail.com>
Sent: Friday, October 28, 2022 12:59 PM
To: Ryan Howser
Cc: Kevin Mastin
Subject: Opposition to the Flying Horse North Sketch Plan

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Good Afternoon Ryan:

I am writing today to relay my opposition to the Flying Horse North development, particularly as it pertains to the Black Forest. It is clear that the Flying Horse North Sketch Plan is not in compliance with the El Paso County Master Plan particularly regarding lot size and density within that lot size.

Increasing the number of lots from the currently approved 201 to 846 increases the density by over fourfold. This density would draw on and stress the output of the aquifers and jeopardizes long- term water availability as well as many other areas of concern, such as roads, traffic, noise, schools, light, pollution infrastructure, and community services.

If El Paso County approves increasing the development and density of the Flying Horse North Plan, El Paso County will effectively be developing a 4000 people plus town in the middle of a rural area. And with that comes all of the services an area and population of that size requires. In a time of increasing development across the city and County and a time of understaffed services such as police officers and first responders, it is imperative that the County be very diligent about approving developments such as Flying Horse North.

The question of approving a development that "potentially" requires annexation and the concern of a "flagpole" 3-mile gap between the current city limits and this property is cause for due concern. Flagpoles are a major violation of the intent of annexation and violate the 1/6 contiguity Clause of the law. Not to mention the fact that approving this development for annexation opens the door for future annexations of adjacent properties such as the 3200-acres subdivision, Amara, out near Fountain.

Changing from RR-5 zoning to a density of as much as 8 to 10 homes per acre is a gross violation of zoning regulations that El Paso County has established. These zoning regulations were designed to protect the people and businesses and provide them a reasonable expectation that any changes to zoning would be limited to the amount of change in any given area within the intent of the Master Plan, and all within the expectation of reasonableness for the area. Any zoning changes should include consideration for the county master plan.

Our County Commissioners have pledged publicly, as well as 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 the plan so egregiously.

Ryan, in reviewing this proposal, I urge you to consider opposing the proposal for Flying Horse North.

Thank you in advance for your support in opposing Flying Horse North as it is currently being presented.

Kind regards,
Laurie Craparotta
Member, Friends of the Black Forest

Ryan Howser

From: L.A. Craparotta <1redeagle@gmail.com>
Sent: Friday, October 28, 2022 12:43 PM
To: Kevin Mastin
Cc: Ryan Howser
Subject: Opposition to the Flying Horse North Sketch Plan

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Good Afternoon Kevin:

I am writing today to relay my opposition to the Flying Horse North development, particularly as it pertains to the Black Forest. It is clear that the Flying Horse North Sketch Plan is not in compliance with the El Paso County Master Plan particularly regarding lot size and density within that lot size.

Increasing the number of lots from the currently approved 201 to 846 increases the density by over fourfold. This density would draw on and stress the output of the aquifers and jeopardizes longterm water availability as well as many other areas of concern, such as roads, traffic, noise, schools, light, pollution infrastructure, and community services.

If El Paso County approves increasing the development and density of the Flying Horse North Plan, El Paso County will effectively be developing a 4000 people plus town in the middle of a rural area. And with that comes all of the services an area and population of that size requires. In a time of increasing development across the city and County and a time of understaffed services such as police officers and first responders, it is imperative that the County be very diligent about approving developments such as Flying Horse North.

The question of approving a development that "potentially" requires annexation and the concern of a "flagpole" 3-mile gap between the current city limits and this property is cause for due concern. Flagpoles are a major violation of the intent of annexation and violate the 1/6 contiguity Clause of the law. Not to mention the fact that approving this development for annexation opens the door for future annexations of adjacent properties such as the 3200-acres subdivision, Amara, out near Fountain.

Changing from RR-5 zoning to a density of as much as 8 to 10 homes per acre is a gross violation of zoning regulations that El Paso County has established. These zoning regulations were designed to protect the people and businesses and provide them a reasonable expectation that any changes to zoning would be limited to the amount of change in any given area within the intent of the Master Plan, and all within the expectation of reasonableness for the area. Any zoning changes should include consideration for the county master plan.

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

Kevin, in reviewing this proposal, I urge you to consider opposing the proposal for Flying Horse North.

Thank you in advance for your support in opposing Flying Horse North as it is currently being presented.

Kind regards,

Laurie Craparotta
Member, Friends of the Black Forest

Ryan Howser

From: B CJ <bcribarijohnson@gmail.com>
Sent: Sunday, October 30, 2022 10:49 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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The plans for FHN violate the El Paso County Master plan from 2021. The density is much higher than the plan. The master plan took into account the well, septic and other requirements for neighborhoods. The FHN plan allows for lot sizes and density that exceed the plan.

The plan also mentions water availability. It's obvious that dense neighborhoods and a 225 room luxury hotel with casitas and branded flats will use a LOT of water. We in the black forest depend on this water. PLEASE don't ruin the lives of people living here now, to accommodate the water needs of customers at a luxury hotel.

The FHN plan is not compatible with the character of the existing developed area. The surrounding homes are 5-acre or larger densities. Planning 8-10 homes/acre would effectively create a TOWN of up to 4000 people in this rural area.

Having 8-10 homes per acre is a zoning violation. Why would you do this to the existing homeowners? We have expectations (as I'm sure you do), that zoning around our homes will remain similar and protect from flagrant changes to density.

The development will require the construction of a new fire station. Since the county refuses to allow fire districts to collect impact fees with lot sales, you're effectively requiring the EXISTING residents to pay for the construction and equipment for a new station. This is unfair.

This development violates the rural, residential flavor that has drawn people 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. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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 County commissioners have promised that developments will be implemented based on the county master plan. FHN does not meet the requirements of the master plan.

Please, please do not approve FHN.

Barbara Cribari

Ryan Howser

From: Debby Davidson <debbyjeand@gmail.com>
Sent: Friday, October 28, 2022 10:45 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to Flying Horse North proposal

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Allowing a development that consists of urban density neighborhoods in the Black Forest will put undue stress on our aquifers. We that live in Large-lot residential neighborhoods typically depend on well and septic systems. Especially during these times of draught it is incredibly unrealistic to think our water is unlimited. If you allow the density that Flying Horse proposes you will be putting all of us at risk of not having adequate resources.

This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would place an unfair and huge burden on the residents of this fire district.

Destroying the forest and our way of life is not only irresponsible and environmentally unsound. Sticking with larger 2.5 acre or more lots. 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 201 to 846 increases that density by over four-fold. Not to mention the addition of a hotel.

Bottom line:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Deborah Davidson
4807 Silver Nell Drive
Colorado Springs, CO 80908

Ryan Howser

From: Julie Davis <dasgusorders@gmail.com>
Sent: Tuesday, November 1, 2022 9:36 AM
To: Ryan Howser
Subject: Opposition to Flying Horse North Proposal

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I cannot stress enough how much I oppose this new high density proposal.

To put it simply, we do not have the water to support this and building it anyway will bankrupt countless current residents when their wells dry up and properties become worthless. Despite the aquifer reports (which were done before dozens of other developments were started), the truly independent experts on the matter have stated the aquifers are already stressed. A reliable statistical report cannot be utilized at this time until the current developments are complete and the homes occupied. Because until we know the true draw on our already stressed aquifers, another highly dense development just cannot be approved. In addition, with plans to pipe water from those aquifers into Falcon to tens of thousands of homes and businesses, our finite water sources are certain to dry out within years and not decades as originally promised. We do not want to go the way of Arizona and New Mexico. Please be smart about this and place natural resources above financial gain. You owe it to your current residents to oppose this plan.

In addition to this main point, there are countless other violations and major problems:

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “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 conditions are met:”

1. **“The overall density is at least 2.5 acres/lot”** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations
5. Insufficient water supply

Sincerely,
Julie Davis

Ryan Howser

From: Patricia Dekal <77blubrds@gmail.com>
Sent: Thursday, October 27, 2022 7:18 PM
To: Ryan Howser; Kevin Mastin
Subject: Re; Flying Horse Ranch

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Attention commissioners

You are allowing too much density in the Black Forest area especially Flying Horse ranch area.

You have totally ignored the Back

Forest covenant regarding one house for 5 acres. You continue to allow the developers to do as they wish, anytime they wish, without any regard to density issues, water issues or street issues. The people of Black Forest have had enough of this, we urge no, we insist you please stop this. Reduce the density immediately and stop flying horse ranch from doing as they wish.

Had Enough in Black Forest

Patricia Dekal

I am writing to express opposition to the Flying Horse North sketch plan coming before the commissioners in the coming weeks.

We are one of those families who were drawn to El Paso County for its unique combination of economy, culture and natural beauty. Over multiple tours in the military, we lived in three different parts of the city and ultimately decided to retire in this diverse and vibrant community. We researched places where we wanted to establish our own permanent home and, in the end, chose Flying Horse North, subsequently building a home in Filing 1.

One of the deciding factors was what we believed to be a well-designed and comprehensive County Master Plan which was in its final stages of review and approval. The Plan clearly stated its intent for the Black Forest area.

*Black Forest is a community with one of the strongest and most well-established characters in El Paso County. This area is built around protecting the forest and preserving its rural quality... 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. (El Paso County Master Plan, June 4, 2021, emphasis in the original)*

There is no place in Black Forest that will be a 'character match' for what is being proposed in the sketch plan under consideration and the county will have cast aside Black Forest's 'rural quality' in this area of the community.

Others will raise other important considerations such as access to water (38% supply gap by 2060 per EPCMP analysis), transportation infrastructure impacts, and increased stress on fire response. These should be foremost issues for the Commissioners. And while I am sure a path can be found using creative metrics and re-zoning votes to approve the new sketch plan, such a decision makes a mockery of your vote to approve and abide by this excellent, publicly-funded Master Plan, not even 2 years on from its adoption. Where else in the county will we find that the plan was just a veneer for unmitigated commercial and residential growth?

I urge you to deny the new sketch plan request and support the developer's original Commissioner-supported request for a Black Forest community befitting the Master Plan.



Michael Dickey
Flying Horse North, Filing 1

Ryan Howser

From: Kevin Dillon <cleon1kmd@gmail.com>
Sent: Monday, October 31, 2022 3:14 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Gentlemen,

As a long-time resident of the Black Forest I am sending you this correspondence to voice my opposition to the Flying Horse sketch plan specifically, and the desired development of the area by the involved outside developers in general. There are numerous reasons for my strong objection to this plan. First and foremost approving this plan would undermine the El Paso County Master Plan – 2021 and its purpose of protecting all of the Black Forest area from the sort of urban sprawl we are seeing across El Paso county.

Secondly the negative impacts to the water supply that would be realized by tapping into the proposed aquifer(s) via the Cherokee Water District would place undue burden on a supply that would jeopardize many established homes and families, a supply that hasn't been comprehensively surveyed since the late 1980's.

Thirdly, and possibly the most consequential, is the potential for the "flagpole"annexation of the land parcel into the city for purposes of providing water in the event that the Cherokee Water District does not, and whatever infrastructure support would be needed, which would then present the very real potential of future annexation efforts of more of the Black Forest area. The lifestyle of those of us who have called this wonderful area home for years would be forever transformed into just another collection of neighborhoods.

Lastly, the zoning issue presented by changing from the RR-5 zoning to a much greater density of as much as 8-10 homes per acre is a blatant violation of zoning regulations that are designed to protect people. Such a change makes any zoning regulations meaningless. This doesn't even speak to the temporary fate of the golf course in 20 yrs. A fate that potentially means re-developing the land into "low-cost" housing as we are seeing happen in the Springs.

All of this in the name of "prudent management" of an area that benefits no-one but the developer involved, and the aspirations of El Paso county to exploit the natural resources found in this beautiful county.

Very respectfully in firm objection,
Kevin Dillon

Ryan Howser

From: kevin Dillon <cleon1kmd@yahoo.com>
Sent: Monday, October 31, 2022 8:58 AM
To: Ryan Howser
Subject: Opposition to Flying Horse North sketch plan

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Mr. Ryan Howser,

I strongly oppose the sketch plan for Flying Horse North. Following are some of my objections and ask for the commissions support for our community. I am not against change but do believe in balance.

According to the State of Colorado Department of Local affairs “ ***Planning commissions and local elected officials prepare plans in order to preserve the public health, safety and welfare***”. Some of the reasons listed for planning are:

To protect the public and preserve quality of life.
To develop community vision and achieve goals.

This development does not preserve quality of life or fit in the vision and goals of the Black Forest community.

Black Forest residents trusted that our elected county commissioner would respect the community and remain supportive of the long time Black Forest plan. (This was expected because the county plan said “5 acres”.)

"Not everybody likes change," said Craig Dossey, the county's executive director of planning and community development. "But we worked hard on this to manage growth while retaining the character of El Paso County."

Quote from report on KRDO June 22, 2021. Scott Harrison

Character of El Paso County Colorado has typically been the small town feeling. This was because of the less dense population. This dense rapid growth is destroying the special small town feeling that El Paso County CO previously had.

Implementation of buffer zones. A buffer zone can only fulfill the close visual aspect of an encroaching dense populated area. It does not eliminate the traffic, noise, light pollution, displacement of wildlife, increase of crime and other changes that happen when dense development encroaches on rural areas.

Forcing dense population on top of and around rural areas causes lifestyle clashes that detract from a positive sense of community.

It is my understanding that it is common for developers to put in golf courses to sell expensive homes that are on the golf course. Then in 20 years they can develop the golf course into dense population areas. This is currently happening Colorado Springs. This is a poor and deceptive practice that should not be allowed. (Flying Horse North is selling their idea as giving extra open space with this large golf course) This does not show real concern for the community now or in the future.

Thank you for your consideration
Kathleen Dillon

Ryan Howser

From: Dennis Duncan <rhubarbexpert@gmail.com>
Sent: Wednesday, November 2, 2022 12:21 PM
To: Ryan Howser; Kevin Mastin
Subject: Appeal to uphold the El Paso County master plan re. Flying Horse North

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Dear County Commissioners,

I'm writing to encourage you to honor your pledge to enforce the El Paso County master plan, particularly as it relates to house density in Flying Horse North. I realize the difficulties inherent in saying "no" to developments that offer economic stimulus. City-density development of the county, however, would provide short-term stimulus at the risk of long-term catastrophe, both economic and non-economic. I implore you to consider the other priorities inherent in your role as our governing body. Economic growth is not the only dimension to a quality life. The minimum house density restriction is intended to mitigate risks to other aspects of life in El Paso county, particularly those that would come from undue demands on our water supplies and general infrastructure. Do you want El Paso county to become the L.A. of the Rockies? A place people flee in search of a healthy lifestyle? Ignoring the master plan restrictions on lot sizes is tantamount to stating that unbridled growth will be good for our area. I assure you, it will not.

The proposed density violates and disrespects both the word and the intent of the minimum lot size of 2.5 acres. The role of the minimum lot size is primarily to mitigate the risks inherent in an area of limited, largely unknown, and possibly non-renewable resources. Water is the most obvious of such resources. Failure to enforce the new plan will open the flood gates for future, city-density developments and likely ensure a needless, avoidable depletion of water resources as well as degradation in the quality of life for those of us wishing to make the county our long-term home. Please take the long view and send a clear message to developers that they must operate within the constraints defined in the master plan. The current state of knowledge about local resources is incomplete. A lot of educated guessing going on about available ground water and expected longevity of the current, 20-year drought. Nevertheless, water shortages are already a global phenomenon. Add to this the fact that "drought" connotes something temporary but "climate changes" connotes something very long-term., and our water future becomes even more uncertain. Don't expect any "experts" to accurately end all such uncertainties. We must make decisions with the data we have. Therefore, I implore you to take a conservative view towards protecting the lifestyles and viability of life in El Paso county by protecting our own environment from the inevitable pressures to over-development. Past behavior on the part of the El Paso County Commission have sent developers the wrong message...that business and short-term factors are sufficient to secure approval for developments denser than the existing guidelines. Until and if a more positive view of our resource situation emerges, is it not prudent to protect our current resources from over-exploitation?

It is understandable that developers work to maximize their profits. That does not make them evil or the enemy of our community. Indeed, development is a valuable service to growing communities. The County Commission, however, should work to ensure that development projects are also in the best interest of the community as a whole, which involves more than simple economic growth. It is also understandable that most, if not all, politicians are primarily businessmen and therefore easily relate to the motivations of developers. Unfortunately, this often means that proposals such as Flying Horse North are evaluated primarily on their near-term economic impact with much lower consideration given to long-term issues such as water, clean air, and other infrastructure issues. Please don't fall into that trap. We don't live in the world of our ancestors. We know more and we face problems they did not face. Do what's right for our community now and in the long run.

Regards,

--

Dennis Duncan

High Altitude Rhubarb

Ryan Howser

From: Donna Duncan <donnaduncan66@gmail.com>
Sent: Monday, October 31, 2022 9:37 PM
To: Ryan Howser; Kevin Mastin
Subject: Against the current FHN sketch plan

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After all the meetings and expense that went into the El Paso County Master Plan, why is there even a remote possibility that the Flying Horse North sketch plan will be approved?

The most crucial reason to reject the plan is that no one knows how much water is available for the anticipated residents. Not even the CO

Division of Water Resources can estimate the groundwater availability, and that should scare anyone.

Potential residents of Black Forest are leery of buying existing property for fear the existing wells are threatened by developers.

So, Cherokee Metropolitan District will supply the water?

The wells they have in Black Forest are not even adequate for their existing customers. Where exactly will they get the water for FHN? Surface water? Wait until the Colorado Springs residents who have annual water use restrictions hear about that.

The original FHN plan to build individual homes on 2.5 - 8 acre lots with wells in the Dawson aquifer was scary. The current plan is a nightmare.

- Donna Duncan

Ryan Howser

From: Beast 18Z <beast18z@gmail.com>
Sent: Friday, October 28, 2022 7:19 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North Sketch Plan

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El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest as a place typically consisting of single-family homes occupying lots of 2.5 acres or more... Large-lot residential neighborhoods typically depending on well water and septic systems. However, if central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if these conditions are met and maintain all other requirements.”

1. “The overall density is at least 2.5 acres/lot” – Larger lots will not stress the aquifers and will permit long-term water availability. Water is in shortage due to the drought and is not an infinite supply. Larger lots will also preserve more trees and natural features. 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Please respect the wishes of the people of Black Forest. Poor planning on the part of Colorado Springs does not equate to an emergency on the part of Black Forest. Direct the expansion towards areas that are currently wide-open and available.

William Easterling
East Black Forest

Proud of my Family, my Folk, my God, and my Ancestors. Roots run deep and blood really is thicker than water.

Ryan Howser

From: monika-eckmann@centurylink.net
Sent: Friday, October 28, 2022 10:33 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to Flying Horse North Sketch Plan

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Comments to County for Flying Horse North

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1. **“The Overall Density Is At Least 2.5 Acres/Lot”:** 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 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 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.

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Traffic, Noise, Schools and 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 four times as much traffic

compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the densest eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

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2. Lack of fire impact fees places an undue burden on current residents of the fire district,
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area; and
4. Violation of zoning regulations.

I oppose the Flying Horse North sketch plan and hope the El Paso County Commissioners will listen to the people they serve.

-Monika Eckmann

Ryan Howser

From: monika-eckmann@centurylink.net
Sent: Thursday, October 27, 2022 7:36 PM
To: Ryan Howser; Kevin Mastin
Subject: Comments to County for Flying Horse North

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3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area; and
4. Violation of zoning regulations.

-Monika Eckmann

Ryan Howser

From: Steve Eichers <eichers816@yahoo.com>
Sent: Tuesday, November 1, 2022 10:39 PM
To: Ryan Howser; Kevin Mastin
Cc: me
Subject: Opposition to Flying Horse North sketch plan

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Dear Mr. Howser and Mr. Mastin,

I am writing as a concerned and disappointed landowner/homeowner within a stones throw from the new Flying Horse North development. While we have only lived in our current home for three years now, we chose to move to Black Forest to escape the urban density, traffic congestion, noise, etc of the city life. I have lived in Colorado Springs for almost my entire life, since the late 1980s, so I can certainly appreciate firsthand the growth of the city and the struggles to find more room for everyone. However, this new proposal is wrong on a number of fronts:

1. The new El Paso County Master Plan born 2021 defines Black Forest as generally single family homes occupying 2.5-acres or more, dependent on their own well and septic. The latest proposal density is for 846 lots of the 1459 acre total... much less than the 2.5-acre minimum so common and attractive of Black Forest.
2. A 225-acre hotel, numerous casitas, and a golf course is a gross and most objectionable addition in the middle of a rural thoroughfare. For goodness sake, what is the point and attraction in the middle of the country out here?? This is entirely out of character for this area, other than to mar the appeal of the rural landscape.
3. Please strongly consider the rights, interests, and fairness to homeowners who have already purchased land and built homes as FHN was originally pitched... being 5-7 acres lots of rural fare. What a slap in the face to these poor folks.
4. This is a blatant zoning violation of the RR-5 requirements of the area.
5. Having to build, and staff, a new fire station for this development, literally within a block of the existing BF station #2 is utterly ridiculous, and will stand as a stark reminder and long-told story of the utter tragedy of this development.
6. Traffic congestion will only worsen on these already overburdened roads. In the three years we've lived here, we have already noticed the dramatic increase in traffic along Hodgen Road, with much illegal passing activity, speeding, impatience, etc. To add to that, the winter drifts along these rural roads are incredibly dangerous. Please consider this before you add additional strain (traffic) on the infrastructure... this is truly a legitimate public safety concern!

7. The light pollution that will inevitably result from this new development will do much to ruin the beautiful dark starry nights my family and neighbors enjoy out here. Please consider the impact to those of us who moved out here (and paid a hefty premium to do it!) to take advantage of and enjoy such things.

8. A development this large and this dense can only burden, and potentially *overburden* the incredibly important water supply for all of us out here.

In conclusion, I would ask... nay, *beg*... that you please REJECT THIS PROPOSAL. Send this back to the developers with strong objection and sentimental disdain for the attempt to ruin this area for those of us who live out here.

You know, perspective is an interesting thing. When I first moved my family out here three years ago, I would find myself frustrated to see the development of the 2.5 to 5 acre lots along Hodgen, but I have actually come to appreciate them. You see, wherever there is a home built on a large lot, there is no more a chance for a track home (density) subdivision to be built in its place. I would urge you, too, to see the beauty of the this rural lifestyle, and stand in resolve with those of us who want to preserve this way of life, appreciation of the landscape, and slower paced country lifestyle. There are ever less areas of such rustic beauty as the inevitable growth of the city extends its reach.

"Leave it as it is. You can not improve on it. The ages have been at work on it, and man can only mar it. What you can do is to keep it for your children, your children's children, and for all who come after you, as one of the great sights which every American if he can travel at all should see." -Theodore Roosevelt

Sincerely,
Steve (and Kristal) Eichers
17330 Bar X Rd, Colorado Springs, CO 80908

Ryan Howser

From: Kristal Eichers <eichers_hikers@yahoo.com>
Sent: Tuesday, November 1, 2022 10:19 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North Sketch Plan

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Mr. Howser and Mr. Mastin,

I am a resident of Black Forest, near Hodgen and Black Forest Road, and I love and appreciate everything about the community as it is today. Please deny the proposal for these important reasons: the proposal blatantly VIOLATES the 2.5 acre density and compatibility requirements of your El Paso County Master Plan; the fire impact fees would be a financial burden to us current residents within the district; this neighborhood would bring increased traffic, congestion, light pollution, crime, and large residential feel; and it goes against zoning regulations. I appreciate having a rural like community with minimal traffic where I can see the stars and not worry about crime like as in the Colorado Springs city, and putting in this proposed "town" would really degrade the area. A "town" of up to 4000 plus a hotel in the middle of the rural area is not compatible with Black Forest. People move to Black Forest to get away from the crowds, congestion, crime, and city lights of Colorado Springs. The area is not suitable for the masses (e.g., the 4 miles of affected Black Forest Road can't be widened due to the 96 driveways, 2 creek crossings, 11 side roads, and numerous businesses/churches/etc. that would be greatly impacted). PLEASE, please, please deny this proposal and help keep the Black Forest community as it was intended and as it stands and as it was defined in your El Paso County Master Plan, and please don't burden the community's resources, natural appeal, and finances with this. The County Commissioners have pledged verbally and in writing that they will measure developments against the new county master plan and uphold that plan....this is the time to show they are taking action by denying this proposal because it greatly violates the county master plan.

Sincerely,
Kristal Eichers

Ryan Howser

From: Todd Ellsworth <tellsworth@mailbox.org>
Sent: Friday, October 28, 2022 7:49 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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We all know the issues surrounding this land and resource grab. People have had enough of the overbuilding and money driven development of the Black Forest and surrounding areas. We don't want this monstrosity. Not only does this violate zoning restrictions, but it doesn't fit with the overall theme of Black Forest and what residents have come to love about living out here. Won't even talk about the water use issues...

Take your money somewhere else and leave BF out of it!

Todd and Adrianna Ellsworth
Pine Cone Acres, Black Forest

Ryan Howser

From: MARY ELSHEHAWY <maryelshehawy@msn.com>
Sent: Friday, October 28, 2022 2:34 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North Sketch plan

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I moved to the Black Forest 7 years ago. I am 73 years old. I was born and raised in California. Please, please don't let Colorado Springs become another California. I already feel sick to my stomach at all the construction that is happening and this new proposal is way, way too much. Please take a few minutes to drive around this area and see for yourselves what this kind of development will do to this beautiful area. I truly hope that you will not allow this to happen.

Thank you for taking the time to read this,
Mary Elshehawy
11030 Pine Meadows Rd.

Ryan Howser

From: Michelle Estes <estes8651@gmail.com>
Sent: Monday, October 31, 2022 9:43 PM
To: Ryan Howser; Kevin Mastin
Subject: STRONGLY OPPOSE FLYI G HORSE NORTH PROPOSAL

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I am a ho.eowner in our rural Black Forest.

I STRONGLY OPPOSE the Flying Horse North land proposal.

Please accept this email as an interested neighbor.

Mike and Michelle Estes
Black Forest, CO

Ryan Howser

From: Eswope75 <eswope75@aol.com>
Sent: Monday, October 31, 2022 6:21 PM
To: Ryan Howser; Kevin Mastin
Subject: Oposition to the Flying Horse North sketch plan

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The proposal for the Flying Horse North sketch plan must be denied for several reasons:

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2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Ryan Howser

From: bill smith <jf361@yahoo.com>
Sent: Monday, October 31, 2022 7:34 PM
To: Kevin Mastin; Ryan Howser
Subject: Opposition to the Flying Horse North sketch plan

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Ryan, Kevin, and planning commission members -

I am emailing you to express my extreme concern and objection to the Flying Horse North development proposal. I understand you are meeting on Nov 3rd and 15th.

As a resident of Black Forest for 10 years, I am asking the planning commission to consider my perspective and to object to this proposal which goes against the very core reasons I decided to move to Black Forest.

Below is a summary of the package that Terry Stokka and Friends of Black Forest sent to the planners when this was first proposed (see [Inputs to County](#))

As I count on the commission to stand up for our behalf, we hope you will hear the voices of residents and deny the proposal which blatantly violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.

In addition, the lack of fire impact fees place a burden on current residents of the fire district. The increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.

This is a violation of zoning regulations as well as a burden to our water resources.

We hope you will consider all the negative impacts this will have to residents of Black Forest who do not want this to be approved.

Thank you,
John Fabac

Inputs to County for Flying Horse North

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “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

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Ryan Howser

From: Val feldman <ValFeldman@msn.com>
Sent: Monday, October 31, 2022 2:39 PM
To: Ryan Howser
Subject: Flying Horse North

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Dear Ryan,

After reviewing the Flying Horse North proposal, it must be denied for several reasons:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Valerie Feldman
3870 Timber Lane
Colorado Springs, CO 80908

Ryan Howser

From: CenturyLink Customer <svfeldman@q.com>
Sent: Sunday, October 30, 2022 5:27 PM
To: Ryan Howser
Subject: Appose Flying Horse North Proposal

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Steve Feldman
Black Forest Resident

Ryan Howser

From: fleets@q.com
Sent: Tuesday, November 1, 2022 3:11 PM
To: Ryan Howser; Kevin Mastin
Cc: barbarafleet@q.com
Subject: Opposition to Flying Horse North Sketch Plan

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Inputs to County for Flying Horse North

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “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 conditions are met:”

1. **“The overall density is at least 2.5 acres/lot”** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as "Potential for Annexation" on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Sincerely,
Stephen Fleet
7038221575

Ryan Howser

From: Julie Foster <claracapool@gmail.com>
Sent: Saturday, October 29, 2022 5:58 PM
To: Ryan Howser; Kevin Mastin
Subject: oppose Flying Horse North!

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Please relay my opposition to Flying Horse North to the Planning Commission. I've lived in rural Black Forest since 1965 and watched while urban sprawl has brought the city limits practically to my doorstep. I'm speaking up now and begging the planners to abide by the new El Paso County Master Plan and reject the FHN development. my reasons are condensed here: 1) the density (8-10 homes per acre) violates the zoning laws. 2) water is not assured (well water is NOT the answer). 3) fire protection would be borne by surrounding residents. 4) traffic, crime, congestion, noise etc. will spoil the rural character of the area. Clearly, this proposed development is NOT compatible within rural Black Forest. Thank you for listening and upholding the EPC Master Plan. Julie Foster, 14535 Timberedge Lane 80921 - speaking for myself, my children and grandchildren

Ryan Howser

From: Martha Fowler <luciafowler@yahoo.com>
Sent: Monday, October 31, 2022 5:41 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Ryan and Kevin,

As current residents of Flying Horse North, we desire to state our strong opposition to the proposed overbuild of Flying Horse North. We chose to build here because of the quiet rural area we were promised. As the development continues to grow we are concerned with the increased traffic and noise.

This increased development overbuild violates the rural, residential flavor that has drawn us and our neighbors to build and live here. Densities such as these will produce over four times as much traffic compared to the previously approved development plan. We are residents on the west end of Stagecoach Road and are quickly experiencing city-level traffic passing by our home which we didn't anticipate. Black Forest Road will become a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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 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 up to 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.

Existing 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 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 master plan. An increase in density of this magnitude totally violates the rural, residential flavor of Black Forest.

We plead with those making this decision to reconsider the enormity of this proposing and to remember that the destruction of this beautiful area, its wildlife, plants and trees would be a tragedy caused by greed and anticipated financial gain by the developers. We bought property and built our home in Flying Horse North because of the promised peaceful rural environment

Norm and Martha Fowler
4670 Stagecoach Road
Colorado Springs, CO 80908

Ryan Howser

From: Cindy French <mamafrench59@gmail.com>
Sent: Sunday, October 30, 2022 8:58 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Hello Gentlemen,

My name is Cindy French, and I'm a resident of Black Forest. I am very much against the Flying Horse North sketch plan for the following reasons:

Background:

Your El Paso County Master Plan defines the Black Forest Large-Lot Residential with these quotes, "The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between Rural and Suburban Residential areas. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic." I've gone into further detail from the brief list provided.

1. **"The overall density is at least 2.5 acres/lot"** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Additionally, there seems to be no consideration for the wildlife in this area (mule deer, elk, birds of prey, fox, antelope, etc.). Plus, the historic Ute Prayer Trees that could be scattered about the planned development area.

I am also appalled with the developer's attitude that he has so much money he can do whatever he wants. During the Town Hall Meetings that occurred earlier in the year, he showed this side. When asked why a luxury hotel in this area, when most of the residents of Black Forest don't want it, he admitted it was all about the money. Do we want to continue encouraging this type of mentality in our beautiful El Paso County that is slowly being destroyed by wealthy developers? The developer also shared that he doesn't care about how we feel about his sketch plan and also doesn't care that he deceived the current residence of Flying Horse North.

With all the division going on in America, do we want to continually support an individual that clearly shows he only cares about his personal gain and not the people in the community he is affecting?

I am concerned about the financial burden this development will create. Who is going to absorb the cost for:

1. The additional Fire Station that is being proposed, let alone the equipment and manning that will be needed?
2. Additional Law Enforcement, being that more residential units with high densities will result in greater need for law enforcement?
3. New traffic control measures, whether it is traffic lights or traffic circles, due to more traffic from a high density development?
4. Schools, whether it is building a new school or expanding the current schools? There would also be a cost for more teachers, books and equipment.
5. Public Works for additional employees to maintain the roads and snow removal equipment?

These costs and expenses should NOT be passed along to the taxpayers; this is a development we never wanted and never supported, so we should not be expected to pay for this.

Thank you for your time and attention in this matter.

Respectfully,
Cindy French

Ryan Howser

From: Randy French <loveuvnature@gmail.com>
Sent: Sunday, October 30, 2022 8:16 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Hello Gentlemen,

My name is Randy French, a resident of Black Forest. I am very much against the Flying Horse North sketch plan for the following reasons:

Background:

Your El Paso County Master Plan defines the Black Forest Large-Lot Residential with these quotes, “The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between Rural and Suburban Residential areas. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic.” I’ve gone into further detail from the brief list provided.

1. **“The overall density is at least 2.5 acres/lot”** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Additionally, there seems to be no consideration for the wildlife in this area (mule deer, elk, birds of prey, fox, antelope, etc.). Plus, the historic Ute Prayer Trees that could be scattered about the planned development area.

I am also appalled with the developer's attitude that he has so much money he can do whatever he wants. During the Town Hall Meetings that occurred earlier in the year, he showed this side. When asked why a luxury hotel in this area, when most of the residents of Black Forest don't want it, he admitted it was all about the money. Do we want to continue encouraging this type of mentality in our beautiful El Paso County that is slowly being destroyed by wealthy developers? The developer also shared that he doesn't care about how we feel about his sketch plan and also doesn't care that he deceived the current residence of Flying Horse North.

With all the division going on in America, do we want to continually support an individual that clearly shows he only cares about his personal gain and not the people in the community he is affecting?

Thank you for your time and attention in this matter.

Respectfully,
Randy French

Ryan Howser

From: Charlie Gage <ccg1240@outlook.com>
Sent: Tuesday, November 1, 2022 9:50 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Planning Commissioners,

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. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.

Increasing the density of homes in this area will add further stress on the already depleted aquifer. Where will the water come from when the aquifer goes dry? It is a limited resource and does not get replenished. When the wells run dry how will you address the residents? The developers don't care. They only want money to satisfy their never-ending greed. What is your plan to acquire water for all the residents who depend on the aquifer for water?

Regards,
Charles Gage

Ryan Howser

From: Ray Gagne <raygagne48@gmail.com>
Sent: Friday, October 28, 2022 2:01 PM
To: Ryan Howser
Subject: Opposition to the Flying Horse North sketch plan

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Dear Sirs:

I have lived in Black Forest for over 40 years. I have enjoyed the low density of housing and the rural lifestyle. I have also enjoyed the clean water from our aquifer.

I am very concerned about the impact of this development on our water supply.

The development proposal for Flying Horse North would severely impact the quality of life in Black Forest and I strongly oppose this development.

1. The proposal violates the 2.5-acre density and compatibility requirements of the El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. This plan would result in increased traffic, congestion, light pollution and harms the rural, residential flavor of this area.
4. Also, this plan is a violation of zoning regulations

Thank you for your support.

Remi Y. Gagne
80908

Ryan Howser

From: Charlotte gagne <char50gagne@gmail.com>
Sent: Thursday, October 27, 2022 10:06 PM
To: Ryan Howser
Subject: Opposition to Flying Horse North Subdivision Plan

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I am in opposition to the Flying Horse North subdivision plan. As a 40 year resident of the Black Forest, I have HUGE concerns about traffic, water use, fire district, light pollution, and fire road access in this proposed subdivision. The Black Forest Fire of 2013 started 1/4 mile from our home in Bridle Bit Ranch. I can't even imagine how we would be able to exit a repeat scenario of such a disaster if this Flying Horse North subdivision were to be approved.

The County Commissioners need to honor the ecology of the Black Forest and master plan

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “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 conditions are met:”

1. **“The overall density is at least 2.5 acres/lot”** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their

homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Sincerely,
Charlotte Gagne, Black Forest Bridle Bit Road resident

Ryan Howser

From: Venisa Gallegos <loboquilter@msn.com>
Sent: Tuesday, November 1, 2022 7:54 AM
To: Ryan Howser; Kevin Mastin
Subject: Concerning Flying Horse North Planned development

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Dear Planning Commissionaires,

Please don't be shortsighted and just grant developers everything they want in the name of making a profit. We won't have water to rely on if the aquifers run dry. There is no magic source of water we can tap into to satisfy the need for greed. Understand the fact that the drought continues across the west and we need to pay attention to that.

Just look at these headlines below about drought in the west and across the country. Also, please honor the original zoning agreement and keep Black Forest rural as noted below,

“The overall density is at least 2.5 acres/lot” – 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 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 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.

The Colorado River water shortage is forcing tough choices in 7 states

This summer, officials of the U.S. Interior Department gave seven states in the American West an ultimatum - either come up with a voluntary agreement to curtail their use of water from the Colorado River, or the federal government will impose mandatory restrictions. Lake Mead, the reservoir created by the Hoover Dam on the Colorado, is now at just 25% of its capacity. Our guest, ProPublica investigative reporter Abrahm Lustgarten, says the water shortage facing the 40 million people who rely on the Colorado is an emergency but not a

surprise. For decades, it's been clear the states were draining more from the Colorado than it could bear. And population growth and climate change have accelerated the problem.

How will the West solve a water crisis if climate change continues to get worse?

Megadrought and climate change is making water even more scarce in the West.

Imagine a world where water is scarce in the West -- or at least stretches of the increasingly hot and dry landscape.

A decades-long megadrought spurred by climate change, which has led to alarmingly low reservoir levels in the region, nearing or at records in some cases, add urgency to considering this consideration.

The West's Water Shortage Is Fueled by Human Error

The inability of western states to track water usage is exacerbating the region's drought crisis

Drought is here to stay in the Western U.S. How will states adapt?

Drought "is not a temporary condition we can expect to go away, but rather something we have to deal with," one expert said.

Water Shortages in the U.S.

U.S. also faces some stark realities:

- 96 of the 204 water basins that supply most of the country's fresh water could fail to meet monthly demands starting in 2071.
- Rising sea levels due to climate change can taint freshwater coastal aquifers, salinating otherwise usable drinking water.
- In terms of water usage, Americans use nearly twice the global amount. This presents issues like lower availability and equity in water distribution.
- Certain areas of the country (such as in high plain areas) already experience decreased water levels because of high demand.
- Recent droughts have been some of the worst in history. For example, in 2012, 81% of the country experienced abnormally dry conditions.

Thank you,

Venisa M. Gallegos

Ryan Howser

From: Travis Gannon <tboneg@hotmail.com>
Sent: Tuesday, November 1, 2022 8:33 AM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North Sketch Plan - Letter of Opposition

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Mr. Howser and Mr. Mastin,

I live on Southwood Drive just 2 miles east of the newly proposed development in Flying Horse North. I grew up in Black Forest and moved back here after college. The beauty and tranquility of the area is what makes it a wonderful place to live. Every person that lives out here puts a lot of value in that. We don't live in town or a suburb, because that's exactly what we don't want. The latest sketch plan for Flying Horse North will destroy so much of what the people out here value. Here are the reasons why I, and every other family that lives out here, oppose the Flying Horse North sketch plan.

First off, the newly proposed housing density is far and above what the zoning laws permit. Everything that surrounds the area is 5 acres or larger. These are ranches and family homes, sometimes of multiple generations. This proposal clearly violates zoning regulations. The proposed high-density housing will destroy the spirit of our beloved forest. People out here value their land. Slashing it into tiny plots only to facilitate more and more people would be a tragedy. Only the developers benefit from this reckless disregard for the zoning laws. Not to mention the inevitable increase in crime. Larger lots, like the previously approved plan, will allow for the natural landscape to shine in Black Forest, not the concrete and pavement. Our night sky will no longer be black and full of stars. It will be filled with the pollution from so many lights, from so many houses. This type of dense development is not wanted here.

Second, the roads in and out of the new Flying Horse development are few and cannot support such a large increase in population. I'm not sure if you've been on Highway 83 around rush hour, but it can be a beast to say the least. On the east side, Black Forest road is a 2-lane paved road. There are dozens and dozens of driveways and homes that line this road. The increased traffic and noise will destroy these people's quality of life. Edith Wolford elementary school will have a large increase in traffic, that doesn't sound safe to me. Even today, the roads out here, including Shoup, Burgess, and Vollmer are already crowded at times. The fact that Black Forest is in between Colorado Springs and Flying Horse North creates a commuting nightmare for the citizens of Black Forest. Rush to work, rush home from work. What do you think will happen when 4000 new people need to get to and from work every day?

Another part of the sketch plan that is outright absurd in my opinion, is the proposal for a large 200+ room luxury hotel. Is this a joke? Why would anyone want to stay in a hotel so far from any services and AWAY from the mountains? Is this just a seed the developers are planting to pave the way for more commercial development? I can't think of any other rational reason to place a large hotel out here. Commercial property of any kind out here is unwanted. If the residents of Black Forest valued this, they'd be living in Colorado Springs.

Even before the Black Forest fire, people out here have been concerned about fire. An increase of 4000 people or more only further strains the local fire resources. The proposed new fire station will be paid by the people of Black Forest. How is this fair? A new, huge development moves into town and now myself and the other residents have to help pay for a new fire station? There is already a newer fire station at Black Forest and Hodgen. How does another one less than a half mile away make sense?

In all, the Flying Horse North sketch plan is nothing short of a flagrant disregard for the regulations, character, and current residents of Black Forest. It violates the long-standing zoning regulations in this area. It will put a huge strain on the small number of roads that can access it. It will steal away the peace and quiet that is so hard to find in this world anymore. It will place the burden of new road and fire infrastructure on the residents of Black Forest. It will basically be dropping a small town right in the middle of a beautiful, rural area that we all cherish so much. I fully believe the residents and natural beauty of this place are more important than the greedy developers bottom line. I, along with thousands of other residents of Black Forest, are asking you to not allow this sketch plan to move forward.

Thank you for your time.

Respectfully,
Travis Gannon

Ryan Howser

From: Renae Gannon <renae5gannon@gmail.com>
Sent: Friday, October 28, 2022 3:51 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to Flying Horse North sketch plan

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Dear Sirs,

I am a homeowner whose property is located at 16880 Southwood Dr. in the Black Forest area which is located 2 1/2 miles east of the proposed development near the intersection of Bar X Road and Hodgen Rd. We purchased the land in 1973 and built a home on the property in 1976. At that time, there were few homes and services and we felt it a perfect place to raise our children. We have seen growth semi tolerable until now.

The sketch is not compatible with the character of Black Forest nor is it compatible with the vast pastures with pronghorns, mule deer, wild turkey and the many wild animals that have lived in this area for many thousands of years. This development will ruin their natural corridors. Those monster dirt movers will erase the character of the land, the delicate grasses, plants and animals that have inhabited the area all in the name of progress. I call it the greed of the developers!

Currently, I understand, the aquifer permits long-term water availability if the plots are 2.5 acres. Now the proposal calls for 846 housing units, 225 room luxury hotel, 16 casitas and 50 flats. Why in the world would someone be interested in coming to a hotel out there without nearby services? I feel like this is just the beginning because certainly, there will be restaurants, gas stations and other retail units to accommodate the new residents. That will increase the need for other infrastructure such as law enforcement, fire stations, additional schools, road improvements, which will increase our tax base. The county commissioners can impose this on our long term residents of the area without our approval which feels violating! We don't want this!!

Changing the zoning to R-5 to a density of up to 10 housing units per acre is a violation of zoning regulations established to protect our citizens. Impact fees on the current residents creates a burden on the current population. Normally, the developer should pay for the infrastructure needs. This area is proposed to be high end so the developers can pass on those costs to those purchasing the homes and commercial properties. That is only right!!!

With increased population comes increased traffic, traffic accidents, traffic noises, crime and light pollution which affects migration of all animals. It really sickens me to see this happen to our beautiful Black Forest. Please consider denying the plan or at least scale it down to comply with existing zoning regulations!

Sincerely,

Renae Gannon

Ryan Howser

From: Randy Garcia <garciare@yahoo.com>
Sent: Saturday, October 29, 2022 4:17 PM
To: Holly Williams
Cc: Cami Bremer
Subject: Fw: [Members] Detailed analysis of Flying Horse North
Attachments: FHN report by Phil Shecter.pdf

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Hi Holly:

Jennifer and I recommend disapproval of the proposed Flying Horse North development.

Best regards,

Randy Garcia, PhD, LtCol USMC retired

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Terry Stokka" <terry@friendsofblackforest.org>
To: "members@lists.friendsofblackforest.org" <members@lists.friendsofblackforest.org>
Sent: Sat, Oct 29, 2022 at 3:08 PM
Subject: [Members] Detailed analysis of Flying Horse North

Dear Friends,

I am attaching a detailed analysis of the Flying Horse North proposal that was sent to me by a resident of Cathedral Pines.

Terry

Members mailing list

Members@lists.friendsofblackforest.org

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

Ryan Howser

From: James Gardner <jgardner1949@gmail.com>
Sent: Monday, October 31, 2022 9:43 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North Sketch Plan

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I oppose the current Flying Horse North sketch plan for the following reasons:

- 1) The sketch plan does not comply with the El Paso County Master Plan that was approved a little over a year ago. The Master Plan requires that lot sizes be 2.5 acres or more.
- 2) The density proposed is not compatible with existing residences in the area. We moved into the area because we were attracted to the quiet beauty in Black Forest. When we built our home in 2012 we thought we were protected by the Black Forest Preservation Plan. Now we fear that the Master Plan will not protect us.
- 3) The recent increase in high density developments like this is concerning given the extensive drought conditions. Please take a serious look at the available water resources in consideration of any future development.
- 4) The additional density will increase traffic, the cost of fire protection and the cost law enforcement.
- 5) Additional schools and other services are also likely.
- 6) The proposed number of new homes will increase noise and light pollution. Again, we moved into this area to get away from these types of things.

We respectfully request that the Master Plan and current zoning be honored.

Ryan Howser

From: Irene Gardner <jigardner5206@gmail.com>
Sent: Sunday, October 30, 2022 11:59 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North (FHN) Sketch Plan

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The original Flying Horse North proposal was for 283 homes on 2.5 acres or greater. Such a plan was consistent with the El Paso County Master Plan. The Master Plan that was approved by the Board of County Commissioners in May 2021 identifies the location of the FHN development as an area that has been specified to be a Large-Lot placetype. The current sketch plan increases the number of lots from 283 to 846. In addition, a hotel with 250+ rooms and associated golf course, casitas and flats are included in the plan. This is an obvious violation of the master plan and is not compatible with established properties in Black Forest.

We moved into the area because of its quiet/rural nature. The high density proposed by the developer will result in much higher traffic and will inevitably require additional investments in roads, schools, fire protection, and police protection. Noise and light pollution resulting from this higher density will totally change the character of the area.

Current zoning of RR-5 to a density of possibly 8 or more homes per acre is also a violation of regulations that are designed to protect people. While some zoning changes might be expected, there should be limitations on how much deviance is allowed.

In summary, we oppose the current FHN sketch plan for the following reasons:

- + It is not compatible with the existing Large-lot placetype requiring 2.5 or more acres per lot
- + It does not comply with the current RR-5 zoning requirements
- + Increased traffic, noise, and light pollution will change the character of the area
- + Additional investments for roads, schools, fire and police protection could negatively impact current residents in the area

When we moved to Black Forest, we thought we were protected by the Black Forest Preservation Plan. We now urge you to enforce the El Paso County Master Plan and deny this proposal.

Ryan Howser

From: Austin Garza <austinegarza@me.com>
Sent: Monday, October 31, 2022 6:36 PM
To: Ryan Howser
Subject: Please do not approve Flying Horse North zoning change
Attachments: PastedGraphic-1.tiff

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Our El Paso County Master Plan - Paid for by our tax dollars and approved by the Board of County Commissions in May 2021

The El Paso County Master Plan, EPCMP, uses placetypes as its foundation. The area of the newly proposed Flying Horse North development is identified as the Large-Lot Residential placetype. This placetype is defined by detached residences on lots of 2.5 acres or more. It further states that commercial developments within this placetype are to be limited in scale, support the general needs of the surround community, and be located on major roadways.

When originally proposed, Flying Horse North fit well within the definition of this placetype – 283 residents on lots of 2.5 acres and greater. The newly proposed development increases the number of residences to 846, with an overall density of approximately one residence per acre. Further, it sets aside nearly 50 acres for a luxury hotel with associates golf casitas and flats, totaling 275 rooms, right in the middle of the development, as well as a golf clubhouse, and other private facilities. These items are clearly in violation of the Large-Lot Residential placetype, are not compatible with established developments that surround the area (High Forest Ranch, Providence Point Estates, Terra Ridge Estates, County View Estates and Cathedral Pines), and would destroy the rural esthetic of the greater community.

Traffic, noise, schools, light pollution

This development violates the rural, residential flavor that has drawn people to build and live in Black Forest. Densities such as these will produce over four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Fire Impact Costs

This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The

cost of a new station and unique equipment such as a ladder truck would place an unfair and huge burden on the residents of this fire district.

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.

Given the above, I beseech you to deny this proposed development that is an affront to the character of Black Forest and could set dangerous precedents that would destroy character. The El Paso County Master Plan states that Black Forest is a unique asset to El Paso County and must be preserved. Please abide by this guidance and deny this proposal.

Austin Garza, MD

President

Assoc. in Gastroenterology, P.C.

Chair, Credentials Committee

Penrose-St. Francis

Colorado Springs, CO

austinegarza@me.com

www.agcosprings.com

Cell (719) 685-6722

Office (719) 635-7321



Associates in Gastroenterology, P.C.

Ryan Howser

From: Gaston <wordone@word1inc.com>
Sent: Sunday, October 30, 2022 6:37 PM
To: Ryan Howser
Subject: Disapprove the Flying Horse North sketch plan

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Please do not approve the Flying Horse North sketch plan.

This sketch plan makes a travesty of the El Paso County Master Plan and directly contradicts the understanding and wishes of Black Forest residents.

To impose a fourfold increase in housing density; traffic congestion; and burden for water, utilities, and fire protection—on the backs of unwilling existing residents is unconscionable.

Please deny this egregious offense to the welfare of our neighbors.

Jim Gaston

Ryan Howser

From: Jo Gaston <jogaston@word1inc.com>
Sent: Sunday, October 30, 2022 6:15 PM
To: Ryan Howser
Cc: Kevin Mastin
Subject: Deny the Flying Horse North sketch plan

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I'm asking you to deny the Flying Horse North sketch plan because it violates density and compatibility requirements of the El Paso County Master Plan, imposes an illegitimate burden of impact fees on current residents, and diminishes the value of existing single-family homes through radically increased density and heavily increased traffic congestion.

The new plan with 8 - 10 homes per acre, a 225-room hotel, 16 casitas, and 50 branded flats makes a mockery of the existing master plan and is an affront to all existing Black Forest residents.

Thank you for denying this plan that egregiously violates the El Paso County Master Plan and offends the welfare and wishes of Black Forest citizens.

Jo Gaston

Ryan Howser

From: Gerrit <gerritg2@gmail.com>
Sent: Monday, October 31, 2022 7:28 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Gentlemen,

Once again it appears developers want to add far too many structures too close together that will severely tax existing resources - this needs to be stopped and the original sketch plan adhered to.

1. **"The overall density is at least 2.5 acres/lot"** – 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 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 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.

Gerrit Gillespie

Ryan Howser

From: Jonathan & Katie Goodman <jkgoodman2006@gmail.com>
Sent: Thursday, October 27, 2022 8:35 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North Sketch Plan - Please listen!

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Enough! Black Forest is only Black Forest because it is not filled with track homes. It doesn't matter if they are luxury or not. Stop taking our home away, ruining our residence density plan, stop bringing in folks who don't share our forest values, stop bringing in the congestion, light pollution, and noise of dense homes. Please don't take away what is special to us, and what we work hard to maintain. We've all sacrificed to be in this community. Please don't make it for nothing by approving their plan. Their bait and switch is an insult to our community.

Please help us keep Black Forest special.

Blessings,
Katie Goodman

Ryan Howser

From: Dawn Grabow <DGRABOW3@msn.com>
Sent: Friday, October 28, 2022 2:07 PM
To: Ryan Howser
Subject: Flying Horse North

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There is a reason Marin County, California is considered to be one of the most desirable areas in the country to live. Decades ago, local citizens and county commissioners worked together to preserve vast amounts of land for future generations to enjoy. We have the opportunity to develop northern El Paso County similarly. It is reckless to consider high density projects such as the FHN expansion proposition given fire danger, water limitations and the undeniable negative environmental impact such growth would create. Please do what you know is the right and responsible thing to do and deny FHN's current plan which will destroy the beauty of this area.

Dawn Grabow

Ryan Howser

From: Audrey Gregg <audreygregg@gmail.com>
Sent: Sunday, October 30, 2022 7:14 PM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North

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Ryan Howser, Planner
Kevin Mastin, Director of Planning & Community Development
El Paso County Colorado

Dear Mr. Howser and Mr. Mastin:

I have lived in Black Forest for 24 years and I am really opposed to the new Flying Horse North Development sketch plan. This is all really getting out of hand. First we were told that it was going to be a very "low density" development, with no lot being less than 5 acres. Now we are being presented with a sketch plan where there will be 8-10 homes per acre. This is utterly ridiculous!

I am really, really concerned that, with all of these homes needing wells, we will run out of water. Nobody seems to be watching the water levels in the aquifers to make sure that those of us who have been here for years and who count on wells, continue to have water.

Traffic congestion will be a real nightmare. We already have far too many cars using the roads in Black Forest, especially with all of the people who live in Falcon and work in Denver using the roads in Black Forest as "a cut through". If we were to ever have another wildfire, evacuation would be impossible!

I am also concerned about rising taxes. With all of these proposed houses, and the commercial development, we will need major road improvements, and probably another fire station (which we will need to staff and support for years to come).

This change in plans for Flying Horse North just seems to be a ploy by money grubbing developers trying to squeeze every dollar that they can out of the land with no care or regard for the environment, people or quality of life.

Please, please share my thoughts and concerns with the Planning Commission and the County Commissioners. I want them to stop this new plan for Flying Horse North. This development is a really bad idea.

Respectfully yours,

Audrey Gregg
Black Forest

Ryan Howser

From: Mark H <rafterf16@gmail.com>
Sent: Monday, October 31, 2022 5:20 PM
To: Kevin Mastin; Ryan Howser
Subject: Opposition to the Flying Horse North sketch plan

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Mr. Mastin and Mr. Howser,

I am writing regarding the proposal for the Flying Horse North plan to build additional homes and a hotel in Black Forest to let you know that I am strongly opposed to the plan.

I am a resident of Black Forest and chose to live here for the open spaces, natural environment, and minimal population. The subject plan will degrade the unique residential area if allowed to proceed with the proposed commercial property.

The proposal should be denied for the following additional reasons:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution, and accompanying crime violates the rural, residential flavor of this area.
4. It is in violation of zoning regulations.

Additional details are provided below.

Per the El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “Development in this place type 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 conditions are met.” 1. “The overall density is at least 2.5 acres/lot” – 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 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 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. 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 up to 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. 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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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. Annexation – The property has been listed as "Potential for Annexation" on both the city and county master plans. If this proposal was approved and annexation was 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 could 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. 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.

Please disapprove this proposal for the hotel.

Thank you.

Vr,
Mark Hadley

8765 Wranglers Way, Colorado Springs, CO 80908
719-822-1624

Ryan Howser

From: Mark and Denise Hadley <mdhadley06@yahoo.com>
Sent: Monday, October 31, 2022 5:04 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Mr. Howser, I trust you will get this into the appropriate hands to ensure it is known I am adamantly against the development being proposed for Black Forest for the following reasons:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan. 2. Lack of fire impact fees places an undue burden on current residents of the fire district. 3. Increased traffic, congestion, light pollution, and accompanying crime violates the rural, residential flavor of this area. 4. It is in violation of zoning regulations

Per the El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “Development in this place type 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 conditions are met:” 1. “The overall density is at least 2.5 acres/lot” – 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 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 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. 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 up to 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. 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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will

have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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. Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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. 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 and compatibility requirements of Your El Paso County Master Plan. 2. Lack of fire impact fees places an undue burden on current residents of the fire district. 3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area. 4. Violation of zoning regulations.

Thank you,
Denise Hadley

Ryan Howser

From: S Nei <skhnei@hotmail.com>
Sent: Wednesday, November 2, 2022 7:42 AM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North proposal (Opposition to the Flying Horse North sketch plan)

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ATTN: Ryan & Kevin, please forward & add to commissioners' binder.

El Paso County Planning Commission,

Writing to express my objection to this current designed expansion. I moved back to Colorado Springs 5 years ago. I am one of those Native Coloradan's and was born here in Colorado Springs that have come back home. This is the state I love and after serving our country and living all over this this country and world. There is no place like Colorado.

I do not object with Flying Horse North proceeding with a plan that matches the El Paso County Master Plan – 2021 (2.5 acres) requirement, not happy it was reduced from 5 acres. Preferably, I would love to see the land stay as it is. However, that is not likely. Please hold to the Master Plan and consider how this is going to now impact the surrounding residents. These no major road improvements, this adds an additional 2000 cars on rural roads that do not have the capacity to handle this traffic. It is already difficult to get on to Hodgen road. Plus, the noise and additional environmental (Water & Fire) concerns.

Everyone that lives in this area moved and paid for land and for quiet and to be away from the city and suburban congestion. We are voting members of this community and pay for this option to live in this area.

Master Plan states: “The overall density is at least 2.5 acres/lot” – 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 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 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. 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 up to 4000 people plus a hotel in the middle of a rural area. Not sure why anyone would build out here, and what about the water and traffic this will bring into our community. We are designed as Rural area for a reason, a lack of major country resources and we actually would like to keep it that way.

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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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 & Hodgen are already a congested road with dangerous curves and this proposal would only magnify those problems. Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

You our (voted in) 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:

The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan. 2. Lack of fire impact fees places an undue burden on current residents of the fire district. 3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area. 4. Violation of zoning regulations

Also, what stops other developers to try to do the same thing and new housing developments in progress and sue the county for violations of the master plan. This would seem your giving preference to certain developers to void the master plan.

Please consider the current rural residents and how this impacts **US - current taxing paying voting members of this community.**

Regards,
Sharon Hammel
16865 Papago Way
Colorado Springs, Colo 80908

Ryan Howser

From: richard harrington <rahpost@gmail.com>
Sent: Friday, October 28, 2022 10:20 AM
To: Ryan Howser; Kevin Mastin
Subject: Oppose Flying Horse North

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The proposal violates the 2.5-acre density and compatibility requirements of the El Paso County Master Plan, and should be opposed on those grounds alone.

This area has a master plan in place for a reason, this area is not intended to be the next densely zoned neighborhood.

The water requirements alone would devastate everyone already in this area, and everyone they are proposing to bring in.

Thanks.

Regards,

Richard Harrington

Ryan Howser

From: Lisa Hatfield <lhatfield0786@msn.com>
Sent: Tuesday, November 1, 2022 8:28 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposed to Flying Horse North sketch plan

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Dear Ryan Howser, Planner, and Kevin Mastin, Director, Planning and Community Development,

I'm so disappointed that PCD thinks placing densities of 8 to 10 homes per acre in the middle of 5+ acre lots is a good idea. And then on top of that - a hotel?? This totally violates the new Master Plan. Black Forest is a RURAL community, not a suburb.

The people who have been living in the Black Forest area bought there when the zoning was all 5 acre + lots due to the zoning, and it was reasonable for them to expect that to stay the same.

There is a fire station near Flying Horse North, but it belongs to Westcott/Monument Fire, which does not collect any taxes from Black Forest Fire Protection District properties but would be imposed upon to do mutual aid if a fire occurs in the Flying Horse North neighborhood or hotel. How would those expenses ever be reimbursed by BFFRPD when they are going so short of money due to pac-man annexation of their district by Colorado Springs?

And the idea that you can gerrymander the Colorado Springs city limits way up to Flying Horse North, ignoring everything in between, is preposterous.

Thank you,
Lisa Hatfield
Resident of northern El Paso County for 32 years

Julie Haverluk
14335 Timberedge Lane
Colorado Springs, CO 80921
October 29, 2022

RE: Vote NO on increased density in Flying Horse North Proposal

Dear members of the Planning Commission,
I am writing to plead that you vote NO on the proposed increased density in Flying Horse North.

What is the point of a Master Plan if you flout the zoning it established and the recommendations that it made within a year of its adoption?

The proposal to increase the density of Flying Horse North is in direct contradiction to the current RR-5 zoning which was designed to protect the rural nature of the Black Forest, the aquifer and its forest and wildlife resources. The quadrupled density will:

- Create a traffic load beyond the carrying capacity of current roadways.
- Overload the already stretched firefighting capacity of the Fire Department and put additional people and property in danger during our increasingly long and dry fire seasons.
- Create a drastic increase in noise and light pollution in what is supposed to be a rural environment.

The rural Black Forest is a beautiful resource whose dense forest provides wildlife habitat, evaporative cooling and aquifer recharge which brings economic benefits to the area less measurable but vastly more important than the direct dollar profit sought by the developers.

Please vote NO on increasing the density of the Flying Horse North Development.

Sincerely,

Julie Haverluk

Ryan Howser

From: Dawn Healy <dawneshealy@hotmail.com>
Sent: Tuesday, November 1, 2022 8:14 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. "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 conditions are met:"

That being the case - PLEASE deny this request from the developer as it is not in the best interest of anyone in this county.

"The overall density is at least 2.5 acres/lot" – 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 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 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.

PLEASE consider this! We cannot turn this area into a densely populated area for multiple reasons, including the impact on wildlife, traffic, and fire impact costs.

Annexation – The property has been listed as "Potential for Annexation" on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

The issue of water is MAJOR AND WE CANNOT IGNORE IT! Think of the existing people on water wells, not the developers pockets!

Dawn Healy

Ryan Howser

From: Larry Heim <bfmt@msn.com>
Sent: Monday, October 31, 2022 10:44 PM
To: Ryan Howser
Subject: Opposition to the Flying Horse North Sketch Plan

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Mr. Howser,

The El Paso County Master Plan was developed for a reason: provide a guide on how to responsibly develop growth of communities. Allowing changes, amendments, waivers, and such degrade the plan and breaks faith with not only those currently living in the area, but all future folks looking to relocate to El Paso County.

To allow quadrupling the density of the area being developed will destroy the very character the developer is trying to project with their glitzy artist sketches. The Black Forest has a character and charm all its own and it came about long before the developers arrived.

There are just too many negative impacts brought on by this proposal. Scale it way back or totally reject it, but please don't permit it.

There's a place and time for everything. But as for this proposal, it's not here and it's not now.

Thank you for your time,
Larry Heim
Eastern edge of the Black Forest

Ryan Howser

From: ShariJune KD0RUW <sharijune@yahoo.com>
Sent: Saturday, October 29, 2022 9:40 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Greetings El Paso County Planning Commission - as you prepare to consider this proposal, I am adding my ***strong objection*** to the current proposal as written in the Flying Horse North sketch plan.

This proposal must be denied for several reasons:

1. Increased traffic, congestion, light pollution and accompanying crime violates the rural appeal of the Black Forest
2. Violation of zoning regulations
3. Violation of the 2.5-acre density and compatibility requirements of your El Paso County Master Plan
4. Lack of fire impact fees places an undue burden on current residents of the fire district

I have poured blood, sweat, and tears into recovering & rebuilding my property, and so I petition you to consider your responsibility to the current residents of this entire community who have done so as well.

Respectfully & Earnestly,
Shari J. Henry
Black Forest CO, 80908

Ryan Howser

From: lisa bearcreekmortgage.com <lisa@bearcreekmortgage.com>
Sent: Monday, October 31, 2022 6:47 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Dear Sirs,

I am writing in opposition to the Flying Horse North Plan. This is a gross violation of our zoning—the main purpose of moving out to Black Forest was for the large 5 acres and space between properties. The noise and excess traffic will take away the appeal of owning in Black Forest. I am also worried about the water, or lack I should say.

Please stop this. There are much building going on and this will only hurt Black Forest.

Thank you.

Lisa Hernandez

Ryan Howser

From: G Hindy <csprings@live.com>
Sent: Friday, October 28, 2022 10:14 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition - Flying Horse North Sketch Plan

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El Paso County Commission,

I'm aware and would like to express my opposition to the extremely dense Flying Horse North proposal. Here is a list of my opposition:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Background:

Your El Paso County Master Plan defines the Black Forest Large-Lot Residential with these quotes, "The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between Rural and Suburban Residential areas. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic." I've gone into further detail from the brief list provided.

1. **"The overall density is at least 2.5 acres/lot"** – 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 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 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.
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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the densest eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as "Potential for Annexation" on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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.

Respectfully,

Gerry Hinderberger

Ryan Howser

From: Melanie Hohag <lonniegail@gmail.com>
Sent: Monday, October 31, 2022 6:47 PM
To: Ryan Howser
Subject: Opposition to the Flying Horse North Sketch Plan

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Dear Sirs,

Thank you for reading this and respecting Black Forest's community's urgent wishes. MANY of us are VEHEMENTLY OPPOSED to this recent FHNorth proposal for numerous reasons.

My husband and I have lived here since 1990, and have accommodated the changes taking place in Black Forest for these past 32 years. The FHNorth proposal takes "CHANGE" to a new level-one from which I do not believe Black Forest will recover. I add my voice to-among others-the following concerns spelled out unequivocally:

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.

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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Please actually plan with a clear eye to the continued thriving of Black Forest itself! We look for a fair and reasonable path forward as a wooded community established long before unchecked growth and development threatened its very existence. Black Forest cannot survive an assault like the one this proposal pitches. It entails irreversible damage.

Sincerely,
Melanie Hohag

Ryan Howser

From: Pastor Ken <Pastorbflc@bflchurch.org>
Sent: Monday, October 31, 2022 6:27 PM
To: Ryan Howser; Kevin Mastin
Subject: opposition to the Flying Horse sketch plan

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Dear sirs,

As a pastor of Black Forest Lutheran Church and a resident of Black Forest for 32 years, I am opposed to the Flying Horse sketch plan.

1. It does not follow the 2.5 acre minimum lot requirement of the BF Preservation Plan.
2. Therefore, I am concerned about long term water availability.
3. The plan would disrupt wildlife habitat in a way that larger lots would not.
4. A large hotel is not in keeping with the rural community of Black Forest.

Thank you for your consideration.

Ken Hohag, pastor, Black Forest Lutheran Church
dean, Rocky Mountain Mission District, North American Lutheran Church

Ryan Howser

From: Bobby Hopkins <bpjhopkins@q.com>
Sent: Monday, October 31, 2022 3:32 PM
To: Ryan Howser
Cc: Carrie Geitner
Subject: Opposition to the Flying Horse North Sketch Plan
Attachments: FHN report by Phil Shecter.pdf

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Mr. Howser,

The Flying Horse North (FHN) sketch plan scheduled for review at the 3 November El Paso County Planning Commission should be denied and returned to the developer. It totally ignores the 2021 El Paso County Master Plan in regards to lot size, density and many more concerning requirements detailed in the attached 26 page FHN report from Mr. Phil Shecter, a current resident of the FHN development. Among many other things Mr. Shecter points out the FHN developer has not all work contracted for in the first FHN filing.

The 225 room hotel should be removed from the FHN sketch plan as it totally ignores 2021 El Paso County Master Plan.

There is some discussion about possible future annexation to the city of Colorado Springs. There are already two developers at arguing before the Colorado Springs City Council over annexing acreage in south east El Paso County over the capability to provide adequate water and sanitation. Colorado Springs already has considerable annexed acreage in undeveloped Banning Lewis Ranch.

The Cherokee Metropolitan Water District (CMWD) has lost water court cases and were fined when it took water from one basin and sold it to users in another basin. The signed letter of intent needs considerable detail and a legal commitment from a water provider or the new sketch plan should be revised to comply with current zoning laws that comply with the 2021 El Paso County Master Plan (e.g. domestic well and septic). At a minimum the CMWD should commit to some number of wells to be drilled, their location and water rights to the aquifers they are drilling into. Even such commitment is uncertain, a water right is a legal document that means nothing if there is not any wet water for drinking and sanitation.

The FHN Sketch Plan does not include a discussion of how Colorado special districts are funded and operated. How much capital will be raised (borrowed) through a bonding action to plan, construct and operate the required water and sanitation infrastructure? It should explain the special district's taxing authority used to repay the debt by collecting additional taxes from the property owners through additional mill levies to all other approved and assessed property taxes and fees. What are the limitation, if any, of how much the FHN developer can own of the bonded debt sold to build the new FHN infrastructure. What input/control will property owners have of special district tax levying authority other than moving or leaving the keys on the table if taxes are unbearable. Such details should be included in any legal commitment for the provision of not only water and sanitation services but all necessary services.

The Colorado River basin is already over allocated and many western states are having to reduce usage. Who knows how long the 20 year drought will continue.

Existing residents of the approved FHN development are still waiting on the approved and proposed permanent club house. The FHN developer has not constructed and complete the club house as promised to the current FHN property owners. The best that has been done to date is trailer with a sign stating future home of the club house.

FHN planning as described in this sketch plan should be denied and returned to the developer for more detailed work. As written the sketch plan is not ready for El Paso County Board of County Commissioner consideration. Thank you for your time and consideration in deciding how to proceed with current Flying Horse North sketch plan at the El Paso County Planning Commission meeting on 3 November 2022.

Bobby R. Hopkins

Ryan Howser

From: Margene Horne <organicmargene@gmail.com>
Sent: Monday, October 31, 2022 8:24 PM
To: Ryan Howser
Subject: FW: Opposition to the Flying Horse North sketch plan

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To Ryan Howser;

Hello, I am writing this note to let you all know how disappointed we are with all the new growth you have supported in El Paso County. We have lived in the same house close to 34 years, and love every moment!

Our main concern is our well. The water comes from a nonrenewable source, how is it possible to keep from running out if it is nonrenewable???

You cannot promise water to anyone if you do not know what is there. The County is setting itself up for failure, just like what you are doing with all our property taxes.

We are disappointed in most of your recent decisions. Perhaps you should spend some quality time in our woods. Understanding is everything.

Sincerely,

Margene and Bob Horne

10785 Milam Road

717 495-4732

Ryan Howser

From: Oliver Patricia <hunnybuns121212@gmail.com>
Sent: Thursday, October 27, 2022 8:08 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North Plan

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As residents of the forest area of Black Forest, my husband and I oppose this proposed development on many levels.

1. Traffic and Congestion
2. Pushing out wildlife
3. Increase traffic, population in turn, creates more crime
4. Increased density creates more pollution (air, sound, light) thus negatively impacting the peaceful living and quiet living we moved here for.
5. Increased pollution also hurts the wildlife
6. Water - where will all the water needed come from? Generic statements, invalidated claims that there is enough water is just a lie. There isn't enough water to sustain the type of density that the FH North proposal wants. It is impossible and not sustainable.
7. Fire - increased density and population increases risk of fires and harms the ability if there is a need to evacuate for people to get out in a timely manner.
8. More traffic means less time to get out in case of fire. People will die congested in traffic trying to get out in our few, limited roads to get out.

People live and move here to get away from noise, crime, lights and high density, traffic and all that brings with it. Black Forest is one of the few remaining wilderness areas for people and their kids to live and enjoy the views, scenery, trees, clean water, and wildlife - and continued development in high densities just for the sake of profit, completely undermines all of the Black Forest residents past, present and future who live here.

Stop the insanity - what little treasure we have left of Black Forest, wildlife, and our way of life, and our water - please stop these ridiculous developments and consider the residents and wildlife that live here and save our water, save our way of life, and save our lives by NOT bringing in more congestion, fire risk, traffic, crime and stealing our water.

Oliver and Patricia Hunnybun

Ryan Howser

From: Lindsey Jacobs <leftysfin@gmail.com>
Sent: Tuesday, November 1, 2022 9:38 AM
To: Ryan Howser
Subject: Opposition to the Flying Horse North sketch plan

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1. **“The overall density is at least 2.5 acres/lot”** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn’t anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Ryan Howser

From: anthony jarecke <tjar20@hotmail.com>
Sent: Monday, October 31, 2022 7:55 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to Flying Horse North Sketch Plan

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Mr Howser and Mr Martin,

I am writing to you to voice my opposition to the FHN sketch plan. County Commisioners 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.

It clearly violates current zoning practices. The proposed change will put between 8-10 houses per acre rather than maintaining lot sizes of 2.5 acres or more which Your El Paso County Master plan requires. Black Forest currently provides.

It also requires a new fire station which places undue burden on current Black Forest resident due to the lack of fire impact fees being placed on the households who will benefit from these services.

It will greatly increase traffic and congestion on our already congested traffic patterns.

Where will the water come from? There are already water concerns in the area from the growth and this will effectively create a small town being fed with wells? This would likely require annexation of the area to provide city water which will be in violation of annexation practices.

In conclusion you must deny the new plan which calls for 4x the number of houses than the original plan.

Vr,

Dr Tony Jarecke

. Sent from my iPhone

Ryan Howser

From: Sherwin Jenkins <greensageranch@gmail.com>
Sent: Friday, October 28, 2022 9:46 PM
To: Ryan Howser; Kevin Mastin
Subject: Objection to Flying Horse North Development

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Dear Sirs: As a 45 year resident of Black Forest and surrounding areas I wish to convey my objection to the current proposal of high density housing development as well as a ridiculous request for a 225 room hotel and numerous "casitas" for Flying Horse North. The infrastructure to accommodate the volume of traffic this will produce will be an extreme burden for those of us who live out here and drive these roads. While I understand standing in the way of "progress" will never work, this kind of proposed disregard to reasonable guidelines of community development is not at all in the best interest of the citizens of Northern El Paso County. I hope you hold that thought and not recommend approval to the County Commissioners. Thank you, Sherwin Jenkins Sent from my iPhone

Ryan Howser

From: jejegens@aol.com
Sent: Tuesday, November 1, 2022 2:56 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to Flying Horse North Expansion Sketch Plan

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Mr. Ryan Howser, County Planner
Mr. Kevin Mastin, Director of Planning and Community Development

RE: Flying Horse North Expansion Sketch Plan

Gentlemen,

I am strongly opposed to the proposed expansion of Flying Horse North which includes very high density housing and commercial development.

The County Master Plan of 2021 specifically states that the Black Forest consists of single-family homes with an overall density of at least 2.5 acres or larger. Low density residential growth preserves the rural character of the Black Forest, the openness, and the wildlife. The proposed addition of a 225-room luxury hotel, 16 casitas, and 50 "branded flats" plus commercial space, increases the density over 400%!! This clearly violates the intent of your one year old Master Plan.

The existing developments in Flying Horse North are of 2.5 acre to 40 acre lots. Even with a buffer of 5+ acre lots around the perimeter, plunking a town of 4,000 people plus a hotel in the middle of this rural area, is in no way compatible. The RR-5 zoning is supposed to protect the land from over-development. Zoning also creates the reasonable expectation for residents of some protection from drastic changes. This proposal is clearly a violation of the zoning.

Of major concern is the availability and sustainability of water!! We in the Black Forest are all dependent on our domestic wells, which are sourced from non-renewable aquifers. We've learned to appreciate the natural grasses and plants, and do not plant water hungry lawns. How can anyone consider installing a golf course here?! Already our small pond and the spring which feed are gone, and every willow associated with them has died - a very visible result of the dropping water table. And what of the waste water of a high density development? Individual septic systems on the current large parcels work. This is not a system that will work for the proposed 'city'.

We lived through the Black Forest fire and fire protection is always close to mind. Our valiant fire department is already stretched thin. Additional fire protection will be required. How and who pays for this? What thought has been put into evacuation routes in case of another major fire? There is very limited ingress and egress from the Forest. Catastrophe in the making.

As areas have developed, the traffic has increased dramatically. Our Forest roads are not capable of handling this increase. The increase of accidents due to poorly planned access will worsen.

Widening and adding new roads will further erode the our rural character, and forever destroy "The Forest."

There are more concerns I could express, but I'm certain you will hear them all. I conclude by emphasizing the great and irreparable harm this development will cause, and request you deny this proposal.

Thank you.

Respectfully,
Judith Jergensen
12915 McCune Road
Black Forest, CO

Ryan Howser

From: jerryjergensen@aol.com
Sent: Tuesday, November 1, 2022 2:57 PM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North

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November 1, 2022

Subject: Flying Horse North

We Oppose the Proposed Development at Flying Horse North

Attention: El Paso County Planning Commission

This proposed development will completely alter the character of the Black Forest and the lives of the residents who chose this area for the beauty and serenity that it offers. The Flying Horse North proposal is a blatant example of "Greed and Avarice" at work. This proposal and the proceedings completely disrespect our values and our best interests.

There are no truly positive outcomes from this intrusive proposal. Negative impacts include:

- Likely severe degradation of limited groundwater resources;
- Groundwater pollution;
- Orders of magnitude increase in traffic, light and noise pollution;
- Decreased security and safety which will inevitably result from urbanization.

The direct and hidden costs of supporting infrastructure such as roads, schools, utilities, police and fire protection will be borne mostly by existing residents. It's alarming. By example, the collective negative effects of the nearby Winsome development are becoming apparent. What's next?

We oppose the proposed development at Flying Horse North.

Respectfully,

Gerald V. Jergensen II
12915 McCune Rd
Black Forest, Colorado 80106

Ryan Howser

From: Greta Johnson <Greta@pcisys.net>
Sent: Monday, October 31, 2022 7:42 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Dear Mr. Howser and Mr. Mastin,

I am a homeowner who lives in Black Forest. I used to drive Hodgen to get to work. I am totally against increasing the density of housing for Flying Horse North. My family moved out here to get away from the changes the Planning Commission made in the Columbine Estates area in Colorado Springs, pushing Union Blvd. through and expanding Woodmen Rd. The Flying Horse North change totally goes against the El Paso County Master Plan. What good is a County Master Plan if it changes all the time?

All of us on wells are greatly concerned about if we will have water in 10, 20 or 30 years to come. It sure seems that developers and county commissioners don't care about our quality of life or if we will have water in the future. The developer of Flying Horse North will be long gone by then. Please do us a favor and prove us wrong. Do not vote for the increased density.

Greta Johnson
12775 Mount Shasta Rd.
Elbert CO, 80106
greta@pcisys.net

Ryan Howser

From: Mark P Johnson <mj.veeracer@gmail.com>
Sent: Sunday, October 30, 2022 6:49 AM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North development

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Mr. Houser,
I am strongly opposed to this development. Please my reasons below.

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. "Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more...

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Thank you for your commitment to your promises.

Mark Johnson
8160 Bar X Rd.
Black Forest, Colorado 80908
719 229 3684

Sent from my iPhone

To: Ryan Howser and Kevin Mastin, El Paso County Department of Planning and Community Development

From: Bill Kappel

Re: Flying Horse North Development

I am a resident of Cathedral Pines at 4820 Foxchase Way, a property adjacent to the Flying Horse North (FHN) development. This letter provides my notice that I am opposed to the significant expansion of the FHN development to include an addition 846 homes, a hotel, and 50 casitas/flats. Note that I was not against the original FHN development of 283 lots and I am in support reasonable development that fits within the master plan and characteristics of a given location. I was supportive of the original FHN development and the golf course, as those add value to the region and fit in with the overall community feel and Black Forest region in general. However, the updated plan represents a significant deviation from the original plan. It does not fit in within the overall community, violates the Black Forest and El Paso County Master Plan recommendations, and will have a negative impact on the surrounding communities. As noted below, there are several issues which require you do reject the updated FNH plans.

Our El Paso County Master Plan - Paid for by our tax dollars and approved by the Board of County Commissions in May 2021

The El Paso County Master Plan uses placetypes as its foundation. The area of the FHN development is identified as the Large-Lot Residential placetype. This placetype is defined by detached residences on lots of 2.5 acres or more. It further states that commercial developments within this placetype are to be limited in scale, support the general needs of the surrounding community, and be located on major roadways.

When originally proposed, FHN fit well within the definition of this placetype – 283 residents on lots of 2.5 acres and greater. The newly proposed development increases the number of residences to 846, with an overall density of approximately one residence per acre. Further, it sets aside nearly 50 acres for a luxury hotel with associates golf casitas and flats, totaling 275 rooms, right in the middle of the development, as well as a golf clubhouse, and other private facilities. These items are clearly in violation of the Large-Lot Residential placetype, are not compatible with established developments that surround the area (High Forest Ranch, Providence Point Estates, Terra Ridge Estates, County View Estates and Cathedral Pines). This proposed development would destroy the rural esthetic of Black Forest and set a president that would further erode the unique character of this established community.

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 obsolete. 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.

Traffic, noise, schools, light pollution

This development violates the rural, residential flavor that has drawn people to build and live in Black Forest. Densities such as these will produce over four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the densest eastern part of FHN to drive south to Colorado Springs and surrounding areas. Given that Black Forest Road cannot be expanded without applying eminent domain through the forested area this is not feasible. 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted.

A similar problem will exist as hundreds of people, over four times as many as the currently approved plan, exit Stagecoach Road on the west at highway 83. Highway 83 is already a congested road with dangerous curves and this proposal would only magnify those problems.

Fire Impact Costs

This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would place an unfair and huge burden on the residents of this fire district.

Again, I am not against development but firmly believe there should be a balance between development and the current characteristics of a given location. The proposed significant increase in the number of homes, included the hotel and associated amenities, clearly violates the notion of balance in this area. Instead, this would produce a development which does not fit in with the surrounding area and violates the master plans specifically developed for Black Forest and El Paso Country. The originally accepted FHN development should be kept as is. This provides a good balance between development needs and current characteristics of the region.

Given the above, I request that you to deny this proposed development. The El Paso County Master Plan states that Black Forest is a unique asset to El Paso County and must be preserved. Please abide by this guidance and deny this proposal.

Sincerely,



Bill Kappel, Cathedral Pines Resident and El Paso County taxpayer

Ryan Howser

From: Bill Kasper <BKas1945@msn.com>
Sent: Saturday, October 29, 2022 1:33 PM
To: Ryan Howser; Kevin Mastin
Subject: "Opposition to the Flying Horse North sketch plan."

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Mr. Howser,

I oppose any proposed changes by developers to the El Paso County Master Plan for Black Forest . I have lived in Black Forest for 28 years, moving there from Woodmoor. My perception is that all the developers want to do is to cut Black Forest into smaller and smaller lots, please oppose any change by Flying Horse North that circumvent El Paso County Master Plan for Black Forest.

The overall density should not be less than 2.5 acres/lot.

It needs to be compatible with the character of existing developed areas.

Changing from RR-5 zoning to a density of as much as 8-10 homes per acre is a gross violation of zoning regulations.

This proposed development would require the construction of a new fire station in the Black Forest Road/Hodgen area.

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 four times as much traffic compared to the previously approved development plan.

I hope you recognize what Black Forest mean to El Paso County, there is nothing like it else where in Colorado, the close proximate to a major city. Please don't let the Developers **steal it**.

Bill Kasper
19840 Elk Creek Dr. E.
Black Forest
Colorado Springs, Colorado 80908
H 719.495.9867
C 719.433.8024(Does not work at my house)
Bkas1945@msn.com

Ryan Howser

From: Shannon Katsos <smkatsos@gmail.com>
Sent: Tuesday, November 1, 2022 7:01 AM
To: Kevin Mastin; Ryan Howser
Subject: Opposition to the Flying Horse North sketch plan

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To whom it may concern:

I am writing to voice my opposition to the further development of the Flying Horse North proposal. The proposed development violates density guidelines set forth in the El Paso County Master Plan as well as zoning regulations for the area, creates an unfair burden on current residents of the fire district, and generally decimates the overall character and long-term resilience of the area.

The new El Paso County Master Plan defines the Black Forest with “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 conditions are met:”

1. **“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 master plan and is a clear violation of the language in this section.

2. **“It is compatible with the character of existing developed areas”** – This plan would establish a town of up to 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.

Additionally, 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. The required new construction of a new fire station in the Black Forest Road/Hodgen area would be paid by existing residents of the district, meaning that the cost of a new station and unique equipment such as a ladder truck would place an unfair and huge burden on the residents of this fire district. Construction of a development with significantly higher densities and water uses (golf course, hotel) stretch our already precarious water supply needlessly.

The Flying Horse North sketch plan flagrantly violates certain aspects of the county Master Plan, and is not wanted nor welcomed by the existing community. For these reasons alone, as well as the ones outlined above, I urge you to deny the further development of this proposed project.

Respectfully,

Shannon Katsos

Ryan Howser

From: John and Jody Kaveney <thunderhawkhill@gmail.com>
Sent: Saturday, October 29, 2022 10:16 AM
To: Kevin Mastin; Ryan Howser
Subject: Opposed to Flying Horse North Development

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Dear Sirs,

Having studied the newly written El Paso County Master Plan, (EPCMP), I'm concerned that it may not be followed when considering the newest sketch Plan from Flying Horse North (FHN).

Having also studied the new Flying Horse North Sketch Plan, I'm concerned that the Planning Commission may approve their Plan even though it does not come close to fitting the Large-Lot Residential placetype as it is written in the EPCMP.

The EPCMP uses Placetypes as its foundation. The area of the newly proposed Flying Horse North development is clearly defined as Large-Lot Residential placetype.

1. Detached residences on lots of 2.5 acres or more
2. Commercial developments within this placetype are:
 - a. Limited in scale
 - b. Support the general needs of the surrounding community
 - c. Be located on major roadways

Casitas, Flats and a Hotel are not "detached residences". Devoting 50 acres to commercial structures, which will include a 5-story hotel does not follow "limited in scale" nor support "general needs of the community". This commercial development is shown on the sketch plan in the middle of FHN at the edge of the trees, in the heart of the Black Forest, not on a major roadway. SR83 on the West, Hodgen Road on the North and Black Forest Rd on the East are the major roadways.

The FHN sketch plan does not meet the requirements for Large-Lot Residential placetype as outlined in the EPCMP. If it is truly the Plan for El Paso County, you have to honor it; you have to follow it.

You must not approve the new Flying Horse North sketch plan.

Respectfully,
Jody Kaveney
Terra Ridge Estates

Sent from my iPad

Ryan Howser

From: Elaine K <rkek2k@gmail.com>
Sent: Tuesday, November 1, 2022 7:30 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North Sketch Plan

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Dear Planning Commission Members,

There are many aspects to Flying Horse North development. My concerns mainly center around adequate water and quality of life. As a 6th generation native, there have been many changes to Colorado. El Paso County is blessed to have Pikes Peak, Garden of the Gods and the Black Forest among many other natural assets. They are all reasons southern Colorado is a desirable place to live.

The change from RR-5 density is heartbreaking and puts our lifestyle in question - let alone zoning regs that we all depend on. That one change affects everything residents of Black Forest are concerned about and why we all chose to purchase land in the Forest and raise our families here. The water supply, the peacefulness of the Forest, wildlife, the water supply, schools, traffic congestion, the wildland fire suppression ability, the water supply, and the additional costs that this development alone will place on the citizens of Black Forest & El Paso County. Yes the water supply.

The water plans for FHN are not solidified, and working those plans out at a later date does nothing to protect the people already living in the Forest. A study on the aquifer done some 35 years ago in no way gives anyone a realistic idea of how much water exists *today* in that aquifer - not with the population growth that has occurred, along with the years of drought experienced here and in all of Colorado. This matter alone needs to be solidified prior to this Sketch Plan going any further. Costs need to be accurate, not estimated. Costs of fire, traffic and more schools. The proposal to allow 8-10 homes per acre would put an uncalculable draw on that aquifer that holds an unknown amount of water. It is absolutely insanity to think that this will not be problem. You can postpone the water problem, but you cannot create more water. It's time to stop high density developments in a rural area!

Do you realize that residents of the Forest are required to report water usage to the State yearly and can be *fined* if excessive! I think a hotel is going to use more water in a year than I could in five!

You do know people make life style decisions on existing rules and regulations. 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.

Please protect this cherished asset of El Paso County by denying this Sketch Plan.

Respectfully,
Elaine Kenny

Ryan Howser

From: Jill Khaliqi <jillanddave@yahoo.com>
Sent: Monday, October 31, 2022 10:13 PM
To: Ryan Howser; Kevin Mastin
Subject: Objection to Flying Horse North

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Resident Inputs to County for Flying Horse North

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “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 conditions are met:”

1. **“The overall density is at least 2.5 acres/lot”** – Black Forest is an area with abundant wildlife and natural habitats and forest. Larger lots would be more in keeping with the ambiance and expected neighborhood flavor. In addition larger lots will not stress the aquifers as much and will permit longer-term water availability. Larger lots will preserve more trees and natural features, as us EXPECTED in this area. 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 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, wastes our natural resources, threatens the viability of long term residences in the area. While the master plan is full of advisory statements, a requirement such as this is clearly directive.

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, with the majority being in the 5 acre range. This is the expectation of residents of Black Forest. The charm and draw of the area is that it is in fact rural. While Flying Horse North has buffers and larger lots around the perimeter, the surrounding developments of 5-acre or larger densities are entirely 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 up to 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. This is in no way acceptable by the County plan, Black Forest preservation plan, nor the existing area residents.

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. The existing people in an area. This area of Black Forest is very unique and a rezone of this magnitude is appalling. 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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area, very close to an existing station that has already been paid for. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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. In addition those of us living around Hodgen and Black Forest Rd do not have tree coverage to diffuse the light pollution from such density. We prefer that there be no street lights, no parking areas needing lighting, and fewer homes with exterior lights. The intersection at Black FoRd and Monty Place is already very dangerous as it has blind hills on both sides. The increasing traffic is already a problem and high density housing will make it deadly. If road widening is to take place all sacrifice of land should come from the development not existing property owners along Black Forest road around the New development.

Annexation – The property has been listed as "Potential for Annexation" on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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. We live here because it is not the city. This annexation would also be a burden to the city of Colorado Springs.

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

1. The proposal completely disregards and violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area and the reasons local residents have chosen to live here.
4. Flagrant violation of zoning regulations

Thank you for your time and serious consideration,

David and Jill Khaliqi
Black Forest residents

Be kinder than necessary because everyone is fighting some sort of battle.

Ryan Howser

From: Liz Killen-Scott <lkillen67@gmail.com>
Sent: Monday, October 31, 2022 3:17 PM
To: Ryan Howser
Subject: Opposition to the Flying Horse North sketch plan

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I represent only one of many community voices that oppose the proposed development of Flying Horse North.

To begin, this proposal totally violates the 2.5-acre density and compatibility requirements of the El Paso County Master Plan - 2021. That plan defines the Black Forest with these quotes. "*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 conditions are met.*"

Density matters! Adhering to the **overall density of at least 2.5 acres/lot is not only the right thing to do - it reduces stress on the aquifers and permits longer-term water availability.** Additionally, larger lots will preserve more trees and natural features.

- Increasing the number of lots from the currently approved 201 to 846 increases that density by over **four-fold**. This puts **extreme stress on our already declining natural resources as well as man-made ones (such as roads, schools, fire protection)**.
- No one in the forest wants to add a 225-room luxury hotel with 16 casitas and 50 branded flats. This does not benefit Black Forest residents. I fail to see how that actually benefits anyone except the developer and the commissioners who have long been accused of being "in the pockets" of the developers. We elect our commissioners to represent us and our community's best interests - which includes preservation of critical and natural resources.
- An increase in density of this magnitude violates the rural, residential flavor of Black Forest. The master plan is clearly directive regarding "**2.5 acres or more**". Moving forward with this plan is an **INTENTIONAL VIOLATION** of this directive and therefore criminal.
- Moving forward with this plan would establish a town of up to 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.
- Additionally, this puts financial burden on residents who will be burdened by higher taxes to pay for infrastructure (such as fire, roads, schools, etc.) that the developers somehow "escape" paying for (thanks commissioners). This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. And, because the Board of County Commissioner

refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would place an unfair and huge burden on the residents of this fire district.

This is a 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. Black Forest residents 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 and our voice matters.

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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation - The property has been listed as "Potential for Annexation" on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and to honor their commitments and duty to serve by denying this proposal that violates that plan so egregiously and that the residents of Black Forest oppose!**

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

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.

3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.

4. Violation of zoning regulations.

5. The residents of Black Forest do not want this!

--

Liz Killen-Scott

Ryan Howser

From: Aaron Kingstrom <aaronk@frontrangewireless.com>
Sent: Tuesday, November 1, 2022 3:24 PM
To: Ryan Howser; kevinmastin@elpaso.com
Cc: 'Heidi Kingstrom'
Subject: Flying Horse North

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Ryan, Kevin

Jeff Smith already had his development approved, 300 homes and a golf course. How can El Paso County be entertaining an expansion of this magnitude ?? Jeff Smith knew the zoning in Black Forest when he purchased property and submitted for development, why should that change now? I understand growth but everyone that purchased property in Black Forest did so for a rural feel and lower density. To me it is just a breach by El Paso County to even consider this. I don't understand how you can consider dropping a small city in the middle of RR5. What about Holmes Road? I had no problem with Cathedral Pines except for the fact that home owners property was condemned for access to a development, not what eminent domain was created for. At least Cathedral stuck to the density they promised. Why cant Jeff smith find an appropriate zoning to build his next development on?? I have talked to all of my neighbors and also ones that live in Flying Horse North now and not 1 person I have spoken with is in favor of this development. Flying Horse North sold that development to the existing home owners as a golf course and 300 homes. Flying Horse North existing home owners should all be getting attorneys and fighting in court for the way of life they expected. Just like I have told the Friends of Black Forest we should be pooling our money and taking whatever legal action we can. None of this will stop unless we make it, seems like the developers have everyone in their back pocket. Interesting that the meeting for this takes place on a Thursday at 9am. Was this intentional ? You know it is hard for people to take off work, but I am doing just that. We wont even talk about the **WATER**. This is wrong and I am sure most of you know that .

Thank you

Aaron Kingstrom
5615 Piedra Vista St.
Mobile 303-929-5341

Ryan Howser

From: Emily Knott <elknott@gmail.com>
Sent: Monday, October 31, 2022 7:03 PM
To: Ryan Howser; Kevin Mastin
Subject: OPPOSITION TO FLYING HORSE NORTH

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To whom it may concern,

My family and I moved to Black Forest two years ago specifically to get to the country, where there were large plots of land, you could see deer, antelope and coyotes running, with lower hustle bustle and crime. It would be an absolute shame to violate the feel of the Black Forest community and the reason why so many of us have chosen to live here and to go in direct opposition of the master plan.

I agree with all of the following inputs regarding opposition to Flying Horse North.

This proposal must be denied for several reasons:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Inputs to County for Flying Horse North

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. "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 conditions are met:"

1. **"The overall density is at least 2.5 acres/lot"** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as "Potential for Annexation" on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

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Emily Knott
(719) 210-5030
7320 Pine Cone Road
80908

Ryan Howser

From: Christopher Korch <darkkorch02@gmail.com>
Sent: Monday, October 31, 2022 10:57 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North (FHN) sketch plan

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Dear Mr Ryan Howser and Mr Kevin Master

I wish you to know that I am opposed to the Flying Horse North sketch plan that has been submitted for consideration by El Paso County. This plan appears to have several deficits.

First, the new 2021 **El Paso County Master Plan** defines the Black Forest with these statements:

"Development in this place ...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 conditions are met."

Next, the plan states: **"The overall density is at least 2.5 acres/lot"**

I wish to point out that larger lots will not stress the aquifers and may permit long-term water availability. Larger lots will preserve more trees and natural features. The SKETCH plan proposes increasing the number of lots from the currently approved 201 to 846, which is would be a four-fold increased density. 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 master plan and is a clear violation of the language in this section of the Master Plan. 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 a directive. What is the purpose of the plan if it is not followed?

Thirdly, a major deficit of the proposed SKETCH plan is its unclear plan for obtaining water to meet the 300 year rule, considering that research has shown that the amount of water thought to be available in the four Denver Basin aquifers was last "estimated" in the 1980s. Since that time the population in EPC has at least doubled and various large wells into the area's aquifers have not met their projected yields. The Cherokee Metropolitan District has only stated they would consider providing water and sewage, but have they signed a contract to provide water for 300 years and promise to provide sewage?

One must ask whether they or the developer can build out the infrastructure to meet the needs for such high density housing or will EPC be required to step in and rescue this development once they run dry. What are the guarantees that the amount of water required for the hotel and high single unit housing density will be available for the required 300 years.

The property has been listed as "Potential for Annexation" on both the city and county master plans. If this proposal were to be approved and annexation was 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 could 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.

One solution that has been discussed for other developments in regards to this potential problem of water and sewage, aside from discussions with the Cherokee Metro District, is to obtain water from the Southern Delivery System. Will EPC or Colorado Springs build that out to Flying Horse North? How will they do that? By having the Colorado Springs City use Flagpole Annexation to include FHN into the city? Will the density be sufficient to justify the high costs of extending water and sewage to a development so far outside of the current city?

Another issue is that there do not seem to be any mention in the SKETCH plans for providing Fire and Police services for the area. According to the BF Fire Department, there is not enough funding available to build a new fire station to serve this new development. This area would be too crowded and too large for the current Black Forest Fire Department to handle a major Wildland-Urban Interface (WUI) fire.

As some may have perhaps noticed, the area is very dry. For us who remember the 2013 BF wildfire, it took off with 60 mile an hour winds. And yet, this day there remains large swaths of BF that are very dry and are filled with fuel for the next Wildland-Urban Interface (WUI) fire. Many areas escaped the last major fire, but the threat of the potential fuel has not been addressed. Will it jump across Highway 83 and enter into those zones with houses in highly treed areas? Can the BF and Woodmore-Monument-TriLakes fire departments handle such a fire? Which department would protect FHN from a fire coming across from the area on the west side of Highway 83 or vice versa? This proposed development needs to include the building of a fire station in the near vicinity and funding for the personnel and equipment to equip and man it.

Furthermore, the limited ingress and egress of traffic to and from the proposed area is insufficient. If a WUI fire were to start in the area, how quickly and safely could the area be evacuated? A full hotel (minimum 225 vehicles) plus all of the proposed single family dwellings (1,000 - 2,000 vehicles) trying to escape a major fire, could result in major problems.

Another question about this SKETCH plan is what will draw guests to this area? A golf course? Some of us have noticed that the Kings Deer golf course is not full, and has been very dried out during many summers. OK golf could be a summer attraction, but what about the winter, what will draw people here? Cross-country skiing on the snow golf course? We have not had much snow in the last several years (I have not been able to do cross country skiing in the area since the late 1990s early 2000s). Why would customers want to stay at such a luxury hotel without access to other entertainment such as downhill skiing when they can easily stay in the ski resorts and jump out of their cabin onto snow? Will the hotel be empty during the winter season?

In summary, this SKETCH plan should be denied for several reasons.

- It clearly violates the EPC Master plan for minimum housing density of 2.5 acres per single family dwelling;
- It does not have a clear plan and funding to address basic emergency infrastructures for Fire, Sewage, Police, Emergency Disasters. It is inadequate and assumes that somebody (the county or city) will "save their bacon" and provide these services;
- Will there be sufficient aquifer water (which is essentially not replenished), when we do not know how much there is since it has not been measured in over 30 years during which the population of EPC has at least doubled.

I hope you consider the deficits of the FHN SKETCH PLAN pointed out above and deny approval of it.

Sincerely

Christopher Korch, PhD

8405 Lakeview Drive

Colorado Springs (BLack Forest)

CO 80908

Ryan Howser

From: LADEFOGED, DEANNE K. <DEANNE.LADEFOGED@d11.org>
Sent: Tuesday, November 1, 2022 8:56 AM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North Proposal
Attachments: FHN report by Phil Shecter.pdf

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Good morning,

I have lived in the Black Forest area since 2008 and **my husband and I are in opposition** to the proposed sketch plan regarding the Flying Horse North development. We are in unity with the Friends of Black Forest assessment as well as Phil Shecter's detailed opposition which is attached.

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. "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 conditions are met:"

1. **"The overall density is at least 2.5 acres/lot"** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as "Potential for Annexation" on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Deanne and Mark Ladefoged
13375 Holmes Road

Ryan Howser

From: Sharon Lafitte <shlafitte@gmail.com>
Sent: Tuesday, November 1, 2022 12:12 AM
To: Ryan Howser
Subject: "Opposition to the Flying Horse North sketch plan."

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Mr. Howser,

We live in Black Forest and continued encroachment is putting both people and wildlife at great risk, particularly as we are in a high-risk fire area. Our homeowners insurance reflects that. So first and foremost, we are concerned about our safety and our long-term water needs. We do hope that when decisions are being made, these two basic rights are heavily considered.

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. "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 conditions are met:"

"The overall density is at least 2.5 acres/lot" – 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 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 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. 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 up to 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.

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.

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Thank you,

Mr & Mrs Lafitte
11770 Ada Lane
Colorado Springs
CO 80908

Ryan Howser

From: Randy & Lisa Larson <2larsons@gmail.com>
Sent: Tuesday, November 1, 2022 11:23 AM
To: Ryan Howser
Subject: Opposition to the Flying Horse North sketch plan

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Mr. Howser,

We are strongly opposed to the proposed Flying Horse North development plan. The proposed high density development will completely alter the rural nature of Black Forest in a negative way. Further, this development will endanger the water supply from the aquifers that support ALL Black Forest residents.

While we appreciate the need for housing for our growing community, this is not the answer. And with our economy on the brink of recession and the housing market slowing significantly, there is a strong probability that many of these proposed houses will not be purchased or will have to be sold at a loss. This would create a poorly maintained development and result in many negative, unforeseen repercussions.

Lastly, the proposed plan in no way is in compliance with the newly adopted El Paso County Master Plan that requires a minimum 2.5 acre density. How can the Commissioners, in good conscience, approve such a plan?

Please register our opposition to the Flying Horse North sketch plan.

Sincerely,
Randy and Lisa Larson

Ryan Howser

From: Sharon LeMay <slemay722@gmail.com>
Sent: Tuesday, November 1, 2022 9:26 AM
To: Ryan Howser; Kevin Mastin
Subject: OPPOSITION TO THE FLYING HORSE NORTH SKETCH PLAN

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TO: EL PASO COUNTY PLANNING COMMISSION, Ryan Howser & Kevin Mastin

FROM: 22 year resident of Black Forest, in Terra Ridge off Black Forest Road and across from Flying Horse North

My family and I **strongly oppose** the most recent sketch plan for Flying Horse North which includes 840+ new residential lots and a luxury hotel.

Black Forest is a rural residential community. It's not intended to be another "suburban sprawl" such as we've seen in Cordera, Falcon area, etc. We must preserve the rural forest area! PLEASE DECLINE the developer's request for almost 850 more homes and a hotel in the area that was intended for only 200 more homes on 2.5 - 8 acre lots.

The Flying Horse North proposals recently submitted **do not align with the ELP County Master Plan of 2021.**

The high density plan goes against everything that Black Forest is! It violates common sense and legal documentation regarding FIRE EVACUATION SAFETY, WATER USAGE, WASTEWATER MANAGEMENT, FIRE PROTECTION, INCREASED TRAFFIC, NOISE, LIGHT POLLUTION, ROAD MAINTENANCE, WILDLIFE PRESERVATION, INCREASED CRIME, SHERIFF PATROL CAPACITY, ETC, ETC, ETC.

THERE ARE NO BENEFITS FOR THE BLACK FOREST COMMUNITY; ONLY DETRIMENTAL EFFECTS! The developer needs to be held accountable to their original intent and not allowed to increase it to a high density nightmare.

Please reject the Flying Horse North request.
Thank you!

Sincerely,
Sharon LeMay
14945 Bear Gulch Street,
Colorado Springs, CO 80908

Ryan Howser

From: L Liller <mommaliller@gmail.com>
Sent: Sunday, October 30, 2022 5:54 PM
To: Ryan Howser
Subject: Opposition to Flying Horse North Development

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Good evening. It is hard to overstate my opposition to this development. At a time of prolonged drought, it is inconceivable that we would allow development that would stress even further our limited resources. When we chose to live here several years ago, it was with a clear understanding that minimum lot acreage in the black forest was and would remain 5 acres. This is slowly being eroded away. Allowing this development to proceed is a clear violation of the El Paso County Master Plan and will set a precedent for unlimited development in the future. While there are several other objections I have to this development these are my primary concerns. If this plan is rejected all my other concerns go away. Thank you for your consideration.

Sincerely, Linda Liller

Sent from my iPhone

Ryan Howser

From: Janet Lohmeyer <janetlohmeier@gmail.com>
Sent: Friday, October 28, 2022 8:13 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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With respect, I oppose strongly the 'plan' to put in the new development that would forever change the atmosphere of Black Forest. I have lived on north Vollmer for 30 years. I used to be able to ride my horse along Vollmer with safety. The traffic increase has meant that I can no longer walk my dog on a leash along Vollmer safely. This proposal would further damage the atmosphere of Black Forest. You need to block this. Here is why:

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 and compatibility requirements of Your El Paso County Master Plan.
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3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

All of these things would happen if the FHN development was to happen. It cannot. Oppose it.

Thank you,
Janet Lohmeyer
Black Forest resident for 30 years.

Ryan Howser

From: Robert Luthy <luthy1@yahoo.com>
Sent: Monday, October 31, 2022 4:04 PM
To: Kevin Mastin; Ryan Howser
Subject: Please Deny Flying Horse North High Density Plan

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Kevin and Ryan,

October 31, 2022

Planning Commission,

It has come to my attention that the newest changes to Flying Horse North dramatically change the nature of Black Forest's use with respect to the El Paso Master plan. Going from 283 lots to 846 plus a luxury hotel is a DRASTIC distortion of the original plan and does not conform to the master plan at all. To say we are concerned is an understatement. When we moved here, there was an expectation that the area would remain relatively the same. Not unchanged, but new developments would be required to adhere to the long-term plan that was laid out.

The only reason that Classic needs to have high density housing is to support the addition of a luxury hotel because the cost of public water and sewage would be cost prohibitive without that density to support. Neither of which are in the best interest to the current residents and neighbors, nor the community as whole as laid out below. I left the body of the main thoughts below, but I am sure that you have received this and many more in depth reviews of the plan.

I actually love driving through Flying Horse North, but the thought that it would look like the original Flying Horse does not seem to make sense and I had NEVER heard of it before until getting sent notes from the HOA. Please follow the Master Plan. We paid funds to develop it to give guidance to the El Paso County residences and provide an understanding of what growth should be expected in the different areas of the county.

Regards,
Robert and Deborah Luthy
14250 Farnham Royal Ct
Colorado Springs, CO 80908

Our El Paso County Master Plan - Paid for by our tax dollars and approved by the Board of County Commissions in May 2021

The El Paso County Master Plan, EPCMP, uses placetypes as its foundation. The area of the newly proposed Flying Horse North development is identified as the Large-Lot Residential placetype. This placetype is defined by detached residences on lots of 2.5 acres or more. It further states that commercial developments within this placetype are to be limited in scale, support the general needs of the surround community, and be located on major roadways.

When **originally proposed, Flying Horse North fit well within the definition** of this placetype – 283 residents on lots of 2.5 acres and greater. The newly proposed development increases the number of residences to 846, with an overall density of approximately one residence per acre. Further, it sets aside nearly 50 acres for a luxury hotel with associates golf casitas and flats, totaling 275 rooms, right in the middle of the development, as well as a golf clubhouse, and other private

facilities. These items are clearly in violation of the Large-Lot Residential placetype, are not compatible with established developments that surround the area (High Forest Ranch, Providence Point Estates, Terra Ridge Estates, County View Estates and Cathedral Pines), and would destroy the rural esthetic of the greater community.

Traffic, noise, schools, light pollution

This development violates the rural, residential flavor that has drawn people to build and live in Black Forest. Densities such as these will produce over four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Fire Impact Costs

This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would place an unfair and huge burden on the residents of this fire district.

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. Given the above, I beseech you to deny this proposed development that is an affront to the character of Black Forest and could set dangerous precedents that would destroy character. The El Paso County Master Plan states that Black Forest is a unique asset to El Paso County and must be preserved. Please abide by this guidance and deny this proposal.

Thank you,

Robert

Ryan Howser

From: elstongunn <floogiefish1@gmail.com>
Sent: Friday, October 28, 2022 10:30 AM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North proposal—OPPOSE

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Sirs:

I am responding to the development proposal before you on Flying Horse North.

1. Approval of this project would make a sham of the new 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.
2. 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.
3. This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would place an unfair and huge burden on the residents of this fire district.
4. This development violates the rural, residential flavor that has drawn people 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. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

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

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2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations.

Thank you.

Karen T. Lynam
Resident of Black Forest

Ryan Howser

From: J M <joanna.maniscalco@gmail.com>
Sent: Friday, October 28, 2022 8:40 PM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North

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I object to the Flying Horse North development proposal because of the impact to light, noise, and traffic pollution. Larger lots or larger matching the surrounding area are also needed to preserve trees and to minimize increased water usage.

JoAnna Maniscalco

Ryan Howser

From: Holly Williams
Sent: Monday, October 31, 2022 4:36 PM
To: Kevin Mastin
Subject: Fw: Opposition to the Flying Horse North sketch plan

Commissioner Holly Williams

200 S Cascade, Suite 100
Colorado Springs, CO 80903
(719) 520-6411 (office)
(719) 374-0856 (cell)

From: jcmankow@netzero.net <jcmankow@netzero.net> on behalf of jcmankow@netzero.com <jcmankow@netzero.com>
Sent: Sunday, October 30, 2022 3:35 PM
To: Holly Williams <HollyWilliams@elpasoco.com>
Subject: Opposition to the Flying Horse North sketch plan

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----- Forwarded Message -----

From: "jcmankow@netzero.com" <jcmankow@netzero.com>
Ryan,

I am writing you today so you can help persuade the Commissioner's to VOTE DOWN FLYING NORTH! Not only has it been over 35 years since the last water study, but the mere impact of additional people will wreck the beautiful Black Forest as we know it. Stop thinking about only tax dollars and do the right thing for people who live in this community. Enough with over developing, it is wrecking the environment and beauty of this community. Below are additional reasons to VOTE NO TO FLYING HORSE NORTH!

Your El Paso County Master Plan â€œ 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. â€œDevelopment in this placetype typically consists of single-family homes occupying lots of 2.5 acres or moreâ€¸ 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 conditions are met:â€¸

1. **â€œThe overall density is at least 2.5 acres/lotâ€¸** â€œ 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 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 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.

2. **â€œIt is compatible with the character of existing developed areasâ€¸** â€œ 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 up to 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.

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.

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4. Violation of zoning regulations

Thanks for your time, again, do the right thing for the people, not for the developers, VOTE NO!

Chris Mankowski

Ryan Howser

From: jcmankow@netzero.net on behalf of jcmankow@netzero.com
Sent: Sunday, October 30, 2022 3:35 PM
To: Ryan Howser
Subject: Opposition to the Flying Horse North sketch plan

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1. **"The overall density is at least 2.5 acres/lot"** 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 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 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.

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cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as "Potential for Annexation" on both the city and county master plans. If this proposal was approved and annexation was 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 could 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. 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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Thanks for your time, again, do the right thing for the people, not for the developers, VOTE NO!
Chris Mankowski

Ryan Howser

From: Kelly Marchbank <jkpmarchbank@aol.com>
Sent: Monday, October 31, 2022 11:23 PM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North - strongly oppose

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Sirs,

My husband's family has lived in Black Forest since 1963. My father-in-law bought a home on 2.5 acres with an adjoining three 2.5 acres lots. Academy Blvd was dirt then and the Forest was truly country and most people thought that only poor people lived there.

Fast forward to the early 90's. My husband and I are given one of the 2.5 acre lots created years ago as 2.5 acre lots and grandfathered. We decide to build and be close to the parents as they aged. We are told to apply for a variance as at the time you needed 5 acres to build even if your land was originally plotted as 2.5 acres. All the neighbors including Raw Hide signed off. We get to our variance hearing and are denied. We are told to get another 2.5 acres from our father????? We get a pious lecture about 5 acres and water and preservation plan and integrity of the Forest etc. etc. etc. We hire PJ Anderson - a property lawyer who incidentally wrote many of El Paso County's land laws - and file an appeal. We actually win on appeal with a law that says you can't zone someone's land out of existence. Years later we do combine two lots and our home to 5 acres so our children don't have problems in the future. But low and behold - we didn't even need to do that as 2.5 acres is now the lay of the land. Confusing - it all is. Seems the Board of County Commissioners used to care about the preservation of the Forest.

Now today 35 years later, we are supposed to just turn our heads about high city density in our community. We shouldn't care about a total disregard for the El Paso County Master Plan and land use agreements. Don't worry about the increased traffic, noise and light pollution, overcrowded schools. We shouldn't care about risk to wells, loss of wildlife habitat, starry skies, and total loss of the country life we are all accustomed to and quite frankly why we live here. There is no infrastructure for this for anything. Think of the 2013 wildfire and how that evacuation would have worked with a metropolis in the Forest. Also how will this plan impact already stressed county services?

There is absolutely no buffer zone between city and county anymore. Look at Old Ranch Road for example. If I lived on the north side, I would put up a grain silo, get donkeys, pigs, chickens and roosters - lots of roosters - just to make a point. If your city across the street doesn't like my country that was here first - then too bad!!!! Pine Creek Marching band isn't even able to practice when they want to because of the North Fork subdivision. Excuse me - the school was there first and you bought a house across from a school. What did you expect???

Finally I admin the Black Forest Community Facebook page. We are a 2.2K member strong group. This topic comes up a lot and the vast majority of members who post about it have strong opposition. Major concerns are always water and traffic. The developers seem to always have an answer about water - but NEVER can address traffic - why because they can't. Black Forest has already become a cut through for all directions. This high density will only exacerbate an already big problem. There are so many days where Black Forest residents are trapped in the Forest due to construction and traffic. For several weeks there was no good way to get anywhere as all roads were being worked on at once. I wish I could say that I will die in my home that we built on property that has been in my family for 60 years

and where memories are strong as we lost our son 5 years ago. His spirit is here. But I can't say with confidence that the CITY IN THE FOREST won't force us to leave for a place that more aligns with our desire for peace and quiet as we had been accustomed to. Sadly I hear this a lot from many long time Forest dwellers. I guess if the County's goal was to push all of us country pumpkins out, you might be on track. I also know that many Black Forest residents have been let down by their heirs and probably aren't resting in peace.

Please reconsider this crazy proposal - one that seemed questionable from the get go. It is not in the best interest of the Forest and it's preservation and our way of life. No one wins except the developer who clearly doesn't care about his neighbors.

Thank you for listening.

Kelly Marchbank
12105 N. Juniper Drive
Black Forest, CO

719-495-0285

[Sent from the all new AOL app for Android](#)

Ryan Howser

From: Bob <bob@bobmccall.net>
Sent: Saturday, October 29, 2022 3:24 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposed to Flying Horse North Sketch Plan

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Planning Commissioners:

There are multiple reasons my wife and I oppose the Flying Horse North Sketch Plan. In this plea I will focus on only three:

1. Emergency Evacuation
2. Traffic Density
3. Zoning Violation

1. Emergency Evacuation: If we have another fire, a tornado, or a really massive blizzard the roads in Black Forest simply will not be

able to handle the traffic load. Too many people will be injured or killed.

2. Traffic Density: The Flying Horse North Sketch Plan would overwhelm the existing capacity of the roads. (We LIKE keeping Black Forest,

Burgess, Milam, Shupe, Hodgen, etc. as 2-lane roads. Developers and Commissioners should not be thinking, "Just make wider roads." The

four-fold increase in traffic FHN would cause is not compatible with living in peaceful Black Forest.

3. Zoning Violation: Abruptly abandoning the zoning in Black Forest makes zoning a joke ... for all citizens. Changing zoning to allow for 5, 6

or 10 houses per acre would flagrantly violate zoning. Please do not do this.

Thank you for reading this. Please don't do this to my neighbors and us.

Bob McCall
7275 Juniper Dr. 80908
719-648-0910

Ryan Howser

From: Peter McCollum <saipan1959@gmail.com>
Sent: Saturday, October 29, 2022 8:46 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Dear Planning Commission members,
It is imperative that you DENY the Flying Horse North sketch plan.

It represents a blatant abuse of several principles that residents of this entire area expect to be enforced:

- Lot density.
- Zoning.
- No confirmed water or wastewater support.
- A burden on the local fire department.
- Etc.

PLEASE do the right thing and DENY the sketch plan.

Thank you,
Peter McCollum
10875 Huntsman Rd.
Black Forest

Ryan Howser

From: Chris McLellan <christopher.mclellan@gmail.com>
Sent: Monday, October 31, 2022 9:02 AM
To: Kevin Mastin; Ryan Howser
Subject: Opposition to Flying Horse North Sketch Plan

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Dear Sirs,

I have reviewed the new El Paso County Master Plan and I am concerned about the newest sketch plan from Flying Horse North.

The sketch plan does not align with the Large Lot Residential placetype as it is written in the Master Plan. Specifically, Residences are to be on 2.5 acres or more and commercial developments are to be limited in scale, support the general needs of the surrounding community, and be located on major roadways. The sketch plans inclusion of casitas, flats, and a hotel are not detached residences on 2.5 acres or more, and a large hotel is not limited in scale, nor required to support the general needs of the surrounding community. Finally, the proposed location would be approximately the intersection of Black Forest Road and Hodgen Road, neither of which are 'major roadways'.

To approve the sketch plan as written is to violate the current Master Plan and to substantially impact the quality of life of residents in the nearby communities due to increased traffic and commercial pressures, with insufficient infrastructure to support it.

To be clear, I am not directly opposed to Flying Horse North developing their property in the style of RR-5 or RR-2.5 zoning which is in alignment with the current surrounding areas.

In conclusion, the sketch plan for Flying Horse North is blatantly out of sync with the Master Plan and the surrounding community and the proposed developments do not fulfill any of the needs of the existing community. Therefore, this sketch plan must be rejected.

Respectfully,
Chris McLellan
Resident and BOD Member, Terra Ridge Estates
408-621-3061

Ryan Howser

From: Andy Meng <amcolorado@gmail.com>
Sent: Monday, October 31, 2022 6:08 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North Sketch Plan

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Greetings,

We are opposed to the FHN sketch Plan that will be presented to the Planning Commission and County Commissioners in November. We agree 100% with all of the following points as developed by the Friends of Black Forest Protection Plan. Please consider all of the following points as they pertain to Flying Horse north and deny the development request as presented..

Regards,

Andy & Joan Meng
Black Forest Colorado

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “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 conditions are met:”

1. **“The overall density is at least 2.5 acres/lot”** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Ryan Howser

From: Mrs Mikuska <mrsmikus@msn.com>
Sent: Tuesday, November 1, 2022 9:16 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Dear El Paso County Commissioners and Planning Commission,

Our family moved to Black Forest 17 years ago to live in 'country' away from city noise, traffic, air pollution, traffic, markets etc. We enjoy everything rural living offers. All was nice until we found out that the developer, at that time it was Classic Homes (if I'm not mistaken) planned on developing this area and build Flying Horse North (FHN). Over the years the developer promised different things and might I say said things that ended up not being truth but of course we cannot accused them of lying as that would not be nice. I suppose there is no need to summarize the history of this situation as you have been part of this process from early on.

Many have opposed this development and I quite sure our reason of opposition is no different from others so I'm not going to reinvent the wheel, rather I will mirror and support what others have already said. I'd like to give credit to Mr. Philip H. Specter, a resident of Flying Horse North who has done all the research and composed a formidable letter in opposition to this development, a copy of which you have in your possession!

However, as a reminder I will indulge your to consider these key points before casting your vote on this matter:

1. The total development is 1419 acres and the currently approved plan had 283 homes with a 5-acre average density. Filing 1 with 80 homes is sold out plus the golf course took 557 acres, leaving 862 acres left. The original plan had 203 remaining but now the developer is proposing 1275+ homes or over a six-times increase. How is this even feasible?
2. The southern part of the development is planned to stay 2.5-acre lots (called "estate lots") in the trees and will be a gated part of the community. That will comprise 58 lots. From there, some 1 and 1/2 acre lots to the east will transition to the dense development to the east and north in the grasslands. Not counting the 2.5-acre lots, the gross density in the north and east will be 0.7 acres/lot and that doesn't count roads so the actual lot sizes will be in the 1/3-1/2 acre average. This decrease in allowable houses on small lots is not part of the master plan.
3. The new plan has a 18-acre parcel planned for a 275-room luxury hotel with pool and lots of amenities. There is also an 8.5-acre commercial site on the far northeast corner of Hodgen and BF Road that may include a fire station.
4. Density - I asked the question, "I'm sure you know that the new county master plan states that the density here will be no less than 2.5-acres/lot. How do you plan to justify the increased density to the county commissioners?" Their answer essentially was, "We plan to show them this plan and hope to convince them that is it a good plan."
5. Entrances - Their plan shows entrances at Holmes Road as well as a couple on to Hodgen and BF Road on the north end as well as the current entrances for Stagecoach Rd. we have experienced increased traffic in a horse community as

well as dangerous traffic on Black Forest Road near the Edith Wolford elementary school.

6. Water and Sewer - Cherokee Metro District has made preliminary commitments to provide these. Cherokee would need to drill several wells to provide that much water and would have to build a pipeline for wastewater from there to somewhere over by Meridian and Paint Brush Hills to tap into their sewer system and treatment plant. To me, such a commitment is really sticking their neck out to provide all that water and wastewater treatment.

7. Project timing - They plan to submit the sketch plan (attached) in March of this year. After that goes through all the agencies it will meet the Planning Commission (PC) around summer and the County Commissioners (BoCC) a month later. Late summer or early fall they could submit the PUD request for rezoning and the preliminary plan which would show the streets, lots and much more detail. That would also have to go through the PC and then the BoCC a month later. If the preliminary plan is approved, the last step is approval of each filing (small sections of the project) and that would probably be an administrative approval with no hearing. The bottom line is that if the sketch plan is approved in the first step, it is a done deal with the BoCC and the rest is formality.

8. They said the project would have 30% open space when the county only requires 10% but about half of that open space is golf course and to us that is not the same as undeveloped trees and natural land with no changes. Their statement about open land

9. In the question period there were a number of people who complained about the excessive water use from the Denver basin and about the traffic this would generate. These are valid questions but they have pat answers for them or just say the details haven't been worked out yet.

Furthermore, 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 1571 increases that density by over seven-fold. Add to this a 225-room luxury hotel with 16 condos and the result is a gross density of 2 “residences” per acre. 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. “The design for development incorporates conservation of open space” - Leaving portions of a development natural and unchanged has historically been a way to preserve wildlife habitat, provide for trails, and minimize the amount of trees and natural features that are disturbed by development. In Flying Horse North, the golf course is counted as open space. Golf fairways and concrete golf cart paths do not fit the description of conservation of open space.

3. “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.

The urban density FHN is proposing will also result in light pollution that ruins the dark skies of the rural country. This proposal could have 1500 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.

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.

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 aquifer. That aquifer is 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 1571 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 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 also 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. In order to dispose of wastewater Cherokee would require a wastewater line for 9 miles to connect to their system.

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. 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 1571 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 when they built their homes. While roads can be improved and traffic lights installed, the ripple effects of this increased traffic extends far from the development. The urban density will also result in light pollution that ruins the dark skies of the rural country. This proposal could have 1500 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 could 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 lacked 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, conservation, 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.

Thank you,
Patricia Mikuska
15645 Terra Ridge Circle
Colorado Springs, CO 80908

Ryan Howser

From: E MIKUSKA <mrmikus@msn.com>
Sent: Tuesday, November 1, 2022 8:42 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Many have opposed this development and I quite sure our reason of opposition is no different from others so I'm not going to reinvent the wheel, rather I'm mirror and support what others have already said. I'd like to give credit to Mr. Philip H. Specter, a resident of Flying Horse North who has done all the research and composed a formidable letter in opposition to this development, a copy of which you have in your possession!

However, as a reminder I will indulge you to consider these key points before casting your vote on this matter:

1. The total development is 1419 acres and the currently approved plan had 283 homes with a 5-acre average density. Filing 1 with 80 homes is sold out plus the golf course took 557 acres, leaving 862 acres left. The original plan had 203 remaining but now the developer is proposing 1275+ homes or over a six-times increase.
2. The southern part of the development is planned to stay 2.5-acre lots (called "estate lots") in the trees and will be a gated part of the community. That will comprise 58 lots. From there, some 1 and 1/2 acre lots to the east will transition to the dense development to the east and north in the grasslands. Not counting the 2.5-acre lots, the gross density in the north and east will be 0.7 acres/lot and that doesn't count roads so the actual lot sizes will be in the 1/3-1/2 acre average.
3. The new plan has a 18-acre parcel planned for a 275-room luxury hotel with pool and lots of amenities. There is also an 8.5-acre commercial site on the far northeast corner of Hodgen and BF Road that may include a fire station.
4. Density - I asked the question, "I'm sure you know that the new county master plan states that the density here will be no less than 2.5-acres/lot. How do you plan to justify the increased density to the county commissioners?" Their answer essentially was, "We plan to show them this plan and hope to convince them that it is a good plan."
5. Milam Road - The new plan does not include a Milam extension through Cathedral Pines and into FHN. The gated community on the south part of the parcel blocks such a road. The most dense housing would be to the north and east so I suspect the traffic study would show them exiting on to Hodgen or BF Road and not needing Milam Road.
6. Entrances - Their plan shows entrances at Holmes Road as well as a couple on to Hodgen and BF Road on the north

end as well as the current entrances for Stagecoach Rd.

7. Water and Sewer - Cherokee Metro District has made preliminary commitments to provide these. Cherokee would need to drill several wells to provide that much water and would have to build a pipeline for wastewater from there to somewhere over by Meridian and Paint Brush Hills to tap into their sewer system and treatment plant. To me, such a commitment is really sticking their neck out to provide all that water and wastewater treatment.

8. Annexation - They touched on it as a possibility in the future but didn't say anything more.

9. Project timing - They plan to submit the sketch plan (attached) in March of this year. After that goes through all the agencies it will meet the Planning Commission (PC) around summer and the County Commissioners (BoCC) a month later. Late summer or early fall they could submit the PUD request for rezoning and the preliminary plan which would show the streets, lots and much more detail. That would also have to go through the PC and then the BoCC a month later. If the preliminary plan is approved, the last step is approval of each filing (small sections of the project) and that would probably be an administrative approval with no hearing. The bottom line is that if the sketch plan is approved in the first step, it is a done deal with the BoCC and the rest is formality.

10. The current owners of lots in FHN had to sign a disclosure statement that they understood there might be annexation in the future before they could buy a lot, so they might have a hard time disputing this change even though they are opposed to it.

11. They said the project would have 30% open space when the county only requires 10% but about half of that open space is golf course and to us that is not the same as undeveloped trees and natural land with no changes.

12. In the question period there were a number of people who complained about the excessive water use from the Denver basin and about the traffic this would generate. These are valid questions but they have pat answers for them or just say the details haven't been worked out yet.

Furthermore, 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 1571 increases that density by over seven-fold. Add to this a 225-room luxury hotel with 16 condos and the result is a gross density of 2 “residences” per acre. 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. “The design for development incorporates conservation of open space” - Leaving portions of a development natural and unchanged has historically been a way to preserve wildlife habitat, provide for trails, and minimize the amount of trees and natural features that are disturbed by development. In Flying Horse North, the golf course is counted as open space. Golf fairways and concrete golf cart paths do not fit the description of conservation of open space.

3. “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.

The urban density FHN is proposing will also result in light pollution that ruins the dark skies of the rural country. This proposal could have 1500 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.

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.

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 aquifer. That aquifer is 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 1571 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 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 also 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. In order to dispose of wastewater Cherokee would require a wastewater line for 9 miles to connect to their system. 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. 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 1571 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 when they built their homes. While roads can be improved and traffic lights installed, the ripple effects of this increased traffic extends far from the development. The urban density will also result in light pollution that ruins the dark skies of the rural country. This proposal could have 1500 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 could 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 lacked 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, conservation, 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.

Sincerely,

Eric Mikuska
15645 Terra Ridge Cir
Colorado Springs, CO 80908

Ryan Howser

From: Ronald Mitchell <giantsrus@earthlink.net>
Sent: Saturday, October 29, 2022 4:17 PM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North

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Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “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 conditions are met:”

1. **“The overall density is at least 2.5 acres/lot”** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn’t anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Ryan Howser

From: Rich Mock <rvmock@gmail.com>
Sent: Sunday, October 30, 2022 1:24 PM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North Opposition

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Gentlemen,

As a long time resident of the beautiful Black Forest and the president of the Black Forest Trails Assn, please disapprove the Flying Horse North development as it is incompatible with the character of existing developed areas and will affect our quality of life with increased traffic, fire threat, noise and light pollution.

Thanks for your consideration,

--

Rich Mock
719-332-8896

Ryan Howser

From: Cher Moseman <cpmoseman@gmail.com>
Sent: Tuesday, November 1, 2022 8:16 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Dear Mr House and Mr Mastin,

I strongly oppose the flying Horse North Sketch plan. First and foremost, you do not have any information on the water availability. Second, you both will negatively impact wildlife. Third, this was not the intact of black forest. This is a zoning violation.

If you allow this sketch plan to be passed or even anything close to this pass, then you are destroying our environment, increasing crime and violating zoning regulations. You will prove that you are not fit for your current positions with the county. You will also drive many professionals out of black forest and this county as we moved here to get away from traffic and crime.

Please do what is best for the community and not a greedy developer.

Cher Moseman
Cathedral Pines Resident

Ryan Howser

From: Chandra Murphy <chandramurphy@hotmail.com>
Sent: Thursday, October 27, 2022 8:24 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Hello Mr. Howser and Mr. Mastin,

I have been a resident of Black Forest since 2011, and I have witnessed a ridiculous amount of building since that time. We bought a house on five acres that was built back in 1992, not new construction. It is extremely upsetting to see how the plans for the new Flying Horse North area that completely IGNORE the zoning laws and are potentially allowing the construction of 8-10 homes per acre along with a 225 room hotel! I cannot imagine the increased traffic and stress on the aquifers in our area if this is allowed!

Building this many residences in a rural community is insulting and offensive to the residents of Black Forest, who moved here to get away from city life and enjoy peace and quiet surrounded by nature. This onslaught of building has us all worried about the future of Black Forest, the water supply, the traffic, light pollution, and the wildlife. With this many more people living in Black Forest, the potential for accidental wildfires increases exponentially and may lead to the total destruction of the area.

I urge you to deny the proposal for the Flying Horse North building project. Please do not let the money-hungry builders RUIN our community.

Sincerely,

Chandra Murphy

Ryan Howser

From: JMutka <jennifermutka@gmail.com>
Sent: Saturday, October 29, 2022 1:34 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Ryan, Kevin, and planning commission members -

I am emailing you to express my extreme concern and objection to the Flying Horse North development proposal. I understand you are meeting on Nov 3rd and 15th.

As a resident of Black Forest for 10 years, I am asking the planning commission to consider my perspective and to object to this proposal which goes against the very core reasons I decided to move to Black Forest.

Below is a summary of the package that Terry Stokka and Friends of Black Forest sent to the planners when this was first proposed (see [Inputs to County](#))

As I count on the commission to stand up for our behalf, we hope you will hear the voices of residents and deny the proposal which blatantly violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.

In addition, the lack of fire impact fees place a burden on current residents of the fire district. The increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.

This is a violation of zoning regulations as well as a burden to our water resources.

We hope you will consider all the negative impacts this will have to residents of Black Forest who do not want this to be approved.

Thank you,
Jennifer Mutka

Inputs to County for Flying Horse North

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. "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 conditions are met:"

1. **"The overall density is at least 2.5 acres/lot"** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn’t anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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.

Ryan Howser

From: Dave and Ellen Nelson <ndnelson@usa.com>
Sent: Tuesday, November 1, 2022 7:59 PM
To: Ryan Howser; Kevin Mastin
Subject: Please Vote Against the Flying Horse North Development

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Dear Ryan and Kevin,
Dave and Ellen Nelson live in the High Forest Ranch Subdivision, which borders the Flying Horse North Development. We have attended most of the community information meetings and have expressed our deep concern about the extreme development being proposed for Flying Horse North. At one of those meetings some residents of the current Flying Horse North development said that **they had been lied to**, and would never have built homes there if they had known about the high-density community currently being considered by the planning commission.

The Flying Horse North proposal should be denied for several reasons:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of the El Paso County Master Plan.
2. Their lack of fire impact fees would place an undue burden on current residents of the fire district.
3. The increased traffic, congestion, light pollution and accompanying crime, violates the rural, residential character of this area.
4. Building a huge hotel is a violation of current zoning regulations.
5. The water which will be **wasted** on extensive landscaping and a hotel frightens all current residents in the area. We are in a severe drought, with rivers and aquifers at all-time lows. Flying Horse North is making no plans to create a water reclamation facility which could reclaim about 50 percent of their proposed water usage.

Respectfully submitted,
Dave and Ellen Nelson
4260 Hidden Rock Rd.
Colorado Springs, CO 80908

Ryan Howser

From: Rebecca Noelani <rebeccanoelani@gmail.com>
Sent: Sunday, October 30, 2022 6:42 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Dear Mr. Ryan, planner, and Mr. Mastin, director of PCD,

THANK YOU for respecting the community of Black Forest's wishes.

I am a 33 year old world traveled NATIVE of 80908 and am zealously opposed to the recent FHN development concept, ah-hem, ball of greedy crap.

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.

ADDITIONALLY,

I gladly would be taxed for more Fire Impact Costs BUT NOT FOR A SILLY HOTEL and SMUSHED LEGO HOUSES on 1 acre. This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would place an **unfair and huge burden** on the residents of this fire district.

THANK YOU FOR RESPECTING US BY HELPING US SUSTAIN OUR BELOVED FOREST.

Kind regards,

Rebecca Noelani Hohag

"In the presence of nature, a wild delight runs through the man, in spite of real sorrows."

~Ralph Waldo Emerson

Ryan Howser

From: Elizabeth Nordman <cen233@gmail.com>
Sent: Wednesday, November 2, 2022 2:28 AM
To: Kevin Mastin; Ryan Howser
Subject: Opposing the Flying Horse North sketch plan

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Dear Mr Howser and Mr Mastin,

I am writing to request you pass on to the Planning Commission to deny the Flying Horse North sketch plan from moving forward under its current configuration. I have been a resident of Black Forest since 1998. The uncontrolled growth in and around Black Forest has significantly changed our community in direct opposition to both the old and new Master Plans and black Forest Preservation Plan. This subject proposal will worsen our situation while violating the Master Plans.

The new El Paso County Master Plan defines the Black Forest with these quotes. "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 conditions are met:"

1. "The overall density is at least 2.5 acres/lot" – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees

from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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.

This proposal must be denied for many reasons:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Regards,

Elizabeth Nordman

8470 Swan Rd,

Black Forest, CO

Ryan Howser

From: Rich Painter <painterengr@gmail.com>
Sent: Thursday, October 27, 2022 7:23 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposing the Flying Horse North sketch plan

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Dear Mr Howser and Mr Mastin,

I am writing to request you pass on to the Planning Commission to deny the Flying Horse North sketch plan from moving forward under its current configuration. I have been a resident of Black Forest since 1998. The uncontrolled growth in and around Black Forest has significantly changed our community in direct opposition to both the old and new Master Plans and black Forest Preservation Plan. This subject proposal will worsen our situation while violating the Master Plans.

Key elements, which have already been clearly documented are:

The new El Paso County Master Plan defines the Black Forest with these quotes. "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 conditions are met:"

1. "The overall density is at least 2.5 acres/lot" – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees

from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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.

This proposal must be denied for many reasons:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

regards,
rich painter
8470 swan rd,
black forest, co

--

Richard A. Painter, P.E. Retired

Ryan Howser

From: Jean Pawlenty <jpawlenty@msn.com>
Sent: Tuesday, November 1, 2022 9:27 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to Flying Horse North Sketch Plan

Importance: High

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Dear Mr. Howser and Mr. Mastin,

I am writing to request that the above titled proposal be denied on the following counts:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “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 conditions are met:”

1. **“The overall density is at least 2.5 acres/lot”** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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.

Thank you for your time and support of our community concerns.

Kind Regards,

Jean M. Pawlenty

Ryan Howser

From: Londa Peterson <jljwmpeterson@icloud.com>
Sent: Sunday, October 30, 2022 1:42 PM
To: Ryan Howser
Subject: Flying Horse North

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As residents of Black Forest we are very concerned for the apparent disregard for our safety, and quality of life. 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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would place an unfair and huge burden on the residents of this fire district.

Sent from my iPhone

Ryan Howser

From: Amy Phillips <amy_p@mac.com>
Sent: Monday, October 31, 2022 2:44 PM
To: Ryan Howser; Kevin Mastin
Cc: Amy Phillips
Subject: Oppose new sketch plan for Flying Horse North

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Dear Mr. Howser and Mr. Mastin,

I urge the El Paso County Planning Commission to deny the Flying Horse North sketch plan. The current approved sketch plan calls for 201 lots, which is within the densities called for in the current El Paso County Master Plan (lot sizes of 2.5 acres or larger). The change to the sketch plan that is before the Planning Commission would increase the density to 4 times that amount, and on top of that, would add in a 225-room hotel with 16 casistas and 50 branded flats resulting in an averaged lot size of less than 1 acre per residence. This is in clear violation of the recently approved EPC Master Plan.

The new sketch plan puts an undue burden on water supplies, traffic, fire response, wildlife, drainage, and schools for an area that has consistently planned and built out neighborhoods with approximately 5-acre/residence densities. If the new sketch plan is approved, the existing neighborhoods will be forced to subsidize the true costs of the development in terms of these burdens. In a time when we are in a long-duration drought, and recharge of the aquifer is not well-established (but is likely diminished due to drought), the last thing that El Paso County should be allowing is a high density, high impact development in an area that is already firmly established as large-lot rural residential.

Furthermore, with a 4-fold increase in houses and a hotel and commercial elements, the now-permeable surface area will be greatly impacted and largely replaced with impermeable surfaces. This will compound the risk to recharge and will increase the run-off from those impermeable surfaces. As we saw several years ago on the south side of Woodmen Road, changes to drainage patterns can cause damage to downstream neighborhoods that the County has to pay to repair, meaning the existing residents must further subsidize a poorly designed development that never should have been approved.

The Black Forest Land Use Committee is not anti-development, but is in favor of smartly designed development that is consistent with the Master Plan. That's why it supported the previously approved sketch plan for Flying Horse North. That plan works well with all elements of the area - low impact to water and drainage, protection of wildlife, manageable traffic with existing minor arterials, and manageable fire response.

The newly proposed sketch plan for Flying Horse North is incompatible with the El Paso County Master Plan and surrounding neighborhoods, and should be denied.

Respectfully yours,

Amy Phillips
Past Chair, Black Forest Land Use Committee

Ryan Howser

From: John Piasecki <puckdrop42@gmail.com>
Sent: Tuesday, November 1, 2022 11:12 AM
To: Kevin Mastin; Ryan Howser
Cc: nancy piasecki
Subject: Please Read: Important! Flying Horse North

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hello Kevin and Ryan...hope you are well.

Purpose of this note is to express strong opposition regarding the requested/reported changes to the development plan for Flying Horse North (FHN). It's my understanding that you two are integral to El Paso County's planing/approval process, so sending these comments to you. Would appreciate confirmation that you received this note.

-My name is John Piasecki...Nancy and I own the property at 4940 Foxchase Way, immediately south/adjacent to FHN.

-Relocated to Colorado Springs in 2017...liked Black Forest (BF)...did homework on development/planning/zoning rules...County said current BF rules were ~5 acre lots, but new Master Plan was expected...advised to get involved.

-Got involved..additionally had correspondence and several conversations with Craig Dossey. Advised that the final MP was likely to endorse a "2 1/2 acre" lot standard, MINOR exceptions/deviations could be allowed. Intent was for the MP to manage development, so builders/residents had predictability.

-IMMEDIATELY after the MP was finalized, revised FHN plan was made public...increase from ~280 2.5-5 acre lots, to over 1500 (now ~900) smaller lots...and a hotel.

-Subsequently talked with Mr. Dossey again...asked how the County could even consider such density, in violation of its own MP...different than previous conversations...he said, in effect, the MP was just a piece of paper...the County Commissioners could approve anything they want...County needed housing, so the plan, in some form, would likely be approved. Very disappointing.

-Can understand a need for housing, but allowing such violations of a very new Black Forest MP makes the process a sham, and approving the new FHN plan does a real disservice to the citizens impacted by the the new density...traffic/other congestion, infrastructure costs, deforestation, possible water implications.

-There are almost certainly other land options for this, or any builder, to profitably increase needed housing, without tearing up Black Forest.

In conclusion...

-Allowing the FHN development to increase from 280 to 900 lots is not, as Mr. Dossey said, a "minor exception/deviation" ...allowing such:

—is an absolute annulment of the Black Forest MP.

—will bring new housing density and related issues...the absolute opposite of what the citizens of Black Forest were lead to expect.

—is a disservice to the citizens that relied on the County's representations and protections.

All in, the County should work with this, and other developers to find other options to address local housing needs. Strongly encourage the County to stay with the approved FHN ~280 lot plan, decline the ~900 lot revision.

Sincerely,

John Piasecki
4940 Foxchase Way
Colorado Springs, Colorado 80908
563-676-1314
puckdrop42@gmail.com

Sent from my iPad

Ryan Howser

From: Cindy Provost <cindyprovost@alumni.nd.edu>
Sent: Tuesday, November 1, 2022 12:41 AM
To: Ryan Howser
Cc: Cindy Provost
Subject: Opposition to the Flying Horse North Sketch Plan

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Greetings Ryan,

I'm registering my strongest opposition to the Flying Horse North Sketch Plan. Please share with all members of the relevant committees.

Your El Paso County Master Plan 2021 is barely one year old but would become meaningless and unachievable if the sketch plan is approved- The new El Paso County Master Plan defines the Black Forest with these statements: "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 conditions are met:"

1a. **"The overall density is at least 2.5 acres/lot"** – The FHN sketch plan does NOT meet this criteria. 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 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 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.

1b.. **"It is compatible with the character of existing developed areas"** – The FHN sketch plan does NOT meet this criteria. 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 up to 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.

2. Fire Impact Costs – This proposed development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would place an unfair and huge burden on the residents of this fire district.

3. Traffic, noise, schools, light pollution – This proposed development violates the rural, residential flavor that has drawn people 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. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

4. 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

I emphatically implore you to deny the Flying Horse North sketch plan, and otherwise prevent such unchecked development.

Cindy Provost
11965 Wellwood Terrace
Elbert, CO 80106
cindyprovost@alumni.nd.edu

Ryan Howser

From: Heather Rainey <heathersmith03@hotmail.com>
Sent: Sunday, October 30, 2022 1:36 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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I, as well as many of the residents of Black Forest, oppose the Flying Horse sketch plan. Please take our thoughts into consideration.

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. This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would place an unfair and huge burden on the residents of this fire district.

In addition, 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 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. This plan would establish a town of up to 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. Densities such as these will produce over four times as much traffic compared to the previously approved development plan. If this proposal was approved and annexation was 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 could 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.

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.

Thank you for your time in reading this email and giving fair consideration to the concerns tax paying, voting citizens have.

Heather Rainey

Ryan Howser

From: Scott Rand <scottrand9125@gmail.com>
Sent: Friday, October 28, 2022 9:04 AM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North Objection

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Mr's Howser and Mastin,

As a resident with 30 acres in the Black Forest, I must strenuously object to Flying Horse North's change from an originally planned 201 units to 846 units; an increase in 645 units.

This same sort of bait and switch scheme has been going on for far too long.

The County creates a new master plan then seems to allow developers to side-step the plan without any thought to the long term consequences or the impact to existing residents.

I strongly urge you to deny Flying Horse North's attempt to subvert the Master Plan.

Scott Rand
9125/9275 Shoup Rd
Black Forest, CO 80908
719-495-6776

Ryan Howser

From: Chris Redd <redsteed@aceweb.com>
Sent: Monday, October 31, 2022 7:40 PM
To: Kevin Mastin; Ryan Howser
Subject: Opposition to Flying Horse North Proposal

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Hello,

I am a longtime resident of the Black Forest area of El Paso County, and I am writing this email to express my strong opposition to the sketch plan proposal for Flying Horse North that is being presented to the county.

This proposal significantly violates the the zoning development guidelines for the area in regards to home density. If approved, this plan will cause a major increase in traffic congestion, stress to roads and contribute to more highway accidents and injuries. I would like to see the plan modified to be more in line with the stated area development guidelines and with the character of the existing local development.

In addition, the plan totally ignore the ever growing problems with water scarcity.

I urge you to reject this proposal as submitted.

Thanks for your consideration,

Andrew Redd
9435 Hardin Rd.
Black Forest, CO 80908

Ryan Howser

From: Jennifer Reily <jjasmara@earthlink.net>
Sent: Monday, October 31, 2022 10:02 PM
To: Ryan Howser; Kevin Mastin
Cc: 'Jennifer Reily'
Subject: Opposition to the Flying Horse North sketch plan - Are You Listening?

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Dear Mr. Howser and Mr. Mastin,

Once again, the residents of Black Forest are faced with a developer who wants to come in and completely alter their beloved environment. Trading beautiful forest, meadows, opens space and quiet with houses that are inches apart, sidewalks, traffic, congestion and now a hotel, too?! If this keeps up, Black Forest will be "By-gone" Forest. Honestly, what are people thinking?

There are so many reasons why this plan should be rejected. You've heard them all before:

1. Water – there's just not enough to go around, let alone enough to support over 1000 more homes and a hotel.
2. The plan does not abide by the El Paso County Master Plan (housing density...yes, it's supposed to be a minimum of 5 acres).
3. Increased traffic and congestion - can you say, "road rage"? People drive like maniacs on Hodgen Road now. Imagine when it's overcrowded and they're late for their tee time.
4. Increased fire danger – did anyone on the development team live through the Black Forest fire back in 2013? How did their evacuation go? Picture it with hundreds more people trying to leave by the same roadways.
5. Increased population will require additional services (schools, infrastructure...which come with a cost) and likely will bring with it an increase in crime. Just what we need in this area.
6. The plan does not support the Black Forest Land Use Committee Guidelines. That group has been around for a long time. We should listen to them. They know what they're talking about.
7. The idea of annexation – really? Has anyone considered the long-term impact of that idea?
8. The plan violates zoning regulations. Fact.
9. What about the impact to wildlife in the area?

I've lived in Black Forest for over 25 years, and I'm frustrated that developers continue to have their plans approved, despite their plans not meeting existing guidelines and regulations. How is that happening? The people of Black Forest chose to live in Black Forest for a reason. We don't want it to become a "city" environment. Please reject this sketch plan, on the basis that it violates the core values of the El Paso County Master Plan, housing density guidelines, zoning regulations and adversely impacts the quality of life of current Black Forest residents.

In hopes that our voices are heard –

Jennifer Reily

Ryan Howser

From: David Reily <daveruns@earthlink.net>
Sent: Monday, October 31, 2022 8:03 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North Sketch Plan

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Dear Mr. Howser and Mr. Mastin,

I think you both should vote NO on the subject's sketch plan. I'm a resident of the Black Forest and live near the intersection of Shoup Rd. and Milam Rd.

It should be very obvious to you why the sketch plan is completely and seriously flawed. It does not serve the residents of Black Forest at all.

In summary, this proposal must be denied for these four reasons:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan. Increasing the number of lots from the currently approved 201 to 846 increases the density by over four-fold. Add in 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. Not good.
2. Lack of fire impact fees places an undue burden on current residents of the fire district. We would need a new fire station in the Black Forest Road/Hodgen area. But that means the cost of the additional station will be borne by existing residents versus those benefitting from the new station. Bad idea!
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area. The proposed densities will produce over four times as much traffic compared to the previously approved development plan. Another bad idea!
4. Violation of zoning regulations. 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 us. Not recognizing this is a disservice to the Black Forest residents.

Thank-you for listening to the existing residents.

David Reily
12465 Casey Lane, 80908

Ryan Howser

From: Lori Rhodes <lorirhodes_5@msn.com>
Sent: Wednesday, November 2, 2022 9:35 AM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse north

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Good morning,

I would like to express my extreme opposition to the new Flying Horse development. We moved to forest to have low density housing and there are concerns about the strain this will cause to our aquifer and our way of life. Please do not approve this.

Sent from my iPad

Ryan Howser

From: scottriebel <scottriebel@gmail.com>
Sent: Monday, October 31, 2022 6:07 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to flying horse North

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I'm opposed to the revised sketch plan for flying horse North. Holly Williams promised, during her initial election that she was going to support and defend the black Force preservation plan. She told me that personally. I now find out that she's been lying to me.

Instead the Black Forest preservation plan was abandoned. Then the board of county commissioner hired a planning group out of Chicago to determine what was best for people living in El Paso county. That's curious to me as well.

Nevertheless, the flying horse North sketch plan should be denied for the following reasons:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

I look forward to the board of county commissioners denying this plan has proposed.

Regards
Scott Riebel
14515 Black Forest Road

Ryan Howser

From: Daniel B. Rinn <danrinn@gmail.com>
Sent: Friday, October 28, 2022 9:08 AM
To: Kevin Mastin; Ryan Howser
Subject: Opposed to Flying Horse North sketch plan

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Kevin and Ryan,

Please, help others who have the power to decree new high density plans for Flying Horse North to make the hard decisions to stick to what is right and good, and to stick to the integrity of what we as individuals say...do we really mean what we say or do we change with the wind when louder voices scream "for progress", "for profit"?

I oppose the Flying Horse North revised sketch plan for some very basic reasons;

- 1) the sketch plan completely blasts through and violates the 2.5 acre density and compatibility of your El Paso County Master Plan.
- 2) no impact fees puts an undue burden on current residents (many on fixed income) of the Black Forest area fire district.
- 3) more traffic congestion, more cars & trucks & semi's, pollution and increased crime will hurt the rural, residential flavor of the Black Forest for not only residents of the Black Forest, but for all who want to take a break from the city and come here for a quiet, clean air stroll through one of the several small parks in the Forest.
- 4) the sketch plan violates zoning regulations.

With the fast growth of our metro area we welcome folks from town coming up to the forest and strolling through Section 16 and the many beautiful parks nearby...but they come here for quiet, not city lights and noise. Please keep the Black Forest somewhat of a respite for the people of the Colorado Springs area....please.

Dan Rinn / Black Forest resident 25+ years

--

Dan Rinn
m:719.337.6549 / danrinn@gmail.com

Ryan Howser

From: Val Rollins <vrollins@live.com>
Sent: Monday, October 31, 2022 10:46 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Messrs. Howser and Mastin -

I would like to voice my opposition to the proposal to build Flying Horse North. In addition to the reasons stated by fellow opponents below I would like to point out that the farther out "affordable" housing is built, the farther away that housing is from jobs and amenities (business and community). An additional hardship could be placed on new residents in the form of gas prices and lack of public transportation by locating them away from existing businesses, medical facilities, etc. Any plan to build dense housing would require additional infrastructure and plans for expanding businesses - both of which are addressed in the concerns below, and neither of which are supported by plans or resources.

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Thank you,
Valerie Rollins

Ryan Howser

From: Daniel Rusch <Daniel.Rusch@pm.me>
Sent: Sunday, October 30, 2022 9:43 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan.

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Hello Mr. Howser

My name is Daniel Rusch and my wife and I live in the Black Forest and I am asking that you make your decisions on the Flying Horse North (FHN) development based on the County's Master Plan. Increasing the number of lots from the currently approved 201 to 846 ,adding a 225 room hotel and flats and casitas grossly violates the master plan, not to mention the RR-5 zoning of the area and the intentions of the master plan to keep the forest a rural residential community.

The additional traffic, noise, light etc. will greatly impact the quality of life of the residents of the forest. The lack of fire impact fees means that ethe xisting residents will have to unfairly pay for the new fire station that will need to be built

If these additions to Fly Horse North are approved it will be obvious to everyone that the plan is meaningless.

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.

Sincerely,

Debbie and Daniel Rusch

Sent from Proton Mail for iOS

Ryan Howser

From: Larry Rutherford <amdglmr@netzero.net>
Sent: Friday, October 28, 2022 9:57 AM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse Proposal

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Gentlemen,

RE: Your El Paso County Master Plan 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. "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 conditions are met:

1. The overall density is at least 2.5 acres/lot: 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 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 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.

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 up to 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.

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: This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation: The property has been listed as "Potential for Annexation" on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Sincerely,

Lawrence Rutherford

Black Forest

Ryan Howser

From: Katee Schoepp <ktschoepp@hotmail.com>
Sent: Saturday, October 29, 2022 3:47 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Dear Planning Commissioners:

As an 8 year Black Forest resident - I urge you to consider the following as I have great concerns for the dangerous proposals by Flying Horse North Development.

your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “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 conditions are met:”

1. **“The overall density is at least 2.5 acres/lot”** – 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 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 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.
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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic

compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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. 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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Ryan Howser

From: Linda Serkman <lserkman@yahoo.com>
Sent: Monday, October 31, 2022 6:36 PM
To: Ryan Howser
Subject: Flying horse north

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Sent from my iPhone The new El Paso County Master Plan defines the Black Forest with these quotes. "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 conditions are met:"

1. "The overall density is at least 2.5 acres/lot" – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Linda serkman

Ryan Howser

From: lynn shepherd <lynn@docshepherd.com>
Sent: Monday, October 31, 2022 1:17 PM
To: Ryan Howser
Subject: Proposed Flying Horse North Development

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Hello Ryan:

I am a resident of Cathedral Pines in the Black Forest. Our neighborhood is directly adjacent to the proposed project of Flying Horse North, and I am writing to you today to ask that you deny this proposed development given the current proposal.

My rationale for denying this project is based on zoning in Black Forest. 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.

The proposed project's density is of primary concern as this area of El Paso County is not equipped with the infrastructure to safely accommodate these additional homes.

Thank you for your time and consideration.

Lynn Shepherd
5550 Vessey Rd
Colorado Springs, CO 80908
mobile: 623.680.3442
Lynn Shepherd

Ryan Howser

From: Donald Sims <donald.l.sims@gmail.com>
Sent: Monday, October 31, 2022 8:22 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Good morning,

Approval of this project goes against the Black Forest master plan and is a clear violation of the language of that plan. An increase in density of this magnitude totally violates the rural, residential flavor of Black Forest and increases concerns of us in the forest.

Specific concerns are:

1. Water, water, water! This density continues to stress the aquifers and can't be sustained. At some point you have to say no to this scope of growth.
2. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan. This increase in density is completely opposite of your Master Plan
3. Lack of fire impact fees places an undue burden on current residents of the fire district.
4. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area. Try going anywhere in the forest around school rush hour. More traffic is not what we need.
5. Water, water, water! It is not unlimited. At some point the commissioners have to say no and keep the forest as it is.

--

r/

Donald Sims

Ryan Howser

From: Dr. David Solly <drdsolly@att.net>
Sent: Sunday, October 30, 2022 5:13 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to Flying Horse North Plan

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Ryan Howser, Planner
Kevin Mastin, Director of Planning & Community Development
El Paso County Colorado

Dear Mr. Howser and Mr. Mastin:

I am writing to you to express my intense concern and vehement opposition to the proposed extremely high density Flying Horse North sketch plan that I understand is being presented to the County Planning Commission on November 3, 2022. I respectfully ask that you share my concerns with all members of the County Planning Commission.

I am a 20+ year resident and home owner in Black Forest, and I am severely concerned about the many, many negative impacts that development of such intensity will cause for my neighbors and myself. I bought land and built a house here in Black Forest (at considerable expense) to be able to enjoy a relaxed, rural environment that allowed me to be near, but escape the congestion and mania of the city. With this proposed development, I have very grave concerns about (1) water supply (2) capability of the soil to handle the massive volumes of septic waste that will accompany such dense development, (3) traffic congestion and driver/resident safety on roads that were never designed to handle the volume of traffic that such dense development will elicit, (4) noise pollution that will come from so many more people and so many more vehicles, (5) light pollution at night (especially if a large hotel /resort is built), (6) air pollution from a huge increase in vehicles in the area, endangerment of wildlife in the area, (7) utter destruction of the calm, relaxed rural lifestyle, (8) and added costs for services and infrastructure in the area, that we taxpayers would have to bear.

I am aware that the new El Paso County Master Plan defines Black Forest as: "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 conditions are met:"

The extremely dense development of Flying Horse North violates the basic tenets of El Paso County's definition of Black Forest; namely that in the area overall density is at least 2.5 acres/lot, and that new development "is compatible with the character of existing developed areas". Much of Black Forest now consists of 5+ acre lots, almost all are at least 2.5 acres, and many people have horses or agricultural ventures. Black Forest **IS NOT** an urban area.

The Flying Horse North proposal also gives me gave concern because:

(A) It presents a 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 do not have any 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.

(B) It presents significant additional costs for fire protection – The proposed extremely dense development of Flying Horse North would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would place an unfair and huge burden on the residents of this fire district.

Over the past several years, we have been publicly told many different things about the proposed Flying Horse North development - including a first description saying that only 5 acre lots with home situated in rural settings would be included, and now the new sketch plan which appears to present extreme urban density.

The El Paso County Commissioners have pledged publicly and in print that they will evaluate new developments with the new county master plan being the standard, and will uphold that plan. Now is time to show that they stand behind their words and pledge and to deny the Flying Horse North development that so flagrantly violate our Commission's new county master plan.

Best Regards,

Dr. David C. Solly, Ed.D.
Licensed Psychologist
Mountaineer Counseling & Consulting, L.L.C.
Black Forest, CO 80908
719.338.4665
drdsolly@att.net

Ryan Howser

From: Beth Sombric <sombricfamily@gmail.com>
Sent: Monday, October 31, 2022 6:49 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Good evening El Paso County Commissioners,

When my family and I moved to Black Forest nine years ago we were looking for land and a better life for our children. We settled into the country estates development that borders the new Flying Horse North development. Before we put an offer on our home and decided to move to this quiet area we had multiple conversations with the neighbors. This area was a quiet area where people respected each other and a perfect place to raise a family. We also met with the previous owners of the Flying Horse North land, the family who owns The Shamrock Ranch. They told us that they would only sell to a builder who would respect the neighbors and develop the land in a responsible way. So we invested in our home and moved out to the country.

Fast forward several years and we are now faced with a huge change to our quiet little neck of the woods. Even when we moved nine years ago we knew that the land behind us would eventually be developed but we thought that with the water issues our state has and the El Paso County Master Plan we thought we'd be safe from a high density development. Just to buy the land The Classic developers lied to the owners of Shamrock Ranch. They lied to the 80 or so folks who have already built multi million dollar homes in Flying Horse North. Don't let them make liars out of you too. The revised 2021 El Paso County Master Plan defines the Black Forest with these quotes. "Development in this place type typically consists of single-family homes occupying lots of 2.5 acres or more: 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 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 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."

This development completely violates the rural, residential flavor that has drawn people 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. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

This development is not a responsible use of our resources and completely violates the El Paso County Master Plan that YOU revised. If you go against that it looks like a sham and honestly makes the county planners look like crooks. Hold these developers accountable to the original plans of 283 homes.

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.

Thank you,
Beth Sombric

Ryan Howser

From: Chris Sorenson <chrissorenson@hotmail.com>
Sent: Friday, October 28, 2022 1:48 PM
To: PLNWEB; Kevin Mastin; Ryan Howser
Subject: Opposition to Flying Horse North

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For El Paso County Planning and Community Development (Attention Director Kevin Mastin and Planner III Ryan Howser)

Dear Mr. Mastin and Mr. Howser,

1. I vehemently oppose Flying Horse North's plan to increase density four-fold, from the currently approved 201 to 846 lots. This proposal runs counter to the El Paso County Master Plan as it violates the intent and spirit of rural zoning and will erode the rural feel of northern El Paso County. This proposal insults the very plan itself and it attempts to circumvent the approved language. It will set a new precedent that would favor future overdevelopment of northern El Paso County. It also brings into question the developer's ethics and failure to disclose his true intentions during the 2016 approval process. I will explain each point below:

a. The new El Paso County Master Plan defines the "development in this 'placetype' as typically consisting 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 conditions are met:"

- "The overall density is at least 2.5 acres/lot."

- "Larger lots will not stress the aquifers and will permit long-term water availability."

- "Larger lots will preserve more trees and natural features."

- "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 up to 4,000 people plus a hotel in the middle of a rural area. There is no way this can be considered "compatible" with the surrounding area.

b. Zoning Violation – Changing from RR-5 zoning to a density of as much as 8-10 homes per acre makes zoning a sham. It is a gross violation of zoning regulations that are designed to protect people. Citizens 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.

c. This development will drastically increase traffic and light pollution and may eliminate natural animal migration. The proposed density will produce over four times as much traffic compared to the previously approved development plan (2016). Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the densest eastern part of Flying Horse

North to drive south to the city. 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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. Also impacted areas to the northwest such as Settlers Ranch, Walden and High Forest Ranch are already facing long waits to enter Hodgen road. Furthermore, the antelope and elk that transited the rural expanse will be forced to migrate away from the residents who have enjoyed and valued their presence.

d. The property has been questionably listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

e. The available water supply may not support a development of this magnitude without harming existing property owners.

2. The developer failed to exercise ‘full faith’ with the commission during the 2016 process. At that time, the developer already had plans to increase density and add a hotel; this has been proven as the developer had early buyers sign a disclosure at time of their closing flagging their desire to change what had just been approved by the county. This is unethical and is an affront to the county’s zoning and development processes.

3. 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. I implore the planning commission to demonstrate that resolve by denying this proposal that violates that plan so egregiously.

In summary, this assault on the county’s master plan, the citizens of northern El Paso County must not stand. Please disapprove the developers highly egregious proposal now, before it sets a new precedence. I am available to discuss more.

Very respectfully,

Nils C. Sorenson

17850 Pioneer Crossing / 80908-1452

chrissorenson@hotmail.com / 703.673.8604

Ryan Howser

From: Tanya Sorge <tk Sorge@mac.com>
Sent: Friday, October 28, 2022 1:45 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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County Commissioners:

The new El Paso County Master Plan defines the Black Forest with these quotes. "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 conditions are met:"

Below outlines how this will not be the case with this plan for Flying Horse North:

1. "The overall density is at least 2.5 acres/lot" – 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 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 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.
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 up to 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.

Other issues of concern:

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Sincerely,

Tanya Sorge Gormley

Ryan Howser

From: Dan Spohn <danspohn@yahoo.com>
Sent: Friday, October 28, 2022 3:16 PM
To: Ryan Howser
Subject: proposed Flying Horse North

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Ryan,

I am writing to express my total opposition to the proposed development of what is being called Flying Horse North. I am a resident of Black Forest and purchased my property to escape the high density developments of Colorado Springs proper, I oppose any rezoning of the area north of the Springs simply to appease a developer that wants to turn a quick buck. If the county was considering rezoning the areas north of Colorado Springs before Flying Horse North approached the county that would be something I would want to know, and want to know why. Planning commissions are supposed to plan for the future of the area, not simply react and respond to every developers whim. From what I read in the Gazette there is ample concern that there is not enough water resources to service the current population. If planning is doing anything it should be slowing down development until water concerns are mitigated, we do not want to face the problems that communities in the lower Colorado River basin are facing. And with the looming recession, what is going to prevent those behind Flying Horse North from bailing on the project and leaving an ugly scar where beautiful natural woodland and high pastures now exist.

Vote no, do not approve Flying Horse North!!

Daniel Spohn
5390 Piedra Vista
Colorado Springs, CO 80908

Ryan Howser

From: debistalaker@earthlink.net
Sent: Wednesday, November 2, 2022 9:20 AM
To: Kevin Mastin; Ryan Howser
Subject: Flying Horse North

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Kevin, Ryan,

I have lived in Black Forest for over 30 years and have seen the county commissioners vote in favor of the developers and degrade the quality of life we used to enjoy.

Flying Horse North is another example of overzealous developers.

The proposal violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan that you just put in place in December of 2021! The current El Paso County Master Plan disregarded the Black Forest Preservation plan which had a 5 acre density.

Lack of fire impact fees places an undue burden on current residents of the fire district (note that this should be addressed by the county commissioners regardless of Flying Horse North).

The Increased traffic, congestion, light pollution ruins the rural, residential flavor of this area. The increased traffic and many other pollution causing things associated with the density the developers are now requesting will begin killing the trees so loved in the forest.

In addition the proposed density is a violation of zoning regulations, so zoning will have to be changed radically. This is a total disregard for why people bought in those areas.

I hear very few residents in favor of this request by the developers of Flying Horse North. It would be nice to have the commissioners' side with the residents instead of the overzealous developers.

I would appreciate it if this email could be a part of the November meeting discussing Flying Horse North.

Thank You,
Debbie Stalaker
Black Forest, Colorado

Ryan Howser

From: Jonathan Stanley <jons9761@hotmail.com>
Sent: Thursday, October 27, 2022 9:40 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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To whom it may concern,

Please see below my primary issues with the development plan. There are many other legitimate reasons, but these three are obvious and valid objections.

The overall density is at least 2.5 acres/lot – 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 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 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. 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 up to 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.

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.

Sincerely,

Jonathan Stanley
Cell: 719.321.5626

Ryan Howser

From: Jonathan Stanley <jons9761@gmail.com>
Sent: Thursday, October 27, 2022 9:43 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Please see below some of my objections to this gross violation of policy in this development under consideration.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Sincerely,

Michele Stanley
Cell: 303.994.0677

Ryan Howser

From: David Stanley <kiwigate@gmail.com>
Sent: Thursday, October 27, 2022 7:26 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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I am struggling to understand the intent of our representation other than to continue to grow tax revenue.

For several years now we have watched you guys time and time again, Grant modifications, extensions, exceptions, etc. to the developers with seemingly no interest in honoring the existing laws and plans in place and the existing residence. I certainly hope you log my protest to this continued greed, and abuse from the developers and give a win to integrity and honesty in the roles you were elected for.

You have to start saying no to these folks and represent the folks that will vote you out or keep you in. It's a shame that that should be the motivator, but I know it is so when you make your decision, keep that in mind as we will surely rise up and take the actions necessary to get the representation, we deserve.

Inputs to County for Flying Horse North

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. "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 conditions are met:"

1. **"The overall density is at least 2.5 acres/lot"** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

David Stanley _____

13085 Pinery Drive * [Colorado Springs, CO 80908](#)
Mobile: [719.229.9024](tel:719.229.9024)
kiwigate@gmail.com

Ryan Howser

From: Judith Steed <workhorseassoc@gmail.com>
Sent: Monday, October 31, 2022 9:19 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse development

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To whom it is concerned,

Please hear my opposition to the planned development associated with Flying Horse North. We have lived in the Black Forest for over 20 years and are concerned that all of these development plans are to the detriment of this community. They threaten our water table, our roads and traffic, our forest sanctuary and our fire challenged environment.

It is your responsibility to hear our concerns and to support our voices when decisions like these are made. We need to be good stewards of our land, our trees, our community for us now and for our children's futures.

My concern is that the financial priorities are overshadowing these tremendously important other factors: pending water shortages, increased fire danger, increased traffic challenges to the detriment of the community. Please do not support this development plan in its current state.

Please share my concerns with those discussing this proposal noting the potential zoning violations and extreme density pressures which will threaten our beautiful Black Forest.

Significantly concerned,

Judith Steed
Black Forest Resident.

Ryan Howser

From: Terry Stokka <tastokka@gmail.com>
Sent: Friday, October 28, 2022 9:13 AM
To: Ryan Howser; Kevin Mastin
Subject: Objection to Flying Horse North Sketch Plan

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Ryan and Kevin,

I am writing to oppose the sketch plan for Flying Horse North.

The traffic problems caused by this proposal are not solvable because Black Forest Road cannot be widened as it goes through the forest on Black Forest Road.

Also, fire impact fees should be allowed so the current residents don't have to pay for the new fire station and ladder truck.

I urge denial of this request.

Artha Stokka

Ryan Howser

From: Terry Stokka <terry@friendsofblackforest.org>
Sent: Friday, October 28, 2022 9:10 AM
To: Ryan Howser; Kevin Mastin
Subject: Objection to Flying Horse North sketch plan

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Kevin and Ryan,

I am writing to oppose the sketch plan for Flying Horse North.

The new master plan clearly says the density in this area must be at least 2.5 acres per lot and this sketch plan violates that by a long ways.

Also, the drastic zoning change is not logical or sensible because the proposal is not compatible with the surrounding lots.

I urge denial of this sketch plan.

Terry Stokka

Ryan Howser

From: Kristine Strauch <kstrauch65@gmail.com>
Sent: Sunday, October 30, 2022 3:03 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Dear Sirs,

I would like to add my voice to all of the others currently living in Black Forest who are rapidly seeing the destruction of our quiet, rural piece of El Paso County. The Black Forest has been a serene woodland for those people seeking to get out of the city and living with some elbow room. Over these last several years, however, the Forest is being destroyed by the greed of developers and the county officials who can't seem to say no to them. My biggest concerns regarding the FHN sketch plan as currently submitted are the increase in traffic and the water supply question.

I live on 5 acres in the Forest Gate development. Our HOA is currently dealing with the problem of increased traffic through our neighborhood. Every morning traffic backs up on Burgess Rd at Vollmer. Commuters from Falcon are driving through Black Forest to get to school, work, etc. Inpatient drivers are now cutting through our neighborhood at unsafe speeds to avoid the congestion at the intersection. We also are forced to contend with the increased construction traffic running up and down Vollmer Rd. Large dump trucks regularly drive speeds over 50+ as they make their way north. The two-lane roads of Black Forest were not designed to handle the traffic that now flows through it. If the planning commission approves the increased number of lots and the luxury hotel as proposed, the traffic situation will be horrendous. It is not possible to expand the Black Forest roads enough to handle the amount of people that would be living in and visiting FHN.

The other HUGE concern is the availability of water for all of us in Colorado, not just in the Black Forest. With the current water situation, I was amazed and appalled when FHN was allowed to build a golf course. What a gigantic waste of our precious water to indulge a limited population of wealthy folks. From what I've read regarding the FHN sketch plan, there is not a definitive answer as to the sustainability of the water that a luxury hotel and 1000+ more houses would require. Does the planning commission feel 100% confident that there will always be enough water for the needs of those of us living in Black Forest? Those who know, study, and work with water supply can't definitely say how much water is available.

I could list so many more reasons why the FHN sketch plan as currently proposed should be DENIED. It's discouraging to think that the plan could be approved when there are so many negative parts to it. The sole purpose of the increased density and the building of a luxury hotel is to make more money. Almost daily we hear in the news about the importance and need for affordable housing. The FHN sketch plan does not help out in that regard. Please deny this sketch plan as proposed. Don't allow the destruction of the Black Forest. It is a unique and wonderful part of El Paso County.

Sincerely,

Kristine Strauch

Ryan Howser

From: Steve Sullivan <s_sullivan92602@yahoo.com>
Sent: Friday, October 28, 2022 8:21 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Dear Sirs,

I am a resident of Black Forest and I strongly object to the proposed sketch plan for the Flying Horse North development. I have seen the acceleration in development of the area surrounding Black Forest for the past 14 years, with many of the developments being granted densities far in excess of the RR-5 zoning. These high density developments increase the overall water consumption from the aquifers the current residents depend upon as well as traffic through our neighborhoods and thoroughfares.

The development has far outpaced the infra-structure necessary to support it and this rampant development cannot be sustainable. Everyone who lives here is seriously concerned with the water consumption and frustrated with the traffic and constant deterioration of the roads.

It is appalling that the County Board of Commissioners continually approves these developments with no regard as to the impact on the existing residents of this community.

Flying Horse North is surrounded by large lots, is not adjacent to any parcel that is within the Colorado Springs boundary and the sketch plan completely violates the minimum lot size as outlined in the new El Paso County Master Plan. It is in no way compatible with the character or lot sizes of the surrounding area.

The proposed 225 room luxury hotel along with the golf course is absolutely the most outrageous development proposal I have seen and is in no way supported by the Master Plan which is intended to guide developments such as this one.

If the Master Plan is not adhered to when considering the viability of a proposed development, then it has no value and all the taxpayer money spent on creating it over the past couple of years was a complete waste.

I strongly urge that the proposed sketch plan be rejected unless and until the developer modifies it to align with the guidelines set forth in the Master Plan to comply with existing density and character of the surrounding community.

Sincerely,
Stephen Sullivan
719-260-6409

Ryan Howser

From: Susan <susankbrian@yahoo.com>
Sent: Tuesday, November 1, 2022 9:09 AM
To: Ryan Howser
Subject: Flying Horse North Sketch Plan Objection

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This proposal must be denied for several reasons:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Ryan Howser

From: robert tillman <RETILLMAN@msn.com>
Sent: Monday, October 31, 2022 7:11 PM
To: Ryan Howser
Subject: My opposition to the Flying Horse North sketch plan

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Dear Ryan,

I am writing to communicate my opposition to the proposed changes to the Flying Horse North sketch. The approved El Paso County Master Plan calls for a minimum density of 2.5 acres. There are many reasons for this requirement, and I believe it is in the best interest of our county and city to comply with this requirement for projects in the Black Forest area.

Sincerely,

Robert Tillman

Get [Outlook for iOS](#)

Ryan Howser

From: btuten51@gmail.com
Sent: Tuesday, November 1, 2022 11:29 AM
To: Ryan Howser; Kevin Mastin
Subject: Our opposition to the Flying Horse North plans

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Dear sirs,

Please put a stop to massive housing development plans that are moving faster than the county infrastructure can absorb.

Water has become an emergency in the entire west, and our lakes, rivers, and reservoirs are drying up at an enormous rate.

Please, stop these things that are in your power to contain.

The Flying Horse North plan proposal must be denied for several reasons:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan. Stick to the plan,
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Please oppose the Flying Horse North development plans

Bill and Linda Tuten

Ryan Howser

From: Amy Umiamaka <Amy.Umiamaka@hbaa.com>
Sent: Tuesday, November 1, 2022 10:47 AM
To: Kylie Bagley; Justin Kilgore
Cc: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse Sketch Plan with increased housing density

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Good Morning

I am a concerned Black Forest Resident writing a quick note in opposition to the updated Flying Horse Sketch Plan that is showing a huge increase in the housing density from the original submitted plan.

Black forest is a special place and holds a special place in the hearts of its residents! It is a unique place to live in an ever-growing ever-changing world and we would like to keep the forest special! This new development is completely out of character for the area.

The residence of the forest have deep concerns about:

- Traffic
- Water (Fire protection for commercial properties/hotels)
- Fire Service
- Noise
- Schools

We have shown up to the various neighborhood meetings and voiced our concerns.

This development violates the 2.5 acre density and compatibility requirements spelled out in your El Paso County Master Plan and should be kept as originally submitted. With the 200 +/- homes/lots added!

Please do not allow the increased density!

If you do this for Flying Horse North – where will it stop – there will be others!

You will be setting a precedence for development in the forest that is NOT WANTED!



AMY UMIAMAKA AIA, LEED® AP BD+C, NCARB

Principal & Architect

o: 719.473.7063x622 | d: 719.424.4622 | c: 719.641.3616

hbaa.com

102 E. Moreno Avenue

Colorado Springs, CO 80903

Ryan Howser

From: Marlice VanZandt <marlice.touchtheearth@gmail.com>
Sent: Monday, October 31, 2022 6:49 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to Flying Horse North Sketch Plan

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I have been a resident of Colorado for fifty years, forty of those in Black Forest. I moved here to the forest (even though I work in Colorado Springs) to enjoy the forest and the wildlife, the quiet, the night sky full of stars, the birds, and to escape the city with its noise and congestion. I have witnessed the continued disappearance of high prairie and forest due to development for housing. As a result, I have seen more killed Pronghorn Antelope on Vollmer Road in the last year or two than in all my fifty years of travel on Colorado roads.

Ryan Howser

From: Marlice VanZandt <marlice.touchtheearth@gmail.com>
Sent: Sunday, October 30, 2022 5:19 PM
To: Ryan Howser; Kevin Mastin
Subject: FHN Intention.....

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To.....waive the El County Master Plan 2021
violate zoning
disregard the rural nature of Black Forest
create a blight on a unique and important watershed area
increase noise and light pollution

Colorado has been drought stricken for two decades now and has a burgeoning population showing no end in sight. In spite of what may be voiced or promised with confidence, officials have no idea how much or how long our water will hold out or even realistically how our aquifers are configured! Given the threat of future wildfire we have only one tool in the box....water. Should we exhaust that on more golf courses and cocktails? I vote NO!

Please consider the immediate and long range adverse impacts to the Black Forest.

Marlice Van Zandt

Ryan Howser

From: Don and Sue Vigil <nufannco@msn.com>
Sent: Monday, October 31, 2022 11:18 PM
To: Ryan Howser
Subject: Flying Horse North

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Sent from my iPhone

Opposition to the Flying Horse North Proposed Plan.

Ryan,

Please be sure to include this with other emails, letters, etc that are in OPPOSITION OF FLYING HORSE NORTH CHANGES.

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “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 conditions are met:”

1. “The overall density is at least 2.5 acres/lot” – 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 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 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.

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 up to 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.

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 happen.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Black Forest is a "RURAL COMMUNITY " and it has slowly changed it is clearly a VIOLATION OF ZONING REGULATIONS, but still you have allowed it to change. The roads in our community can barely handle the traffic as it is. Our water (Dawson Aquifer) is slowly being threatened with growth and now they are planning this large expansion. This cannot happen we have adhered to zoning and not builder's want to gobble us up. For our sake please don't let this happen.

THIS PROPOSAL CHANGE SHOULD NOT BE ALLOWED PER THE ABOVE REASONS.

County Commissioners work for the residents in their district. The vast majority of residents in Black Forest oppose this!
Please vote in opposition of this change!

Donald A. Vigil
14610 Wyandott Dr
Black Forest 80908

Ryan Howser

From: Don and Sue Vigil <nufannco@msn.com>
Sent: Monday, October 31, 2022 11:18 AM
To: Ryan Howser
Subject: Opposition of Flying Horse North

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Ryan,

Please be sure to include this with other emails, letters, etc that are in OPPOSITION OF FLYING HORSE NORTH CHANGES.

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “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 conditions are met:”

1. “The overall density is at least 2.5 acres/lot” – 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 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 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.

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 up to 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.

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 happen.

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 and compatibility requirements of Your El Paso County Master Plan.

THIS PROPOSAL CHANGE SHOULD NOT BE ALLOWED PER THE ABOVE REASONS.

County Commissioners work for the residents in their district. The vast majority of residents in Black Forest oppose this!
Please vote in opposition of this change!

Sue Vigil
14610 Wyandott Dr
Black Forest 80908

Sent from my iPhone

Ryan Howser

From: Lewis Wakefield <lrodney@vanion.com>
Sent: Friday, October 28, 2022 2:48 PM
To: Ryan Howser
Subject: stop flying horse

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To All the County Commissioners

Please vote no, there already been to many actions that has destroyed our way of life in Black Forest.

V/R

Rodney Wakefield
15365 E. Coachman Dr.
C/S 80908
719 4953357

Ryan Howser

From: s_waskewicz@msn.com
Sent: Friday, October 28, 2022 11:12 AM
To: Ryan Howser; Kevin Mastin; ladystamp1@msn.com; Steven Waskewicz; Terry Stokka
Subject: Our opposition to the Flying Horse North plans

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Please put a stop to massive housing development plans that are moving faster than the county infrastructure can absorb.

Our home was within 1 mile of the Black Forest fire in June of 2013.

A frightening experience for our family.

Water has become an emergency in the entire west, and our lakes, rivers, and reservoirs are drying up at an enormous rate.

Please, stop these things that are in your power to contain.

The Flying Horse North plan proposal must be denied for several reasons:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan. Stick to the plan,
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

I could go on and on, but want to keep it simple,

Please oppose the Flying Horse North development plans

Steven and Cathy Waskewicz
s_waskewicz@msn.com

Ryan Howser

From: Jody Welch <jeepinwelch@yahoo.com>
Sent: Tuesday, November 1, 2022 11:01 AM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North opposition

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I am sure you have heard from many Black Forest residents in opposition of the new Flying horse North sketch plan so I will not rehash all of the points that have been made by others. Since the new master plan completely disregarded the Black Forest Preservation Plan, that was drafted in the 1970s, in favor of allowing 2.5 acre lots, I am asking you to stick to the plan you have already forced on the local residents. If this new sketch is approved, and my well runs dry because of it, will I have legal recourse? Will the county be responsible for providing water to my home? Will the developer step up to fix it? We have recently seen the impact across the west of projected water sources not being there and it has is a serious cause for concern. Please don't let it happen here!

Thank you for your consideration,
Jody Welch
Black Forest resident

Ryan Howser

From: Dustin West <dustinw@acceleratedwealth.com>
Sent: Wednesday, November 2, 2022 11:22 AM
To: Ryan Howser
Cc: Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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Ryan,

Just wanted to voice my concern and opposition to the FH north sketch plan. Thank you for listening.



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Client Relationship Summary: https://reports.adviserinfo.sec.gov/crs/crs_170022.pdf

Ryan Howser

From: Kitty West <kitty.west@live.com>
Sent: Saturday, October 29, 2022 7:58 AM
To: Ryan Howser
Subject: Comments - Opposition to Flying Horse North Sketch Plan

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Mr. Howser - I do not agree with the proposal for Flying Horse North. The reasons for my disagreement are listed below. Thank you, Kitty West, Darr Drive, COS, CO 80908.

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.

This proposal must be denied for several reasons:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Ryan Howser

From: Paula Whitehead <petn@mac.com>
Sent: Monday, October 31, 2022 6:33 PM
To: Ryan Howser; Kevin Mastin
Cc: Michael Whitehead
Subject: Opposition to the Flying Horse North sketch plan.

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Inputs to County for Flying Horse North

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. “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 conditions are met:”

1. **“The overall density is at least 2.5 acres/lot”** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn't anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and compatibility requirements of Your El Paso County Master Plan.
2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations.

Thank you for your consideration in this matter,
Paula Whitehead

Sent from my iPad

Ryan Howser

From: Nikki Bee Williams <gottabeeme@gmail.com>
Sent: Tuesday, November 1, 2022 8:24 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to Expansion of Flying Horse

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Dear Sirs:

This proposed expansion violates the El Paso County Master Plan on several levels, which has been expressed by other residents, I am sure.

It is YOUR DUTY to ensure that any changes made to this open space area are in keeping with the restrictions set forth in the master plan. I am new to this area, but I have worked on Capitol Hill and I understand the politics and money behind such activities. Currently, I am an investigative journalist with an emphasis on writing about ethics.

The ethical implications in this proposal are extraordinary. Not only would such an expansion impact the dwindling water resources in the area, but also put a strain on insufficient infrastructure. Colorado Springs is not capable of being built out to the magnitude that is currently ongoing, but greed will find a way -- to the detriment of the community.

Please, please, please act as your position dictates -- to protect the integrity of the El Paso Master Plan and for the good of the citizens within. And if there is anything I can do to help support you in this, please let me know.

Regards,

Nikki Williams

Ryan Howser

From: Nickie Wilson <outlook_5DC6E72C69077D94@outlook.com> on behalf of delnickie@comcast.net
Sent: Saturday, October 29, 2022 2:49 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan!

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I have lived in Black Forest for 8+ years and am shocked at the proposed development of Flying Horse North! I am asking you to do everything possible to stop the development as it is currently planned - specifically I am asking you to oppose the FNH sketch plan at the meeting on Nov 3rd. There are lots of good reasons to stop the congestion:

1. Black Forest should have density of no more than an average of 2.5 acres per lot. The current plan includes lots that are much smaller than that as well as a huge hotel that will dramatically alter the character and plans of the area.
2. Water is limited - adding this huge population increase will lead us to having water problems like Arizona and California. We must avoid this at all costs!
3. FHN is basically a town in the middle of a rural area - that's not compatible with surrounding area! This is contrary to the BF planned zoning!
4. This huge development will require lots of infrastructure like a new fire department and related support from the city and county. Where is the funding for this and is it even possible to add the necessary infrastructure
5. The huge development will add lots of traffic, noise, and light pollution - all things that a rural community wants to avoid. This is why the BF master plan was approved and must be respected when new development is being considered.
6. It will be very difficult and possibly not even possible to widen roads to deal with the huge increase in traffic.
7. The future possibility of annexing the FHN area to COS is a violation of the city annexation rules and will likely lead to additional unforeseen problems.

Thank you for keeping in mind my concerns when you review the plan. I ask for you to deny this development any chance to continue.

Monica Wilson
17405 Pond View Place

Ryan Howser

From: C W <ccwinne@icloud.com>
Sent: Thursday, October 27, 2022 8:01 PM
To: Ryan Howser; Kevin Mastin
Subject: Fly Horse North

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Ryan,

As a resident of Black Forest, I'm deeply disturbed that this potential plan is even on the table. We live in a place of beauty, but now we are flooding the beautiful forest with homes, traffic, water strains, not to mention the wildlife we've infringed upon whom have called this forest home, now are seen dead in the road to increased traffic. Seriously, take a moment and think of what you are doing because it is wrong.

When my well runs dry I will make sure and send you the bill considering how much money you are all making on this. I suppose us "little people" cannot compete with the the depth of the pockets of those vying for this build.

I hope you make the right decision, not just the financial one. I moved up here for peace and quiet, and a place to heal after the death of my husband, a navy seal. Now, in less than six years this place of beauty is almost gone. It's disgusting. If those in charge do not have a conscience, then please vote mine and say no!

Inputs to County for Flying Horse North

Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. "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 conditions are met:"

1. **"The overall density is at least 2.5 acres/lot"** – 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 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 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.

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 up to 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.

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 – This development would require the construction of a new fire station in the Black Forest Road/Hodgen area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station and unique equipment such as a ladder truck would 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 four times as much traffic compared to the previously approved development plan. Residents on the west end of Stagecoach Road will have city-level traffic passing by their homes which they didn’t anticipate. Black Forest Road would be a main road for many people from the most dense eastern part of Flying Horse North to drive south to the city. It is almost an impossibility to widen Black Forest 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, 11 side roads and numerous businesses, churches or other structures that would be severely impacted. A similar problem will exist as hundreds of people, over four 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.

Annexation – The property has been listed as “Potential for Annexation” on both the city and county master plans. If this proposal was approved and annexation was 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 could 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.

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 and compatibility requirements of Your El Paso County Master Plan.

2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

Thank you!

Carolynn Winne

Siempre Avante!

"I do not know what the future holds, but I do know who holds the future"

Ryan Howser

From: Greg Wolff <gswolff@q.com>
Sent: Friday, October 28, 2022 9:12 AM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North

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Gentlemen,

I am strongly against the Proposed Flying Horse North Project as The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County Master Plan.

With it being the largest subdivision of the NEW El Paso County Masterplan ,we should follow the text of the document to the word, and there should be NO deviation..... no consideration should be given if a large percentage does as the Planner suggested at the four neighborhood meetings. ...

Secondly, **"It is NOT 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 up to 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. Drive through Flying Horse 's Neighborhood SYRAH and it would be identical to it.....when done, ask yourself whether this looks like the Black Forest area ?

Thank you for your time and considerations
Greg Wolff.
719-459-9653

Ryan Howser

From: Jim Woudstra <jjowoudstra@gmail.com>
Sent: Saturday, October 29, 2022 12:22 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
4. Violation of zoning regulations

In His Grip,
Jim & Jo Ann Woudstra
8050 Poco Road

Ryan Howser

From: p <bziek@aol.com>
Sent: Sunday, October 30, 2022 6:43 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North Sketch Plan

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Dear County Commissioners,

Regarding the FHN development. NO! Don't move it along as it wants to move now. Many zoning and legal issues must be addressed and solved BEFORE it moves forward AT ALL! In addition to zoning and legal issues, the neighbors of FHN and residents of the Black Forest bought a quiet, peaceful lifestyle and must have as much consideration as FHN's executives as they move their business forward.

WE ALL MOVED HERE FOR A PEACEFUL, QUIET, RURAL, NOT THE NOISY, FAST URBAN LIFESTYLE FHN BRINGS. OUR DESIRES ARE JUST AS IMPORTANT AS FHN'S AND MUST GET AS MUCH CONSIDERATION AS FHN.

ISSUES:

WATER. Without water, no one survives. When we bought our property 22 years ago, we were told that we would pay for a personal well to be dug into the Dawson Aquifer. We were told that the Dawson was the top aquifer of 4 and shallow and would only ever be used for private wells on large acreages. That seemed to be 5 acres and up at the time. 5 acres was recommended in the Black Forest Preservation Plan. The Black Forest Master Plan made minimum size 2 1/2 acres. Does the Dawson have enough to support that size population, much less going down the lower sizes in the FHN development?

There was a big pond on our property and the properties of our immediate neighbors and properties up and down Hodgen. Three years later, the drought was underway and our pond and all those on Hodgen except for 2, were dry or almost dry. Ours has remained dry and grows weeds now and so do most of spots where there used to be ponds. In addition, apparently the Cherokee Metropolitan District has bought Dawson water rights. So much for private wells only.

We are among those who are concerned our wells may bring water up increasingly slowly or even go dry. The drought still exists and shows no signs of lessening. Will we be forced to become Cherokee customers?

ROAD CONGESTION, ROAD NOISE AND LIGHT POLLUTION When we moved here 22 years ago and for many years after that, I'd look up and glance toward Hodgen when I heard a car while I was feeding our alpacas early in the morning. There just weren't many vehicles that went by. In the last couple years, road noise - constant rumbling and roaring engines, sometimes beeping horns, occasional accidents (a fatal one in front of our property), screaming police and fire sirens exist...constantly. There is no peaceful outdoors anymore. And auto lights go back and forth at night.

This is happening now. Thousands more people living across the street will increase traffic problems. If FHN grows the way it seems to want to, imagine the incredible increase in these traffic issues with FHN's **thousands** of new residents.

FIRE We lived here when the tragic Black Forest Fire occurred. We were shearing that day and saw a spiral of smoke rise up from the SW. Winds were blowing towards us at 45 mph. A little later, the whole sky was gray and the air smelled of smoke. I went up to the house to find out what was happening. The weather forecaster said the Black Forest was on

fire. Shortly after that, we learned we'd have to evacuate. People with livestock and larger animals were told to bring their animals to the Penrose Stadium. I-25 was jammed because of site seers on that highway. We could not get our alpacas out that way. We called our alpaca organization for help. Ten minutes later, friends began rolling in with their trailers and taking our alpacas out to the north. We took our dogs and cat and went to stay with friends in Monument. Black Forest friends sprayed their phone numbers on their horses' sides, turned them loose and hoped for the best. They didn't have time to hook up their trailer to their truck, catch their horses and load them and then get out themselves. **This fire happened FAST.** It was intense and hot. After it was over, we learned that almost 500 houses had burned to the ground. Many animals died. Two people died. The population of the Black Forest has grown from 13,331 people in 2013 to 15,543 in 2020. It has continued to grow at a fast, fast rate since then. If FHN adds several thousand residents to that area, how many houses will burn, how many animals and people could die? The drought continues. Conditions are dry and it is easier for a fire like that to start than it was 9 years ago. There are not enough roads or wide enough roads to get people out fast enough. **Fires are real, fires are fast, fires kill. They happen here.** The Colorado Springs area has been home to the Black Forest Fire, the Waldo Canyon Fire and the Hayman Fire was close by. **Do YOU want to be one of those responsible for damage and death that happens in the next Black Forest Fire? Vote carefully, thoughtfully.**

ANNEXATION "The property has been listed as "Potential for Annexation" on both the city and county master plans. If this proposal was approved and annexation was 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 could 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."

"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:

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- R**
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area.
- 4. Violation of zoning laws."**

FEES, TAXES CHARGES RELATED TO FHN. FHN will require building roads, installing traffic lights, possibly widening major roads like Hodgen, Hwy 83, Black Forest RD, bringing water and sewer lines. What will they cost and who will pay them?

So. Is this a matter of "Not In My Backyard?" To an extent, yes. We residents of the Black Forest moved here because it met our need for a quiet, calm, rural life. Building the Flying Horse North development right in the Black Forest will completely change the lifestyle over the one that 15000 residents chose and I suppose that is "Not In My Backyard." However, building it also means "Right Here In My Wallet" for the FHN executives. Is that any worse? But this decision you are in the process of making is much more important than that. It involves very real and serious fire, traffic, water, and air pollution issues.

The County Commissioners must have thought that the Not In My Backyard ideas were right for this area when they (you?) wrote the new Master Plan that contained the following quotes and ideas:

"Your El Paso County Master Plan – 2021 - The new El Paso County Master Plan defines the Black Forest with these quotes. "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 conditions are met:"

1. **"The overall density is at least 2.5 acres/lot"** – –

– 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 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 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.

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Please THINK before you make your decision.

Barbara Ziek
Black Forest Resident

Ryan Howser

From: Peter Ziek <pjziek@aol.com>
Sent: Sunday, October 30, 2022 10:15 AM
To: Ryan Howser; Kevin Mastin
Subject: We are opposed to the current plan for Flying Horse North

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Ryan, Kevin:

As a 22+ year owner of property here in the Black Forest we wish to register our opposition to the proposed Flying Horse North development for the same reasons you probably have already heard. First among them is the total disregard for the Black Forest as a rural large acreage home area. The El Paso county master plan calls for 2.5 acre or more developments, and we were OK with Classic/Flying Horse developing the area as 2.5 acre lots (OK but not happy since most everything was supposed to be 5 acre or more). This high density development will destroy the rural nature of the area. Going from 200+ lots to over 800 will also impact traffic on Black Forest Rd, Hodgen Rd, and 83, and these roads are already getting heavier traffic than anyone expected. Will the developer pay for widening these roads to 4 lanes? That will fall to us and the rest of Colorado residents. I worry about schools to support such a large development (I didn't see any area set off for future school buildings or fire stations, etc.). I also believe this will lead to possible annexation from Colorado Springs due to the high value of the property and the tax base. We moved to Black Forest so as to be out of the city.

I believe it is time for our county commissioners to stand up for the people they are supposed to represent rather than the big money developers. Hold Flying Horse to their original commitment. Reject their proposal and make them develop the land according to the master plan as a 2.5 acre or more development.

Peter J Ziek
Wild Hair Alpacas
719-330-7349 (c)
719-495-6693 (h)