

Ryan Howser

From: Rebecca Rudder2
Sent: Thursday, November 3, 2022 10:37 AM
To: Ryan Howser
Subject: FW: Flying horse north

Please upload into eDARP for public viewing.

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

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

From: Rebecca Dennis <beckster_bean@yahoo.com>
Sent: Wednesday, November 2, 2022 9:04 PM
To: Holly Williams <HollyWilliams@elpasoco.com>
Subject: Flying horse north

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Ms. Williams,

I am writing to let you know that as a resident of Black Forest I vehemently oppose the construction of the Flying Horse North development in my neighborhood. Not only will this diminish the enjoyment of peace and quiet that most of us bought our Black Forest properties for, it will increase traffic tremendously which our roads are not able to accommodate. Furthermore, we lack the water resources needed to sustain this project as well as the current homes already standing. Please take this into consideration and stop this proposed development from being constructed.

Thank you,
Rebecca Dennis

Sent from my iPhone

Ryan Howser

From: Charles Dibrell <cdibrell4@gmail.com>
Sent: Thursday, November 3, 2022 6:22 AM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North

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To whom it may concern,

I am writing in staunch opposition to the rezoning of the proposed Flying Horse North development. Existing land owners bought property in the Black Forest area partially based on existing zoning that provided for low density development. A change in zoning will cause increased traffic, light and noise pollution, and most significantly threaten our well-based water supply.

In order to properly and justly serve the existing land owners in the Black Forest area, any large scale zoning changes should be subject to citizen vote and immune to developer money and influence.

Respectfully,

Charles Dibrell
9940 Hodgen Rd.

Ryan Howser

From: jdtorrent@earthlink.net
Sent: Wednesday, November 2, 2022 5:21 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan

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The County Commissioners have continued to completely ignore the Black Forest Preservation Plan. In the 26 years I've lived in the Forest, the

continued growth has completely ruined the Forest lifestyle I counted on when I moved here. The traffic is horrendous – no new infrastructure has

been planned or carried out. Just try to evacuate during a fire or other emergency – impossible. Or just try to get to work or a store in under 40 minutes now!

Many days the traffic is so bad, I can't even exit my driveway without waiting for a seemingly endless line of cars racing thru my neighborhood.

Never mind the posted speed limits which are completely ignored!

The water is being used at an increasingly alarming rate – and we are all on wells. We cannot continue to support water use for thousands of new people!

Light and noise pollution have ruined the feel of the Forest. And now you want to cram in thousands more homes, increase densities and further ruin my home.

Why don't people who live here get any input in the egregious destruction of Black Forest!! How about you implement this plan in your own neighborhoods.

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

Jean Forbes, Black Forest Resident

Ryan Howser

From: Linda <lindamarieharris01@gmail.com>
Sent: Wednesday, November 2, 2022 2:59 PM
To: Ryan Howser
Subject: Flying Horse North

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

From: **Linda** <lindamarieharris01@gmail.com>
Date: Wed, Nov 2, 2022 at 12:38 PM
Subject: Flying Horse North

My name is Linda Harris. My husband and I reside in the Flying Horse North Development.

We purchased our lot on March 5, 2018.

We received a letter from the developer dated September 6, 2018. At the time we were already working with a builder and had completed soil testing on our property.

The letter mentioned "undeveloped property", "possible annexation of the undeveloped property into the city" and "potentially a hotel development". Needless to say we were very concerned.

Dave Moore of Flying Horse Realty had shown us our property and the map of this community prior to our lot purchase. The map showed 283 lots with a minimum of 2.5 acres per lot, plus a golf course. There was certainly no mention or description of a hotel or high density housing.

Our builder met with Dave to discuss the letter. According to our builder, he was told by Dave that the hotel, if constructed, would likely be a 90 room "boutique" hotel along the lines of what was already built in the original Flying Horse development. He also told us that subsequent filings in our development might be annexed into the city to allow for city water to those homes rather than wells which is what is currently the case.

Based on that conversation, our builder was not concerned. Trusting him and also knowing zoning in Black Forest was strictly enforced, we signed the document. We felt that we had no choice as we were already beginning the building process.

I want to make a very important point here. The letter from the developer speaks about annexation to the city. It does not speak about re-zoning through the county, which is what the developer is attempting to do. These are two different things. According to an attorney whom we have consulted, the letter we signed does not apply to the current situation.

The proposed changes will directly impact our family as we live on Stagecoach Rd which will become the main entrance and exit for the people residing in 846 homes plus guests from 275 hotel rooms.

We bought our property from this developer in good faith based on information their representative, Dave Moore conveyed to us. We feel this change in our development will negatively impact our quiet life here in the Black Forest as well as lower our property value.

Thank you for your time,

Linda Harris

Ryan Howser

From: Adriana Hayes <a-s-hayes@hotmail.com>
Sent: Wednesday, November 2, 2022 4:03 PM
To: Ryan Howser; Kevin Mastin
Cc: Sean Hayes
Subject: Opposition to the Flying Horse North sketch plan

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Dear Mr. Howser and Mr. Mastin,

I am a resident of Black Forest on Swan Road and I am writing to express my deep concern and opposition to the Flying horse North sketch plan.

A key defining characteristic of Black Forest is that it consists of single-family homes on 2.5 acres or more. I am very concerned that the proposed development, which would allow up to 8-10 houses per acre and a hotel, is not consistent with this approach and that it violates the density and compatibility requirements of the El Paso County Master Plan. It is essential to preserve the rural flavor of Black Forest. As a Black Forest resident, I appreciate that zoning may change in the area but for my family and other residents, it is also reasonable that zoning changes will not be altered such that they change the fundamental nature of density of housing or land uses. Zoning changes should be limited and reasonable, and this proposal is neither.

My family and I are particularly concerned about the impact that increased housing density will have on existing roads that are already congested - such as Black Forest Road - and that would have negative environmental impacts to widen and lead to increased noise and light pollution. Furthermore, we are concerned about the unfair burden of requiring existing residents to pay for a new fire station.

I urge our County Commissioners to fulfill their pledge to evaluate developments against the new county master plan and uphold that plan. This proposal violates this plan significantly and must be denied.

Thank you,
Adriana Hayes

Adriana & Sean Hayes
8345 Swan Road
Colorado Springs, CO 80908

Ryan Howser

From: Joe Hill <ujhill@gmail.com>
Sent: Thursday, November 3, 2022 7:30 AM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to the Flying Horse North sketch plan.

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I am a 29 year resident of Black Forest and I am extremely concerned about the new Flying Horse North sketch plan and the impacts it will have on the Black Forest community.

The sketch plan goes against the 2021 El Paso Master Plan of lot sizes less than 2.5 acres. Larger lot sizes of at least 2.5 acres/lot preserve the natural trees and reduce the stress on our water supply. The 2013 fire has already decimated the natural forest and small lot development will only reduce the natural size of the forested areas. Increasing the number of lots from 201 to 846 will also stress the existing water supplies/aquifers that many of us long residing citizens rely on. Add a 225-room luxury hotel and the water demand increase will be very significant.

The sketch plan is also incompatible with existing large acreage lots. Surrounding lots are anywhere from 2.5 acres to 40 acres. The Flying Horse North plan includes densities of 8 to 10 homes per acre which will effectively establish a town of 4000 people and a luxury hotel in a rural ranch community. This is incompatible with the surrounding area. This is also a zoning violation from an RR-5 zoning which is designed to protect our rural community.

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.

I live on Holmes Road which runs to the south side of the planned development. We have already seen a significant impact of traffic on the road which very often includes high speed drivers. It is unsafe to even walk on Holmes Road. The increase in the number of lots will only increase the traffic and noise on Holmes, Black Forest, and Vesey roads. Light pollution will also increase, all of which, again, makes the development incompatible with the current rural community.

The property has been listed as a "potential for annexation" on both city and county master plans. This would create a gap with existing annexed areas and essentially a strip to connect the 3-mile gap. Existing residents live in the Black Forest to get away from the city of Colorado Springs. I am concerned that further annexation of an "urban sprawling" city like Colorado Springs will eventually include other areas of the Black Forest, again becoming incompatible with the rural nature of the community.

Thank you for your time and consideration in this matter.

Joseph M. Hill

Janet M. Johnson
3041 Cross Ridge Hts.
Colorado Springs, CO 80921
October 31, 2022

RE: Flying Horse North Sketch Plan Hearing set for November 3, 2022 before the
El Paso County Planning Commission

Dear El Paso County Commissioners:

Please accept this letter as the strongest possible objection to Classic's proposal to build a new little City at the Northwest corner of the Black Forest. Philip Shecter's letter to you all is correct and I am in full agreement with it, but he didn't clearly define why this proposal is so ludicrous on its face. The developer does not have the right to start a new little City, call it Aurora South, in a now country setting. Thousands of people have cemented their families and lives here, for the very purpose of never wanting to live in the city. If he wants to build all this he can find land within the City limits of Colorado Springs, that is just common sense. He has 201 of the 283 lots left to develop and I ask that you do not change that density by even one lot.

Like doctors pledge, I ask that you 'do no harm' in your duties and do not ruin so many thousands of peoples lives for the sake of one. Why should all the rest of us suffer so one can line his pockets with more millions of dollars? Please kill, squash and terminate this terrible, self-serving proposal today, once and for all.

Sincerely,



Janet M. Johnson

Ryan Howser

From: A. Kolz <arlene.tsang@gmail.com>
Sent: Wednesday, November 2, 2022 11:23 PM
To: Ryan Howser
Subject: No to Flying Horse North

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Dear Ryan Howser,

I am writing to you as a concerned Black Forest homeowner, who values the rural esthetic of our community. The proposed Flying Horse North development, with its increased density, is clearly in violation of the Large-Lot (at least 2.5 acres or more) residential homesites that are part of the El Paso County Master Plan. The increased density will put added stress on our roads, as it will produce four times as much traffic to the previously approved development plan. Many of the roads in the Black Forest cannot be easily expanded. I am also concerned about the stress on our water supply since most homes in the Black Forest are on wells.

Please deny this proposed development! The zoning regulations were meant to protect people and neighborhoods. Please help uphold the El Paso County Master Plan that was approved in May 2021 and protect the Black Forest community.

A concerned citizen,
Arlene Kolz

Ryan Howser

From: Matthew Kolz <mattkolz@gmail.com>
Sent: Wednesday, November 2, 2022 11:07 PM
To: Ryan Howser
Subject: Say NO to high density Flying Horse North!

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Dear Mr. Howser,

I understand that there is a meeting tomorrow, November 3, to discuss the change of plans of Flying Horse North. I am sorry that my job does not allow me to attend, but I want to express that I am very concerned about the excessive development proposed. I am extremely disappointed that this is even being discussed given that it grossly violates the El Paso County Master Plan – one that was funded by our taxpayer dollars. As far as I can tell, the developer has not been transparent on any of the plans, but the originally proposed plan is most consistent with the rural nature of the forest. I definitely sense a pro developer bias at the county level – this disappoints me.

I know many people have raised concerns over traffic, noise, light pollution, fire impact costs, wildlife, and WATER. I agree with all these concerns, and hope that you will listen to the detailed explanations of why these are valid concerns.

Again, please know that as a Black Forest community member, I strongly oppose the proposed high density, urban Flying Horse North development! Please do not allow it to happen!

Sincerely,

Matthew Kolz

Ryan Howser

From: E Miller <eamiller1@gmail.com>
Sent: Wednesday, November 2, 2022 8:40 PM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North proposal

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Ryan, Kevin,

Thank you for the opportunity to oppose the Flying Horse North development plan. As I'm sure you've heard elsewhere, there are 4 major issues with this plan.

1. **El Paso County Master Plan:** The proposal violates both the spirit and letter of the Master Plan, including the 2.5-acre density and compatibility requirements the Commissioners have committed to.
2. **Fire:** Our house survived the 2013 fire, but resources to fight that fire were severely taxed. With no fire impact fees in the development plan, current residents of the fire district will have to foot the bill to protect the pricey development homes, while also protecting our own homes.
3. **Quality of life:** Increased traffic, congestion, light pollution and accompanying crime will destroy the rural, residential flavor of this area. We all chose the inconveniences that accompany Forest living in exchange for quiet, dark, peaceful nights.
4. **Zoning regulations:** Dramatic changes to zoning are both bad planning and development practice as well as a violation of the trust residents have in planning bodies.

As a 15-year resident of Black Forest, water is a constant concern for us. This plan will not only have a significant and irreparable negative impact on the quality of life in the Forest, it imposes an existential threat to the aquifer we all depend on.

Please note that this is not merely a dismissable NIMBY issue; we love our neighbors and welcome new residents. But this plan is the equivalent of putting a 20-story, 800 unit apartment building in the middle of Briargate. The entire tenor of the neighborhood would change overnight. We do not want that to happen to Black Forest.

Thank you for your consideration.

[Elizabeth Miller](#)
13260 Peregrine Way

Ryan Howser

From: Dave Phillips <dave-phillips@comcast.net>
Sent: Wednesday, November 2, 2022 4:05 PM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North opposition

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Good Afternoon Mr. Howser & Mr. Mastin

As a resident and owner of a 5-acre parcel in the Cherry Creek Springs subdivision on the northeast corner of Hodgen and Black Forest Road I appreciate the opportunity to comment on the Flying Horse North proposed sketch plan under consideration by the Planning Commission and the Board of County Commissioners (BOCC). As a former Plan Commissioner in a community in Illinois I appreciate the role of staff in the examination of proposals. Your examination was objective and thorough and couched in the language of probabilities that components of the Flying Horse North (FHN) sketch plan “**may**” not be compatible with various components of the El Paso County Land Development Code. No kidding.

I trust that the Planning Commission and the BOCC will be as thorough in their review and digesting of your data as well as your determinations. It would be difficult to sit on those bodies and make a determination in favor of the FHN sketch plan as you find:

1. The recommended land use encourages typically 2.5 acre lots (or larger) while the sketch plan proposes 1.25 acres, doubling the encouraged density, excluding the non-residential uses. The plan increases the density over four (4) times the initially proposed 202 units. You distill the fact that the “proposal is not consistent with the large lot residential place type”. No kidding.
2. In addition you find that no commercial use has been previously been considered and that the current sketch plan incorporates well over fifteen percent (15%) of the proposed development is now proposed for non-residential development. Placing a hotel in the development is not compatible to adjacent land uses. This is not just “may” not be compatible as you find but is blatantly counter intuitive, like putting a missile silo adjacent to an elementary school. You rightly find that “tourism commercial is not consistent with the recommended land uses in the place types”. No kidding.
3. You identify that “some of the proposed uses “may” not be compatible with the surrounding area which “may” not be consistent with the Plan’s Goals, Objectives and Strategies for this area. No kidding.

4. Staff has found that water infrastructure as proposed to be provided by the Cherokee Metropolitan District is “not projected to have adequate capacity or infrastructure to support the anticipated increase in the number of dwelling units”. Plans by necessity must change as facts change and our state and region is impacted by drought. Increasing density and the use of even more water which is increasingly scarce and needing to be preserved and used more sparingly is counter intuitive in 2022.
5. You find that the sketch plan “may” not be consistent with the level of change identified in the Area of Change as the character of the area “may” be significantly transformed”. Increasing density by four times is not incremental nor is it in keeping with the character of the region. No kidding. Black Forest would be irrevocably altered and damaged by the proposed FHN plan as under consideration.
6. The transportation assessment finds over 18,000 daily trips will be generated by the development. Local two lane roads like Hodgen, Black Forest Road as well as main thoroughfares like SH 83 will be swamped with congestion as 18,000 more daily trips flood the highways. A development with this density is more suitable to be adjacent to Powers, and other existing four lane roadways that are designed to flow dense traffic efficiently.

Staff’s thorough and objective assessment, if it could be less tactfully stated in summary, is that the FHN sketch plan fails to meet the standards of good planning and should be remanded back to the developer identifying that the existing standards are to be taken not as weak and unenforced but are carefully considered base lines for the County. Hamlets like Black Forest should not be obliterated by development just because they are unincorporated. This development is precedent setting and other developers will find whether the County Plan is more than a library document but is fact a skeleton around which future development will flesh out El Paso County of 2030, and beyond. This fails in so many ways.

I apologize for my late communication and hope that this will be forwarded to the Planning Commission and the BOCC for their consideration.

Respectfully

David F. Phillips
17110 Papago Way
Colorado Springs, Colorado, 80908
Mobile: 847-373-8280
E-mail: dave-phillips@comcast.net

Ryan Howser

From: Beth Rice <bethrice85@yahoo.com>
Sent: Wednesday, November 2, 2022 7:37 PM
To: Ryan Howser; Kevin Mastin
Cc: Beth Rice
Subject: Opposition to the Flying Horse North sketch plan

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Ryan and Kevin -

We are **severely concerned about the Flying Horse North sketch plan going for review/approval.**

I've been through this before in a rural area north of Denver Metro, and the changes were catastrophic to existing property owners, wild life and the general area geography. It needs to STOP being about money, but be about preservation of an areas geography and natural resources.

I support the following inputs:

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

As a 15 year resident that PURPOSLY CHOSE the Black Forest area for our residence, our input should be taken seriously.

Sincerely,

Kevin and Beth Rice
303-898-7246

Ryan Howser

From: Gary Sherwood <gary80908@outlook.com>
Sent: Thursday, November 3, 2022 3:25 PM
To: Ryan Howser; Kevin Mastin
Subject: Opposition to Flying Horse North

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Representatives,

As a longtime resident of the Black Forest area, I'd like to voice my strong opposition to the proposed Flying Horse North development. The folks like my family who bought/built out here in the Black Forest did so to enjoy the solitude, scenery and the relaxed way of life. To live this far outside the "city" means we do sacrifice a bit with long commutes and typically diminished services like snow removal, road grading, etc compared to those closer to town. To see our quiet little area get overwhelmed by a huge development is really distressing. We are not zoned for this type of development and I hope and pray that you will do the right and fair thing and oppose this development.

Respectfully,

Gary and Anette Sherwood
XXXXX Black Squirrel Dr

Sent from [Outlook](#)

Ryan Howser

From: Rebecca Rudder2
Sent: Thursday, November 3, 2022 10:41 AM
To: Ryan Howser
Subject: FW: Record of Opposition to Flying Horse North

Please upload into eDARP for public viewing.



Rebecca Rudder

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

From: Justin Sumpter <justinsumpter@gmail.com>
Sent: Thursday, November 3, 2022 8:54 AM
To: Holly Williams <HollyWilliams@elpasoco.com>
Subject: Record of Opposition to Flying Horse North

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Kindly add me to the list of opposing parties to the high density development proposed at Flying Horse North.

The proposed development 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: Sheila Thogerson <sthogerson@yahoo.com>
Sent: Wednesday, November 2, 2022 7:18 PM
To: Kevin Mastin; Ryan Howser
Cc: Holly Williams
Subject: Opposed to Flying Horse North Development

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Dear Sirs,

We want you to know that we vehemently oppose Flying Horse North's proposed plan. We have lived in Black Forest for 22 years and lived through the Black Forest Fire in 2013. The increased density that the developer is proposing creates a real life and safety issue. Did you try to escape that fire with your family, your belongings, your pets and your farm animals? If not, then you cannot understand the fear and panic that was taking place in Black Forest that day. Increasing the density only makes evacuation even more difficult. This may not be of a concern to you, but those of us who lived through it are very concerned. If you, your family, your pets, your belongings are not at risk then you cannot possibly understand the angst that this proposal causes.

If you let this pass, you are setting a precedence for more developers to completely ignore our rights as citizens and the Master Plan of El Paso County. We have purposefully chosen the peaceful lifestyle in Black Forest. We moved here because we didn't want to be surrounded by townhomes, condos, hotels, shopping, crime and whatever else you want to rain down upon us. This is not right and what you are considering doing is unconscionable. At our expense you are lining the pockets of the developer. They, in their own words, are doing it for profit.

Besides life and safety, approving their proposal creates so many other issues:

1. Schools - where are all of these children going to go to school? More trailer classrooms? What about teachers, don't we already have a shortage?
2. Roads - El Paso County can't even keep up with the existing roads. Have you driven Shoup Road?
3. Traffic
4. Water
5. Light Pollution
6. Vehicle Pollution
7. Drainage
8. Snow Removal

This list goes on and on. What is the purpose of local government if you allow your citizen's safety and rights to a peaceful existence to be sold out to a corporation that only cares about its bottom line? What does that say about our leaders in County Government?

We implore you not to approve this. You have a duty to serve and protect the citizens of this county. You must not put corporate profits or perceived tax revenue above your citizens.

Respectfully,

John and Sheila Thogerson
Terra Ridge Estates

Ryan Howser

From: Mary Tostanoski <marytostanoski@yahoo.com>
Sent: Thursday, November 3, 2022 8:26 AM
To: Ryan Howser
Subject: Zoning Regulation Violations Flying Horse North

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Hello,

I am a Black Forest resident since 1991. My husband and I moved to this area because of the RR zoning and raised three children here. We expected responsible, well-thought-out development throughout the years with single-family homes occupying lots of 2.5 acres or more as stated in the El Paso County Master Plan.

We are shocked and completely against the Flying Horse North development with the number of lots from the currently approved 201 going to 846, the 225-room luxury hotel with 16 casitas and 50 branded flats that are being considered to be built in the middle of our rural area. This is incompatible with the character of existing developed areas and is a complete violation of zoning regulations.

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. We are counting on them to uphold their word and deny this proposal that violates that plan so egregiously.

Sincerely,

Mary Tostanoski

Ryan Howser

From: joetrecht@aol.com
Sent: Wednesday, November 2, 2022 7:58 PM
To: Ryan Howser
Subject: Opposition to the Flying Horse North sketch plan

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Dear Mr. Howser,

I live on Piedra Vista near the proposed Flying Horse North development. I am deeply disturbed by the rezoning and proposed hotel and density within our rural community. You've probably already received the various arguments regarding how this is a slap in the face to residents here and a violation of the new El Paso County Master Plan which defines the Black Forest with these quotes: "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:"

We already have drought conditions in Colorado, and we cannot keep taxing our aquifers and cramming more and more residents here when water is scarce to begin with. The city has been encroaching upon Black Forest enough; we have light pollution that takes away from our dark skies we once cherished and enjoyed. We now have to face more congestion when the next fire or disaster comes about and we need to egress. We now have to face more crime, accidents, damage to wildlife, etc.

Please do not approve this dense plan for Flying Horse North. This area should remain 2.5 acre lots or larger. Better yet, why don't we encourage farmers to continue to raise cattle or farm the land so that we can provide food for the increasing population here?

Sincerely,

Mrs. Lori Trechter
Black Forest, CO

Ryan Howser

From: A Neal Vickrey <ANealVickrey@msn.com>
Sent: Wednesday, November 2, 2022 9:08 PM
To: Ryan Howser; Kevin Mastin
Subject: Flying Horse North sketch plan opposition

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I respectfully recommend that the Flying Horse North proposal be denied for several reasons.

1. Current zoning regulations violated
2. Rural, residential flavor of this area will be violated by increased traffic, congestion, light pollution and accompanying crime that will accompany enactment of the subject plan.
3. Lack of fire impact fees place an unwarranted and undue burden on current fire district residents.
4. Proposal absolutely violates 2.5-acre density and compatibility requirements of previously and currently established El Paso County Master Plan.

Previously, County Commissioners have pledged publicly as well in print that they will uphold the new county master plan and that they will measure developments against it as written. Now is the time to uphold the publicly proclaimed pledges, show the necessary resolve, and deny this proposal that violates that plan so egregiously.

Sincerely,
Allen Vickrey
Resident, Hardin Acres

Ryan Howser

From: Rebecca Rudder2
Sent: Thursday, November 3, 2022 9:50 AM
To: Ryan Howser
Subject: FW: Flying Horse North Development

Please upload into eDARP for public viewing.



Rebecca Rudder

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

From: Mike Zeman <mikezeman@yahoo.com>
Sent: Wednesday, December 29, 2021 4:34 PM
To: Carrie Geitner <CarrieGeitner@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>; Longinos Gonzalez, Jr <LonginosGonzalezJr@elpasoco.com>; Cami Bremer <CamiBremer@elpasoco.com>; Ryan Howser <RyanHowser@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: Flying Horse North Development

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To: Holly Williams, El Paso County Commissioner, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longino Gonzales, Jr., District 4
Cami Bremer, District 5
Ryan Howser, El Paso County Dept. of Planning and Community Development
Nina Ruiz, El Paso County Planning Supervisor

From: Michael and Nicole Zeman

Date: 28 Dec 2021

Re: Flying Horse North Development

I am a resident of Cathedral Pines and have recently found out about the proposed expansion of Flying Horse North. I am extremely distressed over these plans. Over the years the original Black Forest Preservation Plan has been systematically eroded from a minimum density of one lot per 5 acres to one lot every 2.5 acres per the new El Paso

County Master Plan. The proposed expansion of Flying Horse North even deviates from the new plan with lot densities as small as one lot per 1/5 acre. I believe the Master Plan should be used as it was meant to be, as a guide in decision-making, and not cast aside in favor of greater density and a change in the development strategy of Flying Horse North.

Cathedral Pines and Flying Horse North are both identified as Large-Lot Residential areas in the Master Plan. The Plan then proceeds to describe Large-Lot Residential/Conservation design (or clustered development), and later says such areas should "provide for a similar level of development density as existing large-lot areas [2.5-5 acres] while maximizing the preservation of contiguous areas of open space and the protection of environmental features".

In addition, the Master Plan specifically states "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 character and quality. Due to this natural amenity, many new residents seek to live in this area when moving to the County. Careful planning is required to promote health of natural areas, especially the forest, while accommodating new development for future residents. 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. Both Cathedral Pines and Flying Horse North are also identified in the plan as "Forested" along with the adjacent Black Forest community. Again, as stated in the Master Plan, "The seamless connection between the natural environment and small scale, low intensity development is critical to their identity."

The existing golf course in Flying Horse North (part in the Forested area) and the two open space parks shown on the preliminary plan, while technically qualify as open space, provide no protection of the forested area. As cited in the Master Plan there is a need to "balance development with environmental stewardship and protect valued areas and habitats." Larger lot sizes and incorporating buffers where appropriate would accomplish the need to preserve this unique characteristic of the area versus allowing much greater density of housing through smaller lot sizes and greater residential development.

I am concerned that the proposed plan would increase automobile traffic on roads not equipped to handle it, including the extension of Milam Road through the middle of Cathedral Pines into FHN; add sound and light pollution; increase use of our community trails requiring more maintenance and upkeep (an expense our community incurs); would be incompatible with nearby lower-cost and denser development; would not protect for the forested area and wildlife; would potentially impact water supplies; and would have a negative impact on our property values. The infringement on the quietude and nature-filled views of Cathedral Pines along with the inconsistency with the adjoining neighborhood would likely negatively influence the decision to purchase in our community. In addition, any decision to make Milam Road a southern entry point into Flying Horse North would

also require the elimination of the heavily forested area at the center of our community and negatively affect all our residents.

I urge the commissioners to consider the possible negative implications of changing the development of Flying Horse North to allow greater density and access through Cathedral Pines, and to remain true to the objectives of the original Black Forest Preservation Plan as well as the new El Paso County Master Plan. Please leave our neighborhood alone.

Many thanks for your consideration.

Respectfully,

Michael Zeman
4120 Foxchase Way
Colorado Springs, CO 80908

Ryan Howser

From: Rebecca Rudder2
Sent: Thursday, November 3, 2022 9:49 AM
To: Ryan Howser
Subject: FW: Flying Horse North

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Rebecca Rudder

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

From: bziek@aol.com <bziek@aol.com>
Sent: Wednesday, April 13, 2022 11:48 PM
To: Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>; LonginosGonzelesjr@elpasoco.com; Cami Bremer <CamiBremer@elpasoco.com>
Subject: Flying Horse North

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April 13, 2022

To the Board of County Commissioners:

I find it very sad that I have to write a letter expressing my dismay at the fact that Flying Horse North is actually be considered for approval. It should not have gotten this far.

We bought our 35 acres close to Hodgen and Thompson 22 years ago. That rural country side has already changed. Flying Horse North will plop a city down in what was a rural area. When we moved here, there was one house on the other side of Hodgen to the west and a small ranch/farm on the other side of Hodgen slightly farther east than we are - now Sundance Ranch, I think. Except for our neighbor immediately to the west, there were no other houses to the west that we could see. Our next door neighbor to the west was building his house on his 35 acres when we were. There were four houses along Thompson that we could see as we drove down Mountain Shadow View to Thompson. Now we can count at least 5 or 6 dozen houses when we stand at our windows. Hodgen was a quiet, lightly traveled street. Now, there is constant street noise and a never ending stream of cars and trucks. Flying Horse North would compound this.

We were told our water would come via a private well that was drilled into the Dawson Aquifer and that aquifer only served private wells on a minimum of five acre lots. Now apparently Cherokee Metropolitan District has bought a significant amount of the Dawson Aquifer water. That aquifer's water level has dropped since we bought our property 22 years ago. The aquifer is non-renewable water. Water for new developments, especially large ones, should only get renewable water - that would primarily be the stuff that falls from the sky. We have been in a drought for most of those two decades we have lived here. When we moved out here we had a pond on our property - large enough that thought we'd enjoy sitting in a boat fishing. A year or two after we moved here, we noticed the water level of the pond going down and down until three years later our pond and most of the others along Hodgen were dry and the pond bottoms growing

weeds. Our grass covered fields were now covered in weeds. The grasses had died - not enough water. We have to feed our animals hay; all that grass on our 35 acres is gone.

Flying Horse North says it will need a new fire department built on the corner of Black Forest Rd and Hodgen for its proposed town. I am told that the Board of County Commissions had made decisions over the years that say that fire department fees cannot be collected on the sale of a new lot. Why shouldn't those fees be paid by sellers or purchasers as part of price/fees of the sales deal. I'm told those fees end up being paid by those who already live here - taxes, I suppose. WHAT?

We bought our property because we wanted to live in a rural area with quiet, low traffic roads, birds and wildlife (yes, even the occasional mountain lion), black, star lit nights. There was low traffic on Hodgen at first, low enough that when I was outside mucking out stalls and pens, I'd glance up when I heard one drive by. The traffic was almost all cars. Now traffic is pretty much steady and noisy. It is cars and a lot of big trucks. It will be city-noisy if Flying Horse happens. I'm sure there will be a traffic light at Hodgen and Black Forest if Classic Homes puts in its planned 8+ acre commercial area. It will be difficult to make a left hand turn onto Hodgen from road like our Thompson Rd. That black night sky with bright stars will fade into city gray if Flying Horse is allowed to proceed.

I was a D-20 teacher for 34 years and there were a few times when population increases meant increased classes. I can tell you there is a big difference for the kids and the teacher in a class of 21 kids and a class of 28 or 29 kids and it isn't a good difference. I imagine there will be mobile classrooms brought in. It takes a few years to plan and build a new school...

And, annexation. Flag pole development. I don't want to live in a city. That's why I moved to the country. My neighbors who live acres away feel the same way. Our desires should be considered. The money grubbing plans of Classic Homes should not be taken more seriously than the lives of the current residents of the Black Forest. In fact, Black Forest's Master Plan says just that. It says development must support the rural character of the county. Hmmm. Houses on less than quarter acre lots - tiny city lots? Flats? (In Chicago, where I'm from, flats were apartments. The Class Homes representative at the neighborhood meeting I went to stammered and said he really didn't know if these flats as he called them were really apartments.) Our beautiful night skies are already blurring into dim grey and Flying Horse North will speed up their disappearance. Water is already a major issue in Colorado and Flying Horse North's large population increase will make water concerns here even more important. Having to build and pay for a new fire department...is that something current residents should have to pay for? Traffic noise and congestion - it has already increased. Next will be traffic lights and widening Hodgen and Hwy 83, won't it?

I will not vote to re-elect any County Commissioner that votes for Flying Horse North and will work hard to defeat him or her.

Barbara Ziek