

Elena Krebs

From: Nina Ruiz
Sent: Wednesday, March 23, 2022 10:03 PM
To: Elena Krebs
Subject: FW: Flying Horse North

Follow Up Flag: Follow up
Flag Status: Flagged

Can you please upload to SKP223?

From: Paula Whitehead <petn@mac.com>
Sent: Wednesday, March 23, 2022 10:00 PM
To: Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: Re: Flying Horse North

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Ms. Ruiz,

I certainly cannot argue with the need for equity in dealing with developers. I think our County should look at Flying Horse North with additional analysis due to the size of the development. Over 1500 homes plus a hotel is the size of some small cities. I think it is an injustice to treat Flying Horse North with the same process as other developments.

For your consideration,
Paula Whitehead

Sent from my iPad

On Mar 23, 2022, at 8:31 PM, Nina Ruiz <NinaRuiz@elpasoco.com> wrote:

Hello,

The County believes that water is precious and important. I understand your desire to ensure that water is a consideration in the review.

El Paso County must hold all applications to the same standard. The set standard has been approved by the Board of County Commissioners through the rules and regulations they adopt. Chapter 8 of the Land Development Code includes the water resource report requirements. Flying Horse North will need to meet the standard identified in the Code. The report will be reviewed by water professionals in addition to the Planning staff.

Please take a look at the report once it is submitted and reach out with questions. Have a great evening!

Nina

From: Paula Whitehead <petn@mac.com>
Sent: Wednesday, March 23, 2022 5:44 PM
To: Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: Re: Flying Horse North

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By using the words “professional assurance”, I am recommending that certified hydrologists analyze and evaluate the surface-water and ground water in our County. A formal document should be issued by this or these certified hydrologist where we can be assured our water resources will be met with the addition of the Flying Horse North development.

Thank you,
Paula Whitehead

Sent from my iPad

On Mar 23, 2022, at 3:43 PM, Nina Ruiz <NinaRuiz@elpasoco.com> wrote:

Can you please explain what you mean by professional assurance?

If it is that experts in water will review and provide recommendations, that is absolutely the case.

From: Paula Whitehead <petn@mac.com>
Sent: Wednesday, March 23, 2022 10:34 AM
To: Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: Fwd: Flying Horse North

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Ms. Ruiz,

Will the process to approve Flying Horse North development include a professional assurance that existing site water resources are adequate to sustain all water needs?

Thank you for your response,
Paula Whitehead
8670 Wilderness Drive
Colorado Springs, Colorado 80908

Sent from my iPad

Begin forwarded message:

From: Paula Whitehead <petn@mac.com>
Date: March 21, 2022 at 9:39:13 PM MDT
To: Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: Re: Flying Horse North

Ms. Ruiz,

Thank you for your response.

I have understood from the Land Development Code that the Water Master Plan is optional for a development. Am I mistaken?

Who determines water sufficiency?
Who is the approval body or person for the Flying Horse North?
At what point in the review process will this entity get involved?

Thank you,
Paula Whitehead

On Mar 21, 2022, at 8:49 PM, Nina Ruiz <NinaRuiz@elpasoco.com> wrote:

Hello,

Thank you for your comments! We anticipate that Flying Horse North will submit for a sketch plan and will not submit any additional applications unless they receive approval from the Board of County Commissioners for their sketch plan.

Per statute, the BoCC cannot make an official finding in regards to water sufficiency at the sketch plan stage and must wait until the preliminary plan. For this reason, the BoCC will be reviewing for water feasibility and not sufficiency, but water will still be a consideration.

The Land Development Code details the reporting requirements for the water resources report and provides guidance as to how a finding of feasibility can be made.

In addition to the Land Development Code, El Paso County has adopted a Water Master Plan which the applicant will also need to demonstrate general conformance with.

I encourage you to review the documents once they are submitted and to reach out with any questions you may have. Thank you!

Nina

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

From: Paula Whitehead <petn@mac.com>
Sent: Monday, March 21, 2022 8:29 PM
To: Nina Ruiz <NinaRuiz@elpasoco.com>
Cc: Michael Whitehead <theoldguy@mac.com>
Subject: Flying Horse North

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Ms. Nina Ruiz,

The intent of this correspondence is to voice grave concern of the current drought in the Southwestern United States. As we continue in this drought cycle, Arizona is considering pumping desalinated sea water to Scottsdale, Arizona, from a desalination plant they plan to construct on the shores of Mexico!

I understand the Master plans for Colorado Springs hold that water will be purchased or found. How can we continue to be sure that water can be purchased? It must be available in order to purchase it. How do we even know the groundwater is adequate for the existing populace? Wouldn't it be prudent to evaluate existing groundwater prior to approving the development of and then garnering the taxation revenue from Flying Horse North?

I volunteer to work with you in assuring that an adequate water supply study is completed by Flying Horse North prior to approving this new development.

Sincerely,
Paula Whitehead
8670 Wilderness Drive
Colorado Springs, Colorado 80908

Sent from my iPad