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**Sent:** Saturday, October 8, 2022 10:22:27 AM  
**To:** Terry Stokka <[terry@friendsofblackforest.org](mailto:terry@friendsofblackforest.org)>; Kevin Mastin <[KevinMastin@elpasoco.com](mailto:KevinMastin@elpasoco.com)>  
**Cc:** EXTERNAL Black Forest News <[EXTERNALBlackForestNews@elpasoco.com](mailto:EXTERNALBlackForestNews@elpasoco.com)>  
**Subject:** Eagle Forest subdivision - Nextdoor and Info

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October 7 2022

To both:

A neighbor on Shoup Road asked about this subdivision a few days ago on NextDoor, which received 11 comments. (Ten of them were off the wall griping) and two were reasonable but did not address the concern of the neighbor.

I don't usually bother replying to the drivel on Next Door but I submitted the following this morning (Saturday):

"This subdivision is called "Eagle Forest" and was begun in 2005 and went through all of the planning reviews required by the County. A new owner bought the project last year and is completing it with a few changes (mostly having to do with drainage/stormwater). The plan had been approved some years ago but not implemented.

The El Paso County Development Review Program Site (EDARP) site at [www.epdevreview.com](http://www.epdevreview.com) has ALL of the approved/revised documents. They are available for anyone in the public to read. All Active Subdivision projects in El Paso County are listed alphabetically on this site - and there is also a page of older and approved projects. (Archived).

If you have questions you can call Development Services (719-520-6300) or contact the County Project Planner by e-mail. This is a 5 ac overall density project in a RR-5 ZONE. Sometimes a lot (s) down to 2.5 ac are allowed because of pre-existing older lots, topography, trade off for open space, drainage or other circumstances. This project has 44.2 ac, has an existing lot and will have 8 new lots. Black Forest has had planning since the early 1970s - there even used to be the Black Forest Preservation Plan (1974 - 2021). Now the "guideline" is the new "Your El Paso" Plan adopted in 2021. If you are interested in keeping up on this stuff see: <https://friendsofblackforest.org/> and stay informed."

I am familiar with this subdivision because I'm older than dirt, have been involved in Planning for BF for a long time, and was around through the earlier submissions.

Terry: - FYI, and an example of not having all lots 5 ac and not being quite 45 ac/9 lots - it has 44.2 ac. 8 lots are 5 ac and one is smaller. Letter of Intent has the review.

Kevin:

Even if someone looked on EDARP the only info posted are the 2022-22 revisions. I read the new Letter of Intent for Eagle Forest and this does explain the history. New (naive) residents would probably not know which of numerous documents to look at.

I looked at some of the new material submitted by the new owner. His consultant got the name of the Stormwater Tributary wrong. It is not **Burgess Creek** - that tributary is farther downstream and starts just south of Burgess Road near the BF Fire District Building and joins up with Kettle Creek in La Foret.

The tributary (of Kettle Creek) that flows through Eagle Forest subdivision (and heads on the Palmer Divide north of Shoup Road (also flows through my property), crosses Shoup at this subdivision, and crosses BF Rd (just south of the BF Rd and Shoup Intersection) is called **Burgess River**. (I think it is the only "river" in EPC). Both Burgess Creek and Burgess River are south of Kettle Creek.

Perhaps this name should be corrected on the subdivision records. There are three distinct large tributaries of Upper Kettle Creek. The third is north of Kettle Creek and crosses Vessey Road, and flows east of Woford Elementary east of Holmes Rd and west of BF road. The Fourth (central) drainage that is north of the Shoup and BF Rd. intersection (includes Meadow Glen and Brentwood) is the main stem of Kettle Creek which flows under Shoup Road at the large bridge. Burgess River and Burgess Creek join up downstream from the bridge on Shoup but upstream of Milam Road.

Judith von Ahlefeldt