

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: Courtney Smith
13965 Staffshire Ln.
Colorado Springs, CO 80908
(719)237-2875

Date: Dec. 27, 2021

Re: Flying Horse North Development

I am a resident of Cathedral Pines and am writing with my concern regarding the plans for the expansion of the Flying Horse North development. El Paso County appears to value the character of Black Forest in its master plan stating, "Black Forest is a community with one of the strongest and most well-established characters in El Paso County." If that is true, I don't understand why the county would approve a plan that would change this valued character and deviates from the El Paso County Master Plan.

My concern centers around the change in this plan from large-lot development to lots as small as 1/5 acre. The new plan for Flying Horse North deviates from the El Paso County Master Plan for Black Forest where it states, "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."

The forested nature of Black Forest makes it truly unique. According to the El Paso County Master Plan, "this area is built around protecting the forest and preserving its rural quality... Careful planning is required to promote health of natural areas, especially the forest, while accommodating new development for future residents." The move to smaller lots means the removal of most of the trees in those areas, thus not protecting the forest and affecting the natural beauty, animals, drainage, and more.

The addition of so many lots to the Flying Horse North plan means the addition of traffic. The roads in the rural area of Black Forest were not designed to handle this traffic load. The expansion of existing roads to attempt to accommodate this traffic also means further destruction of the forest.

Finally, I have concerns regarding the ability of the underground aquifers to provide the amount of water that would be required to supply the number of homes that would be built with development on such small lots.

The Black Forest Master Plan warns that “new development and any redevelopment in these locations should be of a lower intensity to mitigate any impacts on the Forest, properly manage stormwater, provide safe access to major roads and state highways for the traveling public and emergency response vehicles and adhere to the strictest building codes to prevent any hazards such as fires and soil erosion related to poor planning, design, and construction.” I agree with what is stated here and I urge the county to stay true to its own plan and reject the Flying Horse North expansion as presented.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to be 'G. St.' or similar, written in a cursive style.