

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: Bill and Veronica Kappel Date: December 27, 2021

Re: Flying Horse North Development

I am a resident of Cathedral Pines and have been following the proposed expansion of Flying Horse North in detail. My property borders the Flying Horse North development (4820 Foxchase Way). I am not against the original Flying Horse North development, but I am very concerned with the proposed update which includes a significant change from the original plans. I realize the developer is trying to maximize their profits and the county is trying to maximize its tax revenue. However, there needs to be a balance between profit, taxes, and environment/land use processes, and the existing communities. The updated Flying Horse North proposal DOES NOT provide that balance.

The updated Flying Horse North plan will put undue stress on the infrastructure in the region, which are already overly stressed, significantly change the natural environment and forest setting, and will NOT fit in with all the surrounding developments.

I realize the complaints and letters of opposition from surrounding residents and others in the region will likely make little difference, as the communications I've seen to date between the developer and the county show that the Planning Commission is already biased towards approving this update. However, I hope a more reasonable balance between the Flying Horse North development and the surrounding region as described in the Black Forest Preservation Plan and the El Paso country Master Plan can be found.

Cathedral Pines and Flying Horse North are both identified as Large-Lot Residential areas in the Master Plan. The Plan notes that 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. Both Cathedral Pines and Flying Horse North are also identified in the plan as "Forested". 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."

It would be unfortunate to see this process get hung up in litigation and produce negative and expensive outcomes for all when a more reasonable, balanced solution could be developed. This could be achieved through open discussion between the developer, county, and residents where the outcome hasn't already been decided.

I would be happy to participate in this process at whatever level is needed, and I know many of the other residents and neighbors in Cathedral Pines and surrounding areas feel the same way.

I hope the county officials follow their sworn duty to represent its constituents and listen to and consider our concerns and come up with a plan that reflects a balance between all involved instead of a one-sided decision favoring the developer.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Kappel", written in a cursive style.

Bill Kappel, President/Chief Meteorologist
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