

**From:** Holly Williams  
**Sent:** Friday, February 4, 2022 5:52 PM  
**To:** Nina Ruiz  
**Subject:** Fw: Flying Horse North development

***Commissioner Holly Williams***

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**From:** denise gard <[dgard24@yahoo.com](mailto:dgard24@yahoo.com)>  
**Sent:** Friday, February 4, 2022 12:51 PM  
**To:** Holly Williams <[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)>  
**Cc:** Carrie Geitner <[CarrieGeitner@elpasoco.com](mailto:CarrieGeitner@elpasoco.com)>  
**Subject:** Flying Horse North development

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To: County commissioner--Holly Williams; County Commissioner--Carrie Geitner

The residents of Black Forest moved to this rural area to escape from the noise and air pollution that plague cities such as Colorado Springs and Denver. We value the rural life and strive to promote wise land usage that includes living in harmony with the herds of antelope and deer that make this area so beautiful. We limit the use of outdoor lights so that residents can continue to view the night sky.

At the Flying Horse North meeting on Jan. 27<sup>th</sup>, we learned that the developers' plans that had been approved a few years ago have been drastically changed. The rural-residential character of the Black Forest area will be destroyed by this development. Open space in the meadowlands will be erased by small, cramped lots that house not only one house, but in many instances, several attached units such as "flats," "apartments," or townhomes.

In the original proposal the developers of Flying Horse North had planned to maintain the integrity of the area by creating larger lots along Black Forest Road and keeping most lots to a 2.5 acre minimum. They were also adding parks and a trail system around the area.

In the new plans, the parks have been replaced by houses smashed together on one acre or even smaller lots. There is no real access to the trails which they said at the meeting "All Black Forest residents can use." They created a small buffer zone that does not extend to the entire area along Black Forest Road. We request that the buffer zone be extended the full length of Black Forest Road. It would encompass the green area designated for twenty-four lots. That area, near the intersection of Black Forest Road and Monty Place, would include a parking lot for access to the trails on Flying Horse North. The Cathedral Pines development was forced to put in a parking lot for access to the trails on their development near the intersection of Holmes and Vessey. This is a similar request.

In addition to the traffic and noise pollution this development will cause, we are also concerned about water. We would like reports dating back to 1987 of the county's monitoring of the water supply to the Black Forest area. If the county cannot provide these reports, then we argue that the county has not actually monitored the water usage and does not know for certain that there is enough water to sustain this development even if the development uses water from the Cherokee Water District. The Cherokee Water District uses water from the Arapahoe aquifer. A large hotel with pools and a development of closely situated housing uses a large quantity of water which will affect the water table. As more and more water is taken from the Arapahoe aquifer, the sand and soil shifts and lowers, thereby affecting the Dawson aquifer which most of us use. Many of us long-term Black Forest residents have noticed a decrease in water pressure plus the water does not taste like it once did. The quality and quantity of our water should be maintained for all Black Forest residents. If our wells run dry, will Flying Horse North be forced to pay for the wells to be dug deeper?

Flying Horse North put in an ostentatious golf course which is watered daily and uses vegetation that is not native to our area. They put in a pond which we have nicknamed the "Mosquito Pond" because we never had mosquitos out here until that manmade pond was created. The water used is from the Arapahoe aquifer, but as mentioned that affects all of us in the Black Forest area. The entire state of Colorado is in a drought, but it is especially felt here in the grasslands of Black Forest. We propose that the county of El Paso ensure that all housing in Flying Horse North will be limited to using native vegetation in landscaping.

We value our rural life and community. This development destroys that. Where will the antelope and deer graze? Where will the coyotes and hawks hunt? Black Forest is a unique area and community that prizes both its wooded areas and grasslands. Flying Horse North seeks to turn us into a city.

We hope Flying Horse North learns to value the open spaces that make this area so special. We hope they will take our concerns seriously and return to their original plans by removing the hotel and smaller lots.

Sincerely,

Denise Gard--resident

Diana Gard—Home owner

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