
The next meeting is scheduled for Oct. 20 at 1:30 p.m. Generally, board meetings are held the third Thursday of the

month at 1:30 p.m. and include online access; call (719) 488-3603 or access www.donalawater.org to receive up-to-date meeting information. The district office is

located at 15850 Holbein Drive, Colorado Springs.
James Howald can be reached at jameshowald@ocn.me.

Jackie Burhans can be reached at jackieburhans@ocn.me.

El Paso Board of County Commissioners, Sept. 6 and 13

Cooperation encouraged as Black Forest rezone approved despite neighbors' objections

By Helen Walklett

During September, the El Paso Board of County Commissioners (BOCC) approved the rezoning of an almost 40-acre Black Forest property from RR-5 (residential rural) to RR-2.5 (residential rural). The commissioners also approved a minor subdivision request and a preliminary plan request for two Black Forest properties.

Terra Ridge North rezone

At the Sept. 6 BOCC land use meeting, the commissioners voted unanimously to approve a request by owner and developer Philip Shay Miles to rezone his almost 40-acre property located south of the intersection of Black Forest Road and Hodgen Road from RR-5 to RR-2.5. The application came to the BOCC from the Aug. 18 El Paso County Planning Commission meeting in which commissioners voted 7-2 to recommend it for approval amid some concern about compatibility and access. See www.ocn.me/v22n9.htm?zoom_highlight=%22terra+ridge+north%22.

Miles told the BOCC that he plans to have 11 single-family lots on the rezoned property, with an average lot size of 3.4 acres and a gross density of 0.29 units per acre. Seven lots were planned under the RR-5 zoning.

During the public comment part of the hearing, five neighbors spoke in opposition, raising concerns about compat-

ibility with the surrounding area that is mostly zoned RR-5, access, and increased traffic. Access to the development will be via an extension northward of Fox Creek Lane, which currently ends in a cul-de-sac. Miles owns lots 5 and 6 at the head of the cul-de-sac and plans to construct a 60-foot right of way to county requirements through these. Neighbors questioned his ability to do this without obtaining the consent of the membership of the Terra Ridge Estates covenant-controlled community. Neighbor Jody Kaveney said, "He has drawn his 60-foot right-of-way access to Fox Creek Lane through lots 5 and 6. Mr. Miles does not have the consent of the membership of Terra Ridge Estates to do that." One neighbor spoke in support.

Responding, Miles, himself a Terra Ridge Estates resident, said the matter of Homeowners Association (HOA) approval would be something that would be addressed at the final plat stage rather than the rezoning. Lori Seago, senior assistant county attorney, agreed, explaining that the county would evaluate the covenants on those two lots to determine whether dedicating right of way through them would violate them and thereby affect the legality of access. Miles also clarified that the two lots were not part of the rezoning area and would remain as 5-acre lots.

Making the motion to approve, Commissioner Holly Williams said, "I appreciate the fact he's not going to straight-

2.5-acre lots, that he's dedicated 20% of the property to open space." She added that knowing that the HOA rules would be addressed at the subdivision stage made her a little more comfortable in moving the request to approval.

Chair Stan VanderWerf encouraged the neighbors and the applicant to work together to try to come to something that is comfortable and appropriate for all parties concerned. He said, "It's always just great when neighbors work together, and I would encourage both parties to reach out to each other and try to make sure that everything is addressed."

The applicant's intention is now to submit a subdivision application to replat the property into 11 single-family lots.

McDermott minor subdivision

Also at the Sept. 6 BOCC land use meeting, the commissioners approved an application by Scott McDermott to create three single-family residential lots on an almost 30-acre property northwest of the intersection of Shoup and Herring Roads. The property, which is zoned RR-5, is owned by the applicant's brother. The Planning Commission heard the application at its Aug. 18 meeting and voted unanimously to recommend it for approval. See www.ocn.me/v22n9.htm?zoom_highlight=mcdermott.

McDermott's intention is to move to the property to help care for his elderly

parents. The entire property was lost in the Black Forest Fire and work to remove the burned timber and replant trees is ongoing. Since the fire, a house and a separate accessory living quarters have been built, and these will remain on lot 1. The other two lots will each be 5 acres. McDermott intends to purchase lot 3 and build a home on it. At present there are no plans to build on lot 2. Any new structures would require site plan review and approval. Access to the two new lots will be via a new driveway off Herring Road.

High View Estates preliminary plan

At the regular Sept. 13 BOCC meeting, the commissioners voted unanimously to approve the preliminary plan for High View Estates for five single-family residential lots on a 40-acre property zoned RR-5. It is a mile and a half southwest of the intersection of Black Forest Road and Walker Road, north of Hodgen Road.

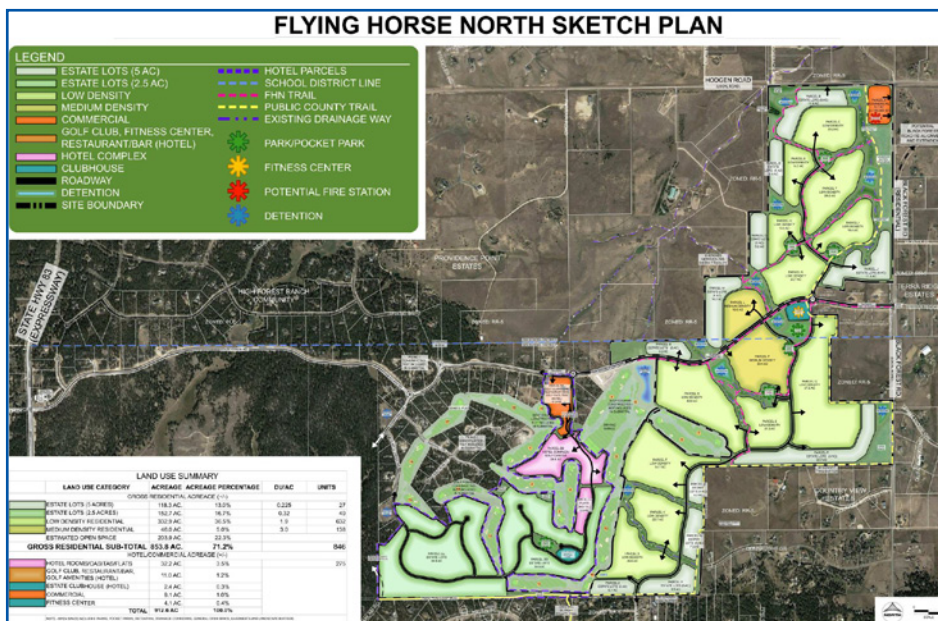
Three of the lots will be 6 acres, one 8 acres, and one 11 acres. The existing dwellings will remain on lot 1. A final plat for the development is being reviewed concurrently.

The application was heard at the Sept. 1 Planning Commission meeting and recommended for approval.

Helen Walklett can be reached at helenwalklett@ocn.me.

Community Meeting, Sept. 8

Flying Horse North project update provided at meeting



Above: The Sketch Plan and other information on the proposed project can be found at www.FlyingHorseNorthLiving.com and the El Paso County Planning and Community Development website at <https://planningdevelopment.elpasoco.com>.

By David Futey

On Sept. 8, over 70 people attended a Sketch Plan update of the Flying Horse North development, which is located between Highway 83 and Black Forest Road. Held at Discovery Canyon Elementary School, the meeting was led by Phil Stuepfert, principal/senior project manager and lead planner at HR Green Inc., with input from Drew Balsick, president/project manager for Flying Horse Development LLC. This was the first public meeting since the four neighborhood meetings held in January.

El Paso County reviewed the plan and provided comment. There were 700 email notifications regarding the scheduling of this meeting sent to residents

and others potentially impacted by the project.

Stuepfert presented the revised Sketch Plan and provided an overview of the process to receive approval for the project. The present zoning allows for 283 single-family detached homes on 2.5-acre lots with Filing 1 accounting for 81 of those lots. The Sketch Plan is not intended to address rezoning. The Sketch Plan was originally submitted to the county in March and subsequently resubmitted on Aug. 5 and 18 to address the county's comments. The next steps for the Sketch Plan include the El Paso County Planning Commission recommendation followed by a final hearing by the Board of County

WHAT IS 4A?

District 38 is already **receiving \$1,000 more per student** than they did just two years ago. That increase enabled them to give staff **TWO (2) RAISES** last year.

Now about 4A: They are taking advantage of a recent temporary increase in staff turnover—one that also aligns with statewide and nationwide labor shortages—to trick voters into believing they need another \$5+ million per year from taxpayers, in perpetuity. As property values rise, this new tax will go higher and higher. Older, fixed income residents will be hit hard, but D38 wants you to ignore that.

They are asking for a **140% MLO TAX INCREASE** when inflation and recessionary pressures are squeezing everyone

D38 has **lost 400+ students** over the last few years but have chosen not to reduce costs like they should.

TELL D38 TO LIVE WITHIN THEIR MEANS, LIKE THE REST OF US HAVE TO DO.

Paid for by Monument Resident Scott Saunders

TELL THEM NO ON 4A