

Commissioners.

If the project progresses, then a Planned Unit Development (PUD) Preliminary Plan submittal will be created by the developer and reviewed for conformance with the county's Land Development Code, followed by a public hearing, then a Final Plat submittal is reviewed for compliance with final construction drawings and administrative approval.

Stuepfert provided a summary of the Sketch Plan changes, which included a reduction in density from the pre-submittal. The project pre-submittal in November 2020 proposed the maximum number of units at 1,714. The final submittal revised the number to 1,121, with 846 residential and 275 associated with the proposed luxury resort hotel and related casitas and branded flats. This revised plan has: a luxury resort hotel, casitas, and branded flats; perimeter lots being changed to five acres; smaller lots in the central area of the site; lower-density housing adjacent to existing communities and homes; two commercial parcels; Holmes Road extended to Stagecoach Road through the development; and open spaces, parks, and trails. Stuepfert noted the county requirement for open space is 10% while the Sketch Plan allocates nearly 22% of 863 acres.

He then went into details of the project. The southwest area of the project will have 5-acre lots along the southeast perimeter, a new golf clubhouse, estate amenity club, 2.5-acre lots adjacent to Cathedral Pines, and a luxury resort hotel and casitas. The southeast area has 5-acre lots adjacent to most of the perimeter, a proposed minimum buffer of 370 feet between Black Forest Road and homes, a 30-foot landscape buffer along the south property line, a large park and potential fitness center, pocket parks, and connected trails. The northeast area has a proposed 9.1-acre commercial area at the intersection of Hodgen and Black Forest Roads to potentially include a fire station, a significant Black Forest Road buffer, 5-acre lots adjacent to Black Forest and Hodgen

Roads, and parks and trails connected to the regional trail system. At least 12 attendees commented on a variety of topics, with the majority raising concern about water availability, usage by the project, and the impact on present wells.

Several commenters raised concern about the availability of water from the Arapahoe and Dawson aquifers that the project might tap into, with one commenter stating the aquifers were last assessed 35 years ago. Stuepfert said the project has not determined a source but is looking into different water options supplied by municipal water systems. The project has a letter of intent from Cherokee Water District to provide water, but it is not binding at this time.

Other concerns raised included:

- The potential for a substantial traffic increase on Holmes Road with, as the commenter stated, no easements available for the project to widen it.
- "How does the plan benefit present Black Forest residents?"
- Concern about the precedent being made should the project proceed as stated in the Sketch Plan and not adhering to the original plan of 2.5-acre lots for all home sites.
- The impacts on the quality of life for Black Forest residents and wildlife migration.

At the conclusion of the public comments, Kevin Mastin, interim executive director of Planning & Community Development for El Paso County, spoke to lend clarity to the project process and citizen comments. He said the Sketch Plan is the developer's initial concept of the project and is first required to determine the general parameters of it. Mastin stated that the Sketch Plan does comply with the county's master plan at this point in the process.

Mastin explained that the Sketch Plan along with a water assessment (water rights and access to a municipi-

pal system) and other information gathered by the developer are packaged together and submitted to county planners for review. The water assessment report provided by the developer is then submitted to the Division of Water Resources (DWR) for review. If the DWR concurs or disagrees with the assessment, the DWR response is provided to the county attorney, county planners, and subsequently to the county Planning Commission and merged with other information along with a recommendation for the project. The Board of County Commissioners then votes on the project for it to proceed to the next stage, the Planned Unit Development (PUD) created by the developer. The PUD will contain detailed information, such as the water access, and the request for rezoning if needed. Rezoning would be required for this project.

Mastin emphasized that though the county receives numerous calls regarding water sufficiency relative to development projects, it has no authority to determine it for a project. Only the DWR determines whether there is sufficient water for a proposed project. He also said "county planners are the bane of developers" as they scrutinize every step of the project, including compliance with 4.2.6.D, 4.2.6.E and other Land Development Codes. Mastin said residents should contact their Planning Commission representative and can email plnweb@elpasoco.com with their questions. This is a corrected email than what was stated at the meeting.

Comments directed to the developer can be sent to info@FlyingHorseNorthLiving.com. 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>.

David Futey can be reached at davidfutey@ocn.me.

Community Meeting, Sept. 13

Concerns raised about proposed Sunset Amphitheater



Above: Well-attended Sunset Amphitheater community meeting held Sept. 13. Photos by Jackie Burhans.

By Jackie Burhans

On Sept. 13, the developers of the proposed 8,000-seat Sunset Amphitheater held a community meeting at Boot



Barn Hall, a venue owned by developer and Notes Live Chairman JW Roth. Roth's representatives, city planners, and project consultants presented an updated plan to a nearly full house. The team addressed concerns over noise, safety, and parking.

An earlier plan had very little parking, instead it planned to use parking at Discovery Canyon Campus (DCC), The Classical Academy (TCA), Bass Pro, and Compassion International with shuttles bringing at-

tendees to and from the venue. Neighbors raised concerns about conflicts with school events, security, trash, and concert-goers parking and walking through residential neighborhoods. The updated plan eliminated parking at DCC and added a 500-car parking structure near the venue along with street parking and sidewalks on Spectrum Loop and two new potential lots by TCA. Owner development plan commitments include 70% of required parking (1,400 spaces) to be within a half-mile radius of the venue and said attendance would be limited if full capacity were not available.

The speakers noted that the development plan is still under review. Development documents can be seen at the Colorado Springs Land Development Review Search website at https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm by entering the Tax Schedule Number of 6207300001. Readers can view a video of the meeting, the presentation, and the FAQ document at <https://sunset.live/faqs-2/>.

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

Northern El Paso County Coalition of Community Associations, Sept. 10

NEPCO learns about local developments and D38

By Marlene Brown

The Northern El Paso County Coalition of Community Associations (NEPCO) held its general membership bimonthly meeting Sept. 10. President Mike Aspenson opened the meeting with a call for member Homeowner Associations (HOAs) to look for members who would like to be on the NEPCO board. NEPCO represents over 45 associations in Tri-Lakes and the Black Forest area and has been in existence for over 20 years. The board members continue to work with the El Paso County Planning Commission, Board of County Commissioners, local planning commissions, and the towns of Monument and Palmer Lake.

There are open officer positions, and the annual board elections will be held at the November meeting. Nominations should be forwarded to Dave Betzler, Community Outreach Committee, at info@nepco.org. HOAs are asked to share the NEPCO minutes with their members. The information at the meetings is for public concern regarding growth and expansion in the area.

Treasurer's report

Treasurer Jim Keefe reported that all the members had paid their dues except for three HOAs. Dues are about \$25 per lot and depend on how many homes are in the HOA.

Wildfire insurance

Wildfire Preparedness Committee Chair Beth Lonquist of Red Rock Ranch gave a presentation on wildfire insur-

ance that has become required after the Marshall Fire. Colorado recommends annual policy checkups to keep up with repair and replacement in the current market.

Northern Delivery System update

Warren Gerig of Eagle Village gave a report on the Northern Delivery System. James McGrady of the Triview Metropolitan District (TMD) said last month that everything is approved by Pueblo County and they were just waiting for the 1041 application process to be finalized. Construction is planned to begin in spring 2023, going north on Roller Coaster Road and then west on Baptist Road. TMD would have to pay \$630,000 in fees to the county, which would go into the county's general fund. TMD has agreed to pay the \$630,000 for road repairs to include road resurfacing and installation of fire hydrants every 1,000 feet. Road closures and the impact to residents should last about six weeks.

Caliber at Woodmoor development

Transportation and Land Use Committee Chair Bob Mooney presented charts regarding Caliber at Woodmoor, a multi-family rezone of 16 acres to include 20 homes next to the Palmer Ridge High School property line and a three-story clubhouse. The main concerns are overpopulation, close proximity to the school which could impede an evacuation, and more traffic on Monument Hill Road. For questions or comments on this project, contact Matthew Fitzsimmons, senior county planner at matthewfitzsimmons@elpaso.com.

Some concerns about the project include that the developer has not bought the land yet. The county will need to rezone the area. A traffic impact study was done in summertime, but it needs to be done while school is in session.

Monument Ridge East and West

Monument Ridge East and West are east and west of I-25 at County Line Road. The Town of Monument is considering annexation.

Monument Ridge East would be about 70 acres southeast of I-25 and County Line Road, with patio homes, duplexes, and townhouses. The property will have to be rezoned to Planned Use Development (PUD) to allow for the density the traffic impact analysis has projected. Traffic impact projections won't be made public until the plat is submitted.

Monument Ridge West is 25 acres southwest of I-25 and County Line Road. It includes seven acres of a proposed commercial center serving the traveling public with goods and services, lodging, meeting facilities, and retail establishments. It also includes 18 acres of residential attached homes.

Guest speaker—KC Somers, superintendent of District 38

School District 38 Superintendent KC Somers said D38 covers 132 square miles, and the school board has five members. There were 6,700 students with 600 graduates in 2021-22. There are 765 employees with 330 support