

ager, Flying Horse Development LLC, said “This is just a disclosure so people know what’s going on. We weren’t asked to annexe. We were told, hey there’s an IGA (intergovernmental agreement) between the city and the county and you guys need to be aware of that.” Gonzalez said, “This is not an irrelevant question. When this request was made and requested for approval, for the county years ago, was the intention to come back to the county to expand after it was already approved?” Balsick replied yes.

Doug Stimple, CEO, Classic Homes, who is not a part of the current sketch plan application, said that what Balsick had said was accurate but needed some context. He explained that the original process for approval of Flying Horse North had been a lengthy one, taking around three years. During that time, when they did not know what the outcome would be, discussions initiated by the city about whether they would be supportive of possible annexation and the development of a hotel had taken place. He said the disclosure was to make potential purchasers aware that discussions had taken place with the city about changing the character of the underlying sketch plan. He said exploratory talks about resubmitting an amended sketch plan only

took place with the county after the city said last year that annexation was not viable at this time. He said, “We did it for transparency.”

In the public comment part of the hearing, Philip Shecter, a Flying Horse North resident, referred to the disclosure and remarked that it was dated days after BOCC’s approval of the preliminary plan on Sept. 4, 2018. He told the commissioners, “I think you’ve been taken advantage of. I think the wool’s been pulled over your eyes just like it was over mine and others.”

During rebuttal, Stimple said, “To suggest that in 2016 when we got our PUD [planned unit development] that we had any idea we were going to be coming back and proposing something different is disingenuous and wrong.” He continued, “I’d submit we’re the only development company I know that would have gone to people who are under contract, who were ready to give us their money, and said, ‘Hey we don’t have any idea but you need to know we’re having these conversations,’ and then let them decide if they want to close.” See www.ocn.me/v17n1.htm#bocc, www.ocn.me/v18n10.htm#epbocc.

Public objections

Objections raised by residents at the meeting focused on the plan’s non-compliance with the master plan, particularly

with regard to its guidance for a large-lot residential placetype classification and its incompatibility with the surrounding area. Water availability, deforestation, increased traffic, noise, and light pollution were also raised as concerns.

Kathleen Shecter, a resident of Flying Horse North and representing fellow residents, said the proposals made a mockery of the county’s master plan and that if the master plan were disregarded, it would strip away predictability for existing and future landowners. She read a statement on behalf of Amy Phillips, a past chair of the Black Forest Land Use Committee (BFLUC), warning that increased density would result

in less permeable surfaces to soak into the ground, creating increased runoff which with water having less chance

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Merry Christmas



During this holiday season, we wish you all the best.



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