



# William Guman & Associates, Ltd.

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Colorado Springs City Councilman 1993-2001  
Colorado Springs Planning Commissioner 1992-1993  
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

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MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



## EL PASO COUNTY

### LETTER OF INTENT FOR: LATIGO TRAILS SUBDIVISION, FILING 9

**Amended September 10, 2021**

**OWNER/APPLICANT, AND PLANNING CONSULTANT:**

**Owner/Applicant:**

Cheyenne Mountain Development Company, LLC  
Robert C. Irwin  
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(719) 475-7474  
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**Planner:**

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**El Paso County Planner:**

Kari Parsons, Planner III  
El Paso County Development Services  
2880 International Circle, Suite 110  
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**PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:**

The Latigo Trails property for this Final Plat application is located in El Paso County in Elbert, CO, approximately 18 miles northeast of downtown Colorado Springs, situated west of Eastonville Road and north of Meridian Ranch. The site is bordered by Latigo Boulevard to the north and Eastonville Road to the east. It is approximately 2 miles northwest of CO Highway 24.

According to the 2021 Your El Paso County Master Plan, the placetype of this development is “Large Lot Residential”. As such, it consists of single family homes occupying lots of 2.5 acres or greater. The placetype engenders a sense of community in spite of the physical separation of homes, and matches the context of the surrounding area.

The Applicant proposes to develop the site as a planned community of new single-family detached residential dwelling units that recognizes and respects the character of the rural surrounding community. The total acreage of the proposed Latigo Trails development is approximately 1,027 acres. For this submittal, Filing 9 comprises 37 lots within 102 acres.

Public infrastructure to serve the new lots, including roads, drainage facilities, and utilities will all be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. In keeping with the rural character of the surrounding Elbert, Black Forest and Peyton communities, internal circulation will be comprised of paved Rural Local roads with roadside ditches.

Adjacent land to the east of filing 9 is a future filing within Latigo Trails subdivision to become single family homesites. To the north of filing 9 is Latigo Boulevard. To the west of filing 9 are single family residences from an earlier Latigo Trails filing. To the south of filing 9 is vacant land, which will be developed in a future filing.

### **DEVELOPMENT REQUEST**

The Owner and Applicant request approval of a Final Plat for the development of 37 rural residential single family residential lots on approximately 102 acres (e.g. .362 DU/Acre density) in filing 9.

**TOTAL NUMBER OF ACRES IN THE PRELIMINARY PLAN AREA:** 1,027 acres single family residential.

**TOTAL NUMBER OF ACRES WITHIN THIS APPLICATION:** Filing 9 is 102+/- acres.

### **JUSTIFICATION FOR REQUEST**

This request is consistent with the purposes of the EPCLDC. The Preliminary Plan is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

### **EXISTING AND PROPOSED IMPROVEMENTS**

Proposed improvements will include the construction of county-owned (e.g. public) and maintained asphalt roadways (‘Rural Local’ classification with roadside ditches). Drainage and

storm water detention facilities will be constructed and maintained in conformance with County standards and specifications. Electric, natural gas, and telecommunication service points-of-connection will be extended from the roadways up to all new lots. Water will be provided via a central water system to be developed by the Owner/Applicant and will be operated and maintained by the Latigo Trails Metropolitan District (organization of a Metropolitan District will be completed at the time of Final Plat recording). Individual septic systems will be provided via an On Site Wastewater Treatment system (OSWT) prepared by the Owner in accordance with El Paso County Department of Health policy guidelines.

Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no 'overlot' grading is proposed to occur over most of the site.

The Colorado Geological Survey's review comment of the submitted geotechnical report (as posted on EDARP) indicates:

*<<Provided Entech's recommendations are adhered to, and lot-specific investigations and analyses are conducted for use in design of individual foundations, floor systems, subsurface drainage, and pavements, CGS has no objection to approval of the residential subdivision as proposed.>>*

As such, prior to construction of proposed residences, lot-specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions. Language requiring lot-specific subsurface soil investigation will appear as a Note on the Final Plat.

### **ADHERENCE WITH THE 2021 YOUR EL PASO COUNTY MASTER PLAN, AND WATER MASTER PLAN**

***Land Use & Development, Core Principle:*** *Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.*

The 2021 Your El Paso County Master Plan (the "Master Plan") addresses issues directly related to the Preliminary Plan and development of the *Latigo Trails* development. The policies specifically related to the Preliminary Plan request include:

#### **Goal 1.1 - *Ensure compatibility with established character and infrastructure capacity***

The Preliminary Plan proposed for the new single family rural residential lots is compatible with the existing adjacent rural residential lots in the Latigo Boulevard and Eastonville Road

corridors. New lots will be similar in size to existing lots and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods.

**Goal 1.4** – *Continue to encourage policies that ensure “development pays for itself”.*

Latigo Trails is proposed as a development of single family rural residences within a non-urban density area of the Elbert community. Utilities and road infrastructure needed to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of this development.

**Housing & Communities, Core Principle:** *Preserve and develop neighborhoods with a mix of housing types.*

**Goal 2.2** – *Preserve the character of rural and environmentally sensitive areas.*

The Preliminary Plan with RR-2.5 zoning for the site is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-2.5, A-35, and PUD. The Applicant proposes to avoid overlot grading across the 1,027 acre site, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. Lower density will help to sustain the appearance and unique environmental conditions of adjacent properties.

**Transportation & Mobility, Core Principle:** *Connect all areas of the County with a safe and efficient multimodal transportation system.*

**Goal 4.2**–*Promote walkability and bikability where multimodal transportation systems are feasible.*

The Applicant proposes to incorporate hiking trails and light impact in various parts of the proposed development to promote non-motorized multi-modal transportation linkages within the development. Ideally, residents might travel by horseback from their home to their neighbor’s home.

**Community Facilities & Infrastructure, Core Principle:** *Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.*

**Goal 5.3** – *Ensure adequate provision of utilities to manage growth and development.*

Concerning utilities, Latigo Trails has been provided a commitment letter for delivery of electrical service by Mountain View Electrical Association. Black Hills Energy has committed to providing natural gas to the development. Meridian Service Metropolitan District has provided will-serve letters for Latigo Trails Filings 9 and 10 for water provision. Wastewater will be accommodated by individual on-site wastewater treatment systems. Based upon evaluation by

our environmental and geotechnical engineers, it has been determined that Filings 9 and 10 are suitable for individual on-site wastewater treatment systems without contamination of surface and subsurface water systems.

**Goal 5.4-** *Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.*

The submitted drainage report specifically details a four step process to minimize adverse impacts of development. The process includes reducing runoff volumes, stabilizing drainageways, treating the water quality capture volume (WQCV), and consider the need for Industrial Commercial best management practices (BMPs). A grading and erosion control plan and a stormwater management report has been submitted with the FDR to support the Filing No. 9 development.

***Environment & Natural Resources, Core Principle: Prioritize and protect the County's natural environment.***

**Goal 9.2-** *Promote sustainable best practices with regard to development and infrastructure.*

The surrounding area of the Preliminary Plan has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection. Commitment Letters from entities that would supply this development with essential services have been submitted with this Preliminary Plan application.

The Preliminary Plan design, which includes 2.5 acre home sites and expanses of open space, ensures that development of this site will remain compatible and contiguous with existing rural residential areas. At .36 DU/Ac, Latigo Trails is compatible with numerous other subdivisions adjacent to and within a 2 mile radius of the property.

## **WATER DEPENDABILITY**

The following information was provided by request of El Paso County per the El Paso County Water Master Plan, Chapter 7, Implementation:

A will serve letter has been provided from the Meridian Service Metropolitan District to provide water to Latigo Trails Filing No. 9, lots 1-37 and uploaded to the County. Additionally, a water resources report and water supply information summary have been provided to the County for this development.

The water resource report provides data for the Planning Commission and the BoCC to determine whether the proposed water supply is sufficient in terms of quality, quantity

and dependability for the proposed subdivision. The report includes adequate documentation that the proposed water supply is sufficient in terms of quantity, dependability and quality for the proposed subdivision.

**Water Service:**

The Meridian Service Metropolitan District (MSMD) will provide water service to Latigo Trails Filing No. 9, lots 1-37. This service will consist of a 1” copper or HDPE water service line to each of the above listed lots.

Based on the already approved projects within Latigo and Meridian Ranch serviced by MSMD the current demand is 1,704 Ac-Ft per year. MSMD currently owns water rights in the amount of 6,088 Ac-Ft and based on the El Paso County 300-year rule of supply for development is 2,163 Ac-Ft. Latigo Trails Filing No. 9 will add an additional demand of 12 Ac-Ft per year based on the Water Resource Report dated August 2021 and developed by the MSMD engineer. The additional 12 Ac-Ft demand results in an overall demand of 1,716 Ac-Ft, which leaves a surplus of 446 Ac-Ft per year.

The master plan for Meridian Ranch provides for 4,500 single family homes, schools, business and open space amounting to a total demand at build out to be approximately 2,035 Ac-Ft. The projected demand is below the El Paso County water supply rule for development and the total amount of water available to MSMD every year.

**Water Supply and Demand Summary**

<b>LOTS</b>	<b>Total Supply (AF/Year)</b>	<b>Total Demand (AF/Year)</b>
37	446	12

**Water Quality**

- MSMD has been providing treated water to the Latigo Trails development and Meridian Ranch developments since 2003.
- Treatment of the water consists of disinfection of the water as required for all community water systems, in addition to addressing iron, manganese and turbidity commonly found in Denver basin ground wells.
- MSMD is currently extracting groundwater from fifteen (15) wells located within the MSMD boundary, three (3) off-site wells located within the Latigo Trails development, and six (6) wells from the offsite area known as Guthrie Ranch.
- Monthly reporting is provided to the Colorado Department of Public Health and Environment (CDPHE) as required. To date there have been no deficiencies.

### System Certification

- The MSMD water system is classified as a “public water system” (PWSID# CO0121455) and meets all the applicable requirements of the CDPHE.

**END**

please add the following to the letter of intent:

-Property tax schedule number

-A summary of the proposed request and how it complies with each of the Criteria of Approval in Chapter 7 and the Subdivision Design Standards in Chapter 8 of the Land Development Code.

-A discussion detailing any constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request and how these areas have been incorporated into the development or will otherwise be mitigated.

-A discussion detailing the proposed payment of the County's Road Impact Fee (e.g., inclusion into a PID, payment at time of building permit, etc.).

-A discussion detailing all proposed public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement.

-A discussion summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.

Please address CGS comment below:

**Referral Documents.** As stated on page 3 of the Letter of Intent (Guman),

“The Colorado Geological Survey’s review comment of the submitted geotechnical report (as posted on EDARP) indicates:

<<Provided Entech’s recommendations are adhered to, and lot-specific investigations and analysis are conducted for use in design of individual foundations, floor systems, subsurface drainage, and pavements, CGS has no objection to approval of the residential subdivision as proposed.>>”

**This statement does not appear to be correct as CTL prepared the report provided for the Latigo Trails development (not Entech), and we could not find a record of our previous comment posted on EDARP.**