

NEPCO
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March 31, 2020

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Development Services
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Reference: Rollin Ridge Estates Final Plat

NEPCO is providing the collective input from its membership that includes more than 9,500 homeowners, 45 HOAs, and over 20,000 registered voters within and around Monument. The purpose of NEPCO, a volunteer coalition of Homeowner Associations in northern El Paso County, is to promote a community environment in which a high quality of life can be sustained for constituent associations, their members, and families in northern El Paso County. We collectively address growth and land use issues with El Paso County Planners and the Town of Monument, as well as addressing HOA issues of common interest among the members. NEPCO achieves this by taking necessary steps to protect the property rights of the members and encouraging the beautification and planned development and maintenance of northern El Paso County.

General Concerns/Questions related to Rollin Ridge Estates Final Plat

We have reviewed the Rollin Ridge Estates “development” in one form or another at least 7 times and have met with the developer and his team once. Our last review was in December 2019. Our comments follow:

1. There appears to be some confusion with the proper version of some of the documents recently submitted by the developer. For instance, the Letter of Intent, page 3, and the Final Plat, Note 10, both state that the development is within the Academy School District No. 20. This appears to be incorrect, but was correct on the earlier version of the Final Plat (D38 district). Recommend that you review all new documents very closely!
2. In our opinion, the updated Traffic Impact Study still remains deficient:
 - a. Traffic counts were performed in June 2017 when school was out (D38 closed for students on May 19th), thereby missing many school trips and busses;
 - b. The traffic counts are now almost 3 years old and do not appear to take into account a great deal of new development (including Monument Academy just north of this development) and resulting traffic in the vicinity;
 - c. The current study refers to an older “master study” for long-term traffic that is no longer available on the EDARP site. Therefore, NEPCO nor the public can review long-term traffic conclusions, recommendations, or effects; and

- d. The letter of intent suggests that one of the traffic studies concludes that “off-site road improvements to Hodgen Road and State Highway No 83 will be designed and constructed at a later time in association with the development of commercial Tract B.” If this is allowed, it should be mandated as a note on the plat or through some type of legal agreement with the developer. Otherwise, it may end up as the County’s problem if Tract B is not developed as planned.
2. In light of the rezoning that was granted earlier by the BoCC for this property, we would like to emphasize the reminder by Lewis-Palmer School District 38 that “continued housing growth without additional schools will ultimately impact the quality of education for Lewis-Palmer students.” This means either voters need to fund more schools (they recently did not x2) or the BoCC needs to slow down growth above reasonable expectations for property owners (i.e., slow rezoning to higher densities).
3. State Water Engineer Letter: We remind the County that the Colorado State Water Engineer cautions that, “The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes, the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply” (emphasis added).
 - a. Has the Planning Commission given a recommendation to the BoCC regarding the above? If so, what was the recommendation?
 - b. It appears reasonable to view that actual approval of groundwater wells demonstrates a failure by the BoCC to provide for long-term water supply for this development.
4. We again reiterate NEPCO’s final comments:
 - a. NEPCO believes that the highest and best use for this land is residential (with a commercial node at the intersection of SH83 and Hodgen); however, density and its effects on water, schools, traffic, etc., will continue to be a big concern.
 - b. We are happy to see that commercial development of Tract B will be independently processed as a separate application and trust that the uses at this node will be specifically geared toward the needs of local residents.
 - c. Thank you for the opportunity afforded NEPCO to engage in this process to work with El Paso County to ensure we have planned and responsible growth.

//SIGNED//

Paul E. Pirog
Vice Chairman
NEPCO Transportation and Land Use Committee

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Greg Lynd
President, NEPCO