

NEPCO September 30, 2019

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**Reference: Forest Lakes II PUDSP 5, 6, & 7 - minor amendment with water sufficiency**

NEPCO is providing the collective input from its membership that includes more than 9,500 homeowners, 45 HOAs, and 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, encouraging the beautification and planned development and maintenance of northern El Paso County.

**General Concerns/Questions:**

1. We are happy to see that many studies (Traffic Impact Study, Wildfire Hazard and Mitigation Report, etc.) were updated since the last time NEPCO commented on this development.
2. This development still adds another 48 lots than was assumed in the 2001 master plan study according to the Traffic Impact Study, Page 1. Although there will be more open space (due primarily to wetlands and Preble’s Meadow Jumping Mouse habitat), the vast majority of lot sizes are very small (8,400 - 23,500 sq. ft), especially when compared to lots on the northern and southern borders of this development (primarily RR-5). Local community input should be requested for this border area and critically considered.
   1. Under El Paso County Land Development Code section 7.2.1.(D)(3)(f), the subdivision must be in conformance with the goals, objectives, and policies of the Master Plan. Since section 6.1.11 of the Policy Plan requires implementation of land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses, one wonders if this is satisfied.
3. Traffic Impact Study: Under the Section titled Impact Fees (Page 8) it states: “This project will be required to participate in the Countywide Road Improvement Fee Program. The applicant intends to join the 10 mil PID.” This makes sense, but please note, that Page 2 still contains a reference to the Baptist Road Rural Transportation Authority (BRRTA). We believe that BRRTA ceased accepting any fees or funding after June 30, 2016.
   1. Given the challenge of funding … it seems that Lindbergh Road ought to be paved by this development (at least partially) even though the report states on Page 8, “The existing average weekday traffic on Lindbergh Road south of Spaatz Road is estimated to be about 525 vehicles per day” (which is already above EPC maximums for a gravel road). It therefore certainly appears that the development increased the traffic flow and should pay for the paving.  Funds should have also come from the Pine Hills development, since it appears that Lindbergh Road is now the quickest way to Old Denver Highway and I-25 for the homes north of Forest Lakes.
   2. It may be worthwhile to review the Traffic Impact Study for Phase 1 of this development and review the average weekday traffic on Lindbergh Road as a reference in making this decision.
4. NEPCO is concerned about the apparent inexhaustible supply of water that developments, the State Water Engineer, and El Paso County assume exist. Forest Lakes Metropolitan District is drawing water from the same aquifers that Donala Metro, Woodmoor Metro, Triview Metro, Timber Ridge Metro, Cherokee Hills Metro, Woodman Hills Metro, Monument, Palmer Lake, Sterling Ranch Metro do daily. They all draw water from the same Denver Basin aquifers, along with several thousand individual homeowners in the area.
   1. The El Paso County Land Development Code, section 7.2.1.(D)(3)(f) still requires that off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8. In reference to water, does this development truly mitigate its impacts upon the County?
   2. Under the El Paso County Policy Plan, 10.2.3 and 10.2.4, the goal is to maximize water supply options and economies through the pooling of resources and to encourage the linking of systems among water providers to provide the highest assurance of available service.
      1. A few years ago, Triview Metropolitan District experienced a significant loss of water due to a ruptured pipe that went undiscovered for several days. The resulting water loss was severe and required Triview to utilize a cross connected pipe they had previously established with Donala Metro District to provide minimum domestic use for their customers and provide essential support for firefighting. Does Forest Lakes have existing cross connects with Triview, Donala, or Monument?
5. All lighting, commercial, municipal and residential should be required to be Dark Sky compliant. The location, nestled tightly against the foothills of the Rockies should set the standard for night sky friendly lighting.
6. Please ensure that all intersections within the development contain only grades that allow for safe driving during the winter at an elevation of over 7,000 feet above sea level. Depending upon the road priority, ice may well build up before the plows and the sand arrive.

NEPCO requests that our organization be informed of subsequent actions related to this development and be a participant in the review and coordination process.

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Paul Pirog Greg Lynd

Vice Chairman, President, NEPCO

NEPCO Transportation and Land Use Committee