



Prevent • Promote • Protect

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### **Winsome Metropolitan District, ID-19-003**

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- The proposed Winsome Metropolitan District (WMD) includes plans for 45-5+ acre residential lots and 98-2.5 acre residential lots, 7-acres of commercial development including retail space, restaurants, and a convenience store. WMD also has plans for trails, mosquito control, and storm water management.
- No central water or central wastewater services were included in the WMD service plan; however, the commercial development will very likely require a public water system that must comply with the design criteria, and the rules and regulations established by the Colorado Department of Public Health and Environment, Water Quality Control Division.
- There is not a finding for sufficiency in terms of water quality, nor is there a finding required for the formation of a metropolitan district.
- The proposed commercial development is encouraged to connect to central wastewater service. The use of onsite wastewater treatment systems (OWTS) for the commercial uses proposed is not supported if connection to central wastewater services is available.
- Soils tests per the Land Development Code must be submitted for review prior to the residential lots being approved for OWTS. The soil tests are not required for the approval of the proposed metropolitan district.
- The water quality basins proposed must have mosquito control responsibilities included as a part of the construction design and maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.
- Earthmoving activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to: <https://www.colorado.gov/pacific/cdphe/general-air-permits>
- El Paso County Public Health encourages planned walk-ability of residential communities with sidewalks, walking paths, and bike trails

to surrounding neighborhood parks, schools and commercial areas. Walk-ability features promote exercise, help reduce obesity and lower the risk of heart disease.

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