



March 31, 2021

El Paso County Board of County Commissioners  
200 South Cascade Ave., Suite 100  
Colorado Springs, CO 80903

RE: Proposed Grandview Reserve Metropolitan Districts

Dear Commissioners,

The Board of Directors for 4 Way Ranch Metropolitan District No. 2 support the formation of the new Grandview Reserve Metropolitan Districts as proposed. In early 2020, District No. 2 received a Petition to Exclude from the owners of the Grandview Reserve property. Subsequently, in April 2020 the District No. 2 Board held a public hearing on the proposed exclusion. After hearing testimony from the petitioner, and with no objections from property owners or interested parties, the District No. 2 Board determined that all statutory requirements had been met and the Petition for Exclusion was unanimously approved by the Board. Additionally, in February 2021, District No. 2 received a second Petition to Exclude from the property owners of 2 acre adjacent parcel. On March 3, 2021 the District No. 2 Board held a public hearing on the proposed exclusion. After hearing testimony from the petitioner, and with no objections from property owners or interested parties, the District No. 2 Board determined that all statutory requirements had been met and the second Petition for Exclusion, the 2 acres, was unanimously approved by the Board. Both approved exclusions are subject to the formation of the Grandview Reserve Metropolitan Districts.

As background, in 2005, the Consolidated Service Plan and formation of 4 Way Ranch Metropolitan Districts No. 1 and No. 2 were approved and the districts were established. The Consolidated Service Plan created two separate districts, each with their own legal boundary and anticipated debt capacity. District No.1 included 557 acres and District No. 2 included 768 acres. The boundaries were established based on a variety of factors including, school district boundaries, natural features, property ownership, and anticipated schedule of development. The 768 acre boundary for District No. 2 identified in the Service Plan encompasses the entirety of the Grandview Reserve property, and the second 2 acre property.

In 2018, the original boundaries of the two districts were amended through the public hearing process and approval of an exclusion and inclusion. This resulted in the 322 acre property known as Waterbury being transferred out of District No. 1 and included into the boundary of District No. 2. The District Service Plan identifies the distinct infrastructure and service needs of the different

areas within each District. Both of the excluded properties will have infrastructure facilities, development phasing, and financing requirements separate from the Waterbury area of District No. 2.

District No. 2 has secured the required water, designed sewer facilities, and planned and engineered the infrastructure for buildout of Waterbury, District No. 1 and District No. 2. These facilities, including water and sewer sufficiency, are specific to Waterbury, District No. 1 and District No. 2, and do not have the capacity now and will not have the capacity in the future to serve the two excluded properties. Grandview Reserve and the second excluded property comprise a separate geographic area, with a different school district, infrastructure requirements, development phasing, and financing requirements. These differences would unduly burden the Waterbury property, and District No. 2, given the large size of the excluded properties, the infrastructure costs and the timing for development.

In 2011, District No. 1 (Waterbury included) issued \$2.9M in bonds to pay for the initial water system to accommodate development. At buildout the total bonding limit for this area identified in the Service Plan is \$20,000,000. The proposed Grandview Reserve Metropolitan District Service Plan shows a required bonding limit that is over ten times higher. If the Grandview Reserve property remains in 4 Way Ranch District No. 2, the property owners within District No. 2 will end up paying for nearly \$235,000,000 in major infrastructure which will place an unfair tax burden upon homeowners to pay for improvements and services which are not beneficial to their community. This is contrary to the primary purpose of District No. 2, which is to provide necessary improvements and services for the use and benefit of the Districts inhabitants and taxpayers. District No. 2 cannot provide the level of service, improvements and funding required for the contemplated Grandview Reserve development and to do so would unfairly and unreasonably burden the property owners and taxpayers remaining in District No. 2.

Prior to approving the Grandview Reserve property owners Petition for Exclusion, and the second Petition for Exclusion at the public hearings, the Board reviewed the testimony and made the following findings and determinations:

- The exclusions are in the best interest of District No. 2, both properties, and El Paso County.
- There is an overall cost benefit to the properties to be excluded, and to District No. 2.
- District No. 2 is not able to provide sufficient services to the properties now or in the future.
- The exclusions and formation of new districts would provide an economic alternative for services, and would eliminate undo financial burden on District No. 2.
- The exclusions and formation of new districts would allow the properties to develop, providing a positive economic impact on the surrounding area and the region.
- Denying the petitions could have a negative economic impact on the properties, District No. 2, and the surrounding area.

The Board of Directors for 4 Way Ranch Metropolitan District No. 2 support the formation of the Grandview Reserve Metropolitan Districts, and recommend that the county approve the Service Plan and the Grandview Reserve Districts.

## Linda Johnson-Conne

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Linda Johnson-Conne, Secretary  
4 Way Ranch Metropolitan District No. 2

**Signature:** *Linda Johnson-Conne*  
Linda Johnson-Conne (Mar 31, 2021 19:26 CDT)

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