

January 14, 2022

El Paso County Development Services  
2880 International Circle  
Colorado Springs, CO 80910  
ATTN: Planning Department

**RE: Trails at Aspen Ridge Booster Pump Station  
COLA  
1041 Exemption Request**

To Whom It May Concern:

Widefield Water and Sanitation District (WWSD) proposed to construct a booster pump station that will initially serve development with the Trails at Aspen Ridge Filing 3 but will be sized to serve all planned development within the WWSD's existing service area in the far northern portion that cannot be supported by their existing water system. The booster pump station will create a new pressure zone within the WWSD current service area to provide fire protection and distribution water pressure for proposed development.

The booster pump station will be constructed and operated by WWSD. The developer, COLA, has included the station in their submittal for the Trails at Aspen Ridge Filing 3 which have been submitted to El Paso County under PCD Filing #SF-21-022 and are currently under review. The drainage plan specifically addressed any impervious area that will be created by the booster pump station and outlined all grading and erosion control required for the facility.

We are requesting an exemption from the 1041 process for the Trails at Aspen Ridge Booster Pump Station as described above. We believe the project applies to the below items, as contained in the *El Paso County Land Development Code, Appendix B, Chapter 1*. In turn, justification to these items is included:

- a) The facilities are proposed for the specific development or activity for which the land has been zoned.

*Chapter 1; Article 1; 1.105*

*(4), which states: The specific development or activity is to be on land which has been zoned by the County expressly and specifically for a use by right for the use contemplated by the development or activity and a Site Development Plan has been approved for the specific development or activity which would otherwise be subject to these Regulations.*

All facilities will be located on land that is currently zoned as PUD. This zoning was approved specifically for residential suburban and commercial development that will be served by the new facilities. The booster pump station site will be located within a parcel located east of Powers Boulevard to the south of Bradley Road. This parcel was deeded to COLA, LLC on August 8, 2018 (**Reception #218091785**) and is zoned as PUD. The booster pump station will be located on Tract B at the intersection of

Rainy Creek Trail and Triple Tree Street which will be dedicated to Widefield Water and Sanitation District. See attached drawings for specific locations.

- b) The planned residential development complies with the Land Development Code.

*Chapter 1; Article 1; 1.105*

*(5), which states: These Regulations shall not apply to the division, subdivision or resubdivision of land, which complies with the Land Development Code, the El Paso County Engineering Criteria Manual and the City of Colorado Springs and the El Paso County Drainage Criteria Manual, as long as any exceedance of the thresholds in Section 6.105(3) are addressed in the land use approval process.*

The residential and commercial development which will be served by the proposed booster pump station complies with the regulations stated above, and the final plat application for the Trails at Aspen Ridge Filing Number 3 included all pertinent information needed to substantiate these statements.

- c) It is anticipated that a building permit will be obtained.

*Chapter 1; Article 1; 1.105*

*(1), which states: The specific development or activity is authorized by a valid building permit issued by the Pikes Peak Regional Building Department on behalf of the County.*

A building permit will be obtained for the booster pump station.

- d) This project is exempt since it is not adding a diversion or increasing storage capacity.

*Chapter 3; Article 3.104*

*(2), which states: A municipal or industrial water project is exempt from this Chapter if it falls within one of the following categories:*

*(d) A proposed municipal water project with a new or increased diversion per year or a new or increased storage capacity, of less than 500 acre-feet.*

No additional water sources or water storage will be added as a result of this project.

Please find the enclosed documents accompanying this application submittal. If you have any questions, please do not hesitate to call.

Sincerely,

**JDS-HYDRO CONSULTANTS, a Division of RESPEC** on behalf of Widefield Water and Sanitation District



Gwen Dall, P.E.