

DONALA

Water & Sanitation District

February 27, 2018

Kari Parsons
Project Manager/Planner II
El Paso County Planning and Community Development
2880 International Circle,
Colorado Springs, CO. 80910

RE: Academy Village No. 2

Dear Kari;

The purpose of this letter is to provide additional information to coincide with my letter of April 25, 2017. In that letter, I did commit to water and waste water services for the proposed two lot vacation and replat of Lot 4, and to clarify the position of the Donala Water and Sanitation District related to the water supply for the above referenced redevelopment. It is our position that a waiver to the 300 year water rule is warranted in this particular case, and for the following reasons.

This development was originally approved in 1999. At that time, the District committed to service the entire parcel under consideration, and allocated 2.58 acre feet of water to service the development. It is my understanding that the proposed structure will be a two-story office building, housing up to 52 employees. I have not been able to confirm if the Board of County Commissioners approved a waiver of the 300-year rule for Lot 4. Lots 1-3 were platted prior to the imposition of the 300-year rule. Assuming that no documentation can be found on a waiver for lot 4, this letter will serve that purpose. The original allocation of 2.58 AF annually will provide adequate water for both parcels of land.

Under the provisions of Section 8.4.7(a)3, "The Planning Commission may recommend and the Board of County Commissioners, may, on a case-by case basis, waive any or all of the requirements of this Section, pursuant to a waiver application: however the finding of sufficiency for the quality, quantity, and dependability for water supplies shall not be waived..."

The District has submitted two waiver requests of the 300-year rule recently, one for the Gleneagle Golf Course redevelopment and one for the Academy Gateway, both in approximately 2016. These waivers were approved based upon the recognized fact that the Donala Water and Sanitation District has proven to conduct sound practices in water management and operations. The District has a Colorado Water Conservation Board approved Water Conservation Plan, even though the District falls below the threshold of being mandated to have one. The District has also taken substantial steps in obtaining additional water sources that are considered renewable, such as the purchase of the Willow Creek Ranch, which brings in, on average, 280 AF of renewable water to the District. In 2017, the District closed on an additional 324 AF of renewable water, with an established goal of being 100% renewable within 10-15 years. With the acquisition of this water, the District will have 604 AF of annually renewable water. This is

out of approximately 800 AF of annual demand, meaning that 75% of the District's water supply will be renewable, once we place this water right into production.

I have previously noted in testimony to the Planning Commission that the Donala District is roughly 98% built out. This project is part of the commercial area within the District, that encompasses 25 acres +/- . This project, if approved, will leave between 5 and 10 acres of commercial land to develop. The purpose of the County adopting the 300-year water rule was to encourage development to consider alternatives to continued development, based upon Denver Basin resources. To my knowledge, Donala is the only District in El Paso County to have purchased, and put into production, renewable water.

After you have reviewed this waiver request, if there are any questions, I will be available for further clarification.

Best Regards,



Kip Petersen
General Manager