

## Dave Hostetler

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**From:** Kip Petersen <Kipp@donalawater.com>  
**Sent:** Tuesday, January 02, 2018 2:57 PM  
**To:** Glenn Ellis  
**Subject:** RE: Academy Village Filing No 3

Hello Glenn – thanks for sending me the water usage report. I was also in touch with El Paso County about my inability to access the files for Developmental Review. Kari Parsons walked me through a browser issue with Fire Fox that they've known about but haven't corrected. I was able to download the letter submitted by LGA Studios on October 31, 2017, that outlines the changes in the application from what we were told to a new 2 story commercial building. I am pleased to let you know that the water issue is not an issue. We require 1 acre foot of water for each .88 acres of commercial land. This property will be .709 acres in size with an allocation from Donala for 1 AF annually as the calculated water demands, including irrigation. I am not sure water the County is referencing when the 300 year water rule is discussed. It may be that in my letter of April 25<sup>th</sup>, the header notes "Academy Village No. 2 and in actuality it is for Academy Village No. 3. The District committed to service the entire property in 1999, with both water and waste water services. I have a letter in my file, as does the County, that states this. In my April 25<sup>th</sup> letter I reaffirm our intent to service water and waste water. The County has the most recent copy of our Utility Resource Report, updated in 2015. Sections VI and VII discuss the current and future loading demands on the wastewater treatment system. Again, this project has been planned for in our District's demands, since 1999. We have more than adequate capacity in our share of the facility. Please check with El Paso County to clarify what is still required from Donala. Sorry for the confusion with this project, but none of us at Donala were aware of anything other than a new building with storage associated with it. In the letter from LGA Studios, it appears that the plans were changed in October of 2017, but we were never told of the changes. Fortunately, the demands are similar between retail and commercial uses. If you can find out what the County is still needed from Donala, I will make every attempt to provide the County, or you, with what is needed. Please feel free to call me, if needed.

Regards,

*Kip Petersen*

General Manager  
Donala Water and Sanitation District  
719-488-3603

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**From:** Glenn Ellis [<mailto:GEllis@jrengineering.com>]  
**Sent:** Thursday, December 28, 2017 3:08 PM  
**To:** Kip Petersen <Kipp@donalawater.com>  
**Subject:** RE: Academy Village Filing No 3

Kip,

Please find attached the memo written that references the 54 occupants of the building, and their water needs. Can you let me know if you have any additional concerns?

Thanks.  
Glenn

Glenn Ellis, PE  
Project Manager



3730 Sinton Road, Suite 219  
Colorado Springs, CO 80907  
Office: (303)-267-6241 | Cell: (720)-383-3045  
Email: [gellis@jrengineering.com](mailto:gellis@jrengineering.com)

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**From:** Glenn Ellis  
**Sent:** Wednesday, December 27, 2017 2:04 PM  
**To:** Kip Petersen ([kipp@donalawater.com](mailto:kipp@donalawater.com))  
**Subject:** Academy Village Filing No 3

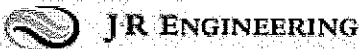
Kip,

As you may, or may not have heard, but Mark Heine is no longer with JR Engineering, and I will be taking over all projects he was working on. I am following up on comments that have been received from El Paso County regarding the proposed development of Academy Village Filing No 3. One of their comments is related to the Waste Water report. Apparently the file that was uploaded as this report did not contain the actual report, but some other document. The specific comment states: A waste water report identifying the District's existing and proposed population, location, infrastructure, and capacities to serve the proposed development for sanitary purposes (LDS 8.4.8, pages 8-48-49) is required. Can you send over this report?

Also, there was a comment about the commitment letter for water. It states: "Two waivers for the requirement for a 300 year water supply commitment were granted by the Board in 2016 at the combined request from the applicants and the District. One for the Gleneagle Residential and one for the Academy Gateway commercial development. The letter states otherwise. Please correct to prevent confusion." Can you revise this letter, and send it to me for re-submittal?

Thanks.  
Glenn

Glenn Ellis, PE  
Project Manager



3730 Sinton Road, Suite 219  
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Office: (303)-267-6241 | Cell: (720)-383-3045  
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## Dave Hostetler

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**From:** Kip Petersen <Kipp@donalawater.com>  
**Sent:** Wednesday, October 18, 2017 10:01 AM  
**To:** Dave Hostetler  
**Cc:** Mark Heine  
**Subject:** RE: ACADEMY VILLAGE FILING NO. 3  
**Attachments:** Academy Village Commitment Letter April 2017.docx

Good Morning Dave – I've completed our draft budget and can now move on to other projects that have been set aside. I have had the water usage records pulled for the People's Bank Building. I have calculated the indoor use, as well as the irrigation use, to provide me with a yearly amount of water consumed, which I then averaged. In 1999, when the existing plat was approved, the Donala Water and Sanitation District allocated 2.58 acre feet of water a year, for the entire site. Since 2012, the bank property has averaged 1.58 acre feet of water annually. The proposed minor subdivision will create an additional lot, upon which I understand will be a sales office, with storage. Based upon the annual average use of 1.58 af/year for the bank property, this leaves 1 acre foot of water to service the balance of the property. I have determined that the proposed use is 1 Single Family Equivalent (SFE) which will consume less than the remaining 1 acre foot of water. I am going to assume that Developmental Services will require you/me to request a waiver of the 300 year water rule. On April 25, 2017, I sent a letter requesting such a waiver to Kari Parsons. I have attached a copy of that letter for your files. At some point, the County may also ask for a "Will Serve" letter. In my opinion, this is a redundant request as the attached letter states that Donala will provide service, but if needed, I will write a specific Will Serve letter. Please let me know if, or when, you need such a letter. If I can be of any additional assistance, please don't hesitate to contact me.

Regards,

*Kip Petersen*

General Manager  
Donala Water and Sanitation District  
719-488-3603

**From:** Dave Hostetler [mailto:dhostetler@ldc-inc.com]  
**Sent:** Wednesday, October 11, 2017 1:53 PM  
**To:** Kari Parsons <kariparsons@elpasoco.com>; Mike Hrebenar <MikeHrebenar@elpasoco.com>  
**Cc:** Ron Covington <rcovington@covingtonhomesco.com>; Larry Gilland <larry@lgastudios.com>; Darrel Dunn <ddunn@dunnhydrogeo.com>; Kip Petersen <Kipp@donalawater.com>  
**Subject:** RE: ACADEMY VILLAGE FILING NO. 3

Thanks, Kari. DVH

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**From:** Kari Parsons [mailto:kariparsons@elpasoco.com]  
**Sent:** Wednesday, October 11, 2017 1:34 PM  
**To:** Dave Hostetler; Mike Hrebenar  
**Cc:** Ron Covington; Larry Gilland; Darrel Dunn; Kip Petersen  
**Subject:** RE: ACADEMY VILLAGE FILING NO. 3

April 25, 2017

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

RE: Academy Village Filing No. 3

Dear Kari;

The purpose of this letter is to 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 original concept will still be complied with no additional structures proposed, other than what was originally submitted in 1999. 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.

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..."

While the District has not submitted a waiver of the 300 year rule recently, it has successfully done so in the past. 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. Recently, the District has placed under contract, 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 close on this water right. 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