

NEPCO  
P.O. Box 714  
Monument, CO 80132-0714

March 29, 2020

Nina Ruiz  
EL Paso County Development Services Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

**Reference: Northbay at Lake Woodmoor Final Plat**

NEPCO is providing the collective input from its membership that includes more than 9,500 homeowners, 45 HOAs, and over 20,000 registered voters within and around Monument. The purpose of NEPCO, a volunteer coalition of Homeowner Associations in northern El Paso County, is to promote a community environment in which a high quality of life can be sustained for constituent associations, their members, and families in northern El Paso County. We collectively address growth and land use issues with El Paso County Planners and the Town of Monument, as well as addressing HOA issues of common interest among the members. NEPCO achieves this by taking necessary steps to protect the property rights of the members, encouraging the beautification and planned development and maintenance of northern El Paso County.

1. Although a number of documents have been updated to meet Planning Commission comments, we still note that the Traffic Impact Study's actual traffic counts, performed in April 2016, are more than 3 years old. In light of the increases in population, development, and traffic in the last 3 years, the counts should be adjusted or a new report required in accordance with the Engineering Criteria Manual, Appendix B, to ensure that the County or taxpayers are not stuck with potential future roadway bills due to this development.
2. NEPCO has concluded that this represents the highest and best use for the parcel of land and that it will be a welcome addition to the community. NEPCO further requests that our organization be informed of subsequent actions related to this development and be a participant in the review and coordination process. Thank you.

//SIGNED//

Paul E. Pirog  
Vice Chairman,  
NEPCO Transportation and Land Use Committee

//SIGNED//

Greg Lynd  
President, NEPCO