



# Colorado Springs Utilities

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February 14, 2022

El Paso County Planning and Community Development  
Attn: Kari Parsons  
2880 International Circle  
Colorado Springs, CO 80910

Re: Pike Solar Energy Project – Kane Ranch Regional Trail Access

Ms. Parsons,

This letter is intended to confirm recent discussions between Colorado Springs Utilities (“Utilities”) and El Paso County (the “County”) and a mutual decision of Utilities and the County regarding the deferral of requirements for public trail access across Utilities’ controlled property owned by the City of Colorado Springs. The City of Colorado Springs on behalf of Utilities owns parcels identified by the County Tax Assessor by Tax Schedule Numbers 56000-00-123, 56000-00-140, and 46000-00-041, also known as the Lower Williams Creek Site (“Site”). Utilities purchased the Site in 2011 under the threat of condemnation as part of a large water project known as the Southern Delivery System (“SDS”) for the purposes of developing the Williams Creek Pump Station, SDS pipeline, and the future Lower Williams Creek Reservoir. Since the initial purchase Utilities has added the Williams Creek Substation to the intended uses of the Site and purchased the parcel identified by the County Tax Assessor by Tax Schedule Number 56000-00-185 for access to the Site. Currently, Utilities has leased a portion of the land to allow for the development of the Pike Solar Energy Project. Additionally, Tri-State Generation and Transmission Association and Kinder Morgan both have infrastructure on the property that they access on a regular basis.

Utilities recognizes that El Paso County Parks Master Plan from 2013 depicts a public access trail through the Site connecting the Kane Ranch Open Space to the Clear Spring Ranch Open Space. At this time Utilities is still developing the future land use and operational plans for the Site and as such Utilities is concerned about potential safety concerns of allowing the public on the Site. Further, per City Code §12.4.804 City Council must approve watershed areas and reservoirs to allow them to be used for public recreational purposes.

Utilities is committed to working in good faith with El Paso County Parks Department on potential alternatives for the planned trail system in this area.

Please contact me by phone 719-668-7581 or email [jedavis@csu.org](mailto:jedavis@csu.org) if you have any further questions or concerns.

Thank you,

Jessica K. Davis  
Land Resource Manager  
Colorado Springs Utilities

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