

Miranda Benson2

From: Carey Jones <careyjo363@gmail.com>
Sent: Tuesday, May 2, 2023 8:28 PM
To: PCD Hearings
Subject: Latigo Trails Filing No. 9 Testimony and Exhibits
Attachments: Latigo Trails Filing No 9 Objection Petition Signatures.txt; Latigo Trails Filing No 9 Objection Petition Comments.txt; Latigo Resident Personal Statement.docx; Latigo Trails Filing 9 Water Resources Rebuttal.docx

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Hi

I would like to submit the following exhibits and testimony for the public hearing for Latigo Trails Filing No. 9:

Name: Carey Jones
Phone Number: (503) 351-4799
Project Name: Latigo Trails Filing No. 9
File Number: SF2136

Please let me know if you have any questions regarding the documents submitted.

Respectfully

Carey Jones

Name	City	State	Postal Code	Country	Signed On
Carey Jones	Coos Bay	OR		US	4/23/2023
Beau Bommer	Chino	CA	91710	US	4/23/2023
Amanda Campbell	Elbert	CO	80106	US	4/23/2023
Harrisen Rosane	Elbert	CO	80106	US	4/24/2023
Julie Davis	Colorado Springs			CO	80905 US 4/24/2023
Adare Hotel	Colorado Springs			CO	80918 US 4/24/2023
Stephanie Muñoz	Colorado Springs			CO	80903 US 4/24/2023
Deborah Carter	Elbert	CO	80106	US	4/24/2023
Peter Page	Elbert	CO	80106	US	4/24/2023
Paula Page	Elbert	CO	80106	US	4/24/2023
Rockiey Carter	Elbert	CO	80106	US	4/24/2023
Susana Muñoz	Madrid		28019	Spain	4/24/2023
Craig Decker	Peyton	CO	80831	US	4/25/2023
Taylor Liddelw	Atlanta		30302	US	4/25/2023
Toni Liszt	Rosedale	MD		21237 US	4/25/2023
Nataliia Zhuchenko	Brooklyn			11218 US	4/25/2023
Marvin Sass	Willowbrook			60527 US	4/25/2023
Craig Cleary	Kalamazoo			49006 US	4/25/2023
Yisra Hamad	Conway		72034	US	4/25/2023
Majok Majok	East Syracuse			13057 US	4/25/2023
Joe Stodola	Ridgeway	WI		53582 US	4/25/2023
Stacy Rea	Colorado Springs			CO 80910 US	4/25/2023
Joshua Curphey	Peterborough			PE7 US	4/25/2023
Terrilynn Gosnell		11985	Conestoga	Trail S CO	80106 US 4/25/2023
stephanie bahena	Escondido			92027 US	4/25/2023
Yourmom Ekdkdk	Sexy		Sex	US	4/25/2023
Shannon Shaffer	Charleston			25314 US	4/25/2023
Brian Grover	Elbert	CO	80106	US	4/26/2023
Tamara Wineland	Colorado Springs			CO 80918 US	4/26/2023
Renee Scruitsky	Colorado Springs			CO 80906 US	4/26/2023
Debbie Thompson	Colorado Springs			CO 80908 US	4/26/2023
Amanda Goodell	Elbert	CO	80106	US	4/26/2023
Humberto Alarcon	Colorado Springs			CO 80918 US	4/26/2023
Bernadette Ohlsen	Colorado Springs			CO 80908 US	4/26/2023
John McLaughlin	Elbert	CO	80106	US	4/26/2023
Jane Newman	Elbert	CO	80106	US	4/26/2023
Christa Gleadhill	Peyton	CO	80831	US	4/26/2023
Michele Skirka	Elbert	CO	80106	US	4/26/2023
Bill Easterling	Elbert	CO	80106	US	4/26/2023
Marissa Adam	Colorado Springs			CO 80106 US	4/26/2023
Melissa Staie	Colorado Springs			CO 80908 US	4/26/2023
Lori Perez	Colorado Springs			CO 80917 US	4/27/2023
Francine Gowen	Elbert	CO	80106	US	4/27/2023
Sebastian Sassi	Peyton	CO	80831	US	4/28/2023
Nathan Kling	Colorado Springs			CO 80910 US	4/28/2023
Alicia Froke	Colorado Springs			CO 80906 US	4/28/2023
Casey Froke	Peyton	CO	80831	US	4/28/2023
Tiffany Bruffy	Peyton	CO	80831	US	4/28/2023
Jeff Thornton	Elbert	CO	80106	US	4/29/2023

Fran Gorman	Elbert	CO	80106	US	4/30/2023	
Nick Servello	Peyton	CO	80831	US	4/30/2023	
Joann Campbell	Elbert	CO	80106	US	5/1/2023	
Thomas Myers	Colorado Springs			CO	80901	US 5/1/2023
Lisa Schiller	Navarre		32566	US	5/2/2023	
Jeffrey Behan	Elbert	CO	80106	US	5/2/2023	
Ricky Campbell	Elbert	CO	80106	US	5/2/2023	
Johnny Yates	Elbert	CO	80106	US	5/2/2023	

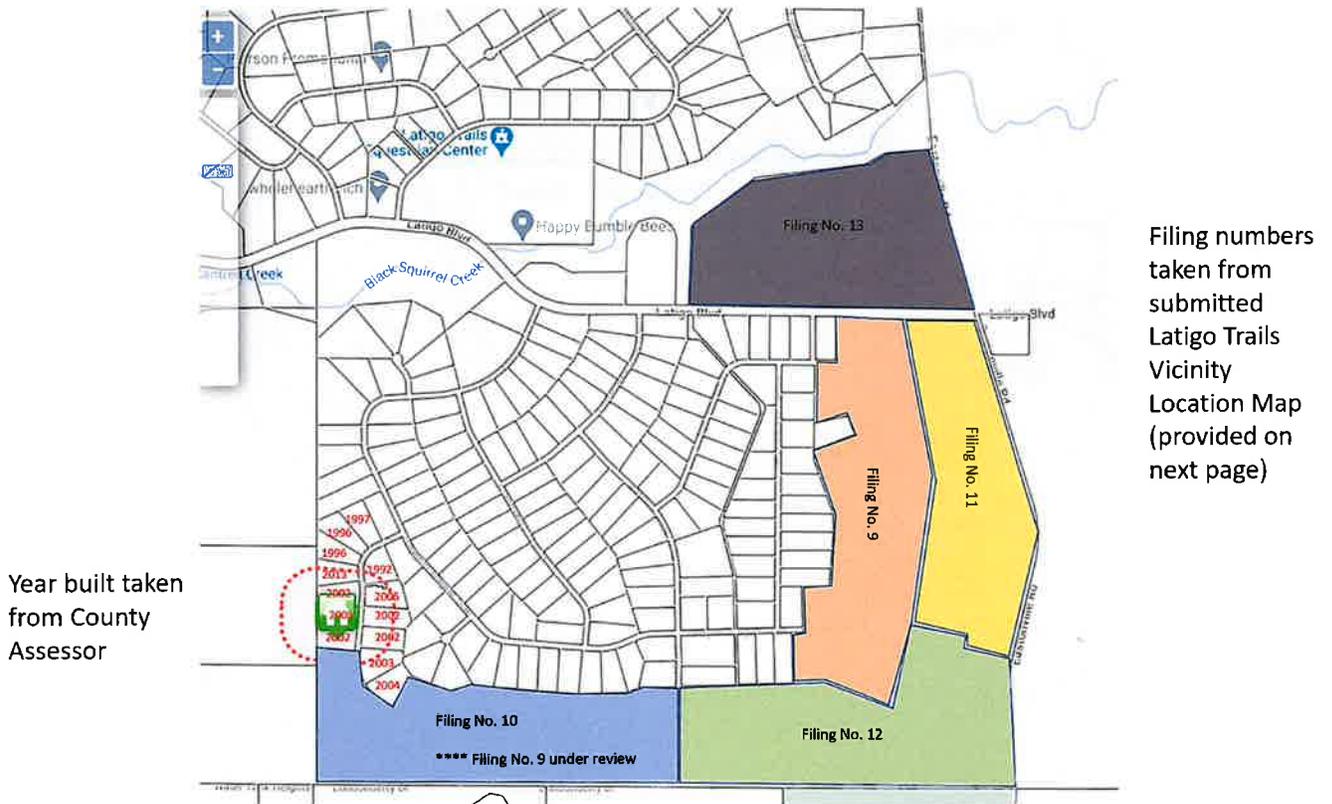
Name	City	State	Postal Code	Country	Commented	Date	Comment
Debbie Carter	Latigo Trails	CO	80106	US	4/24/2023	""Water and traffic issues.""	
Terrilynn Gosnell	Colorado Springs	CO	80106	US	4/25/2023	""Traffic and water supply concerns""	
Amanda Goodell	Elbert	CO	80106	US	4/26/2023	""I oppose due to increases in traffic, land and view congestion, impact on wildlife, increase in pollution and water concerns.""	
C G	Peyton	CO	80831	US	4/26/2023	""Water and traffic issues""	
Sebastian Sassi	Peyton	CO	80831	US	4/28/2023	""The water and transportation infrastructure in the Meridian Ranch area is already overtaxed. STOP BUILDING!""	
Fran Gorman	Elbert	CO	80106	US	4/30/2023	""No more building.""	
Joann Campbell	Elbert	CO	80106	US	5/1/2023	""Stop the building!! There is not enough water in our area""	

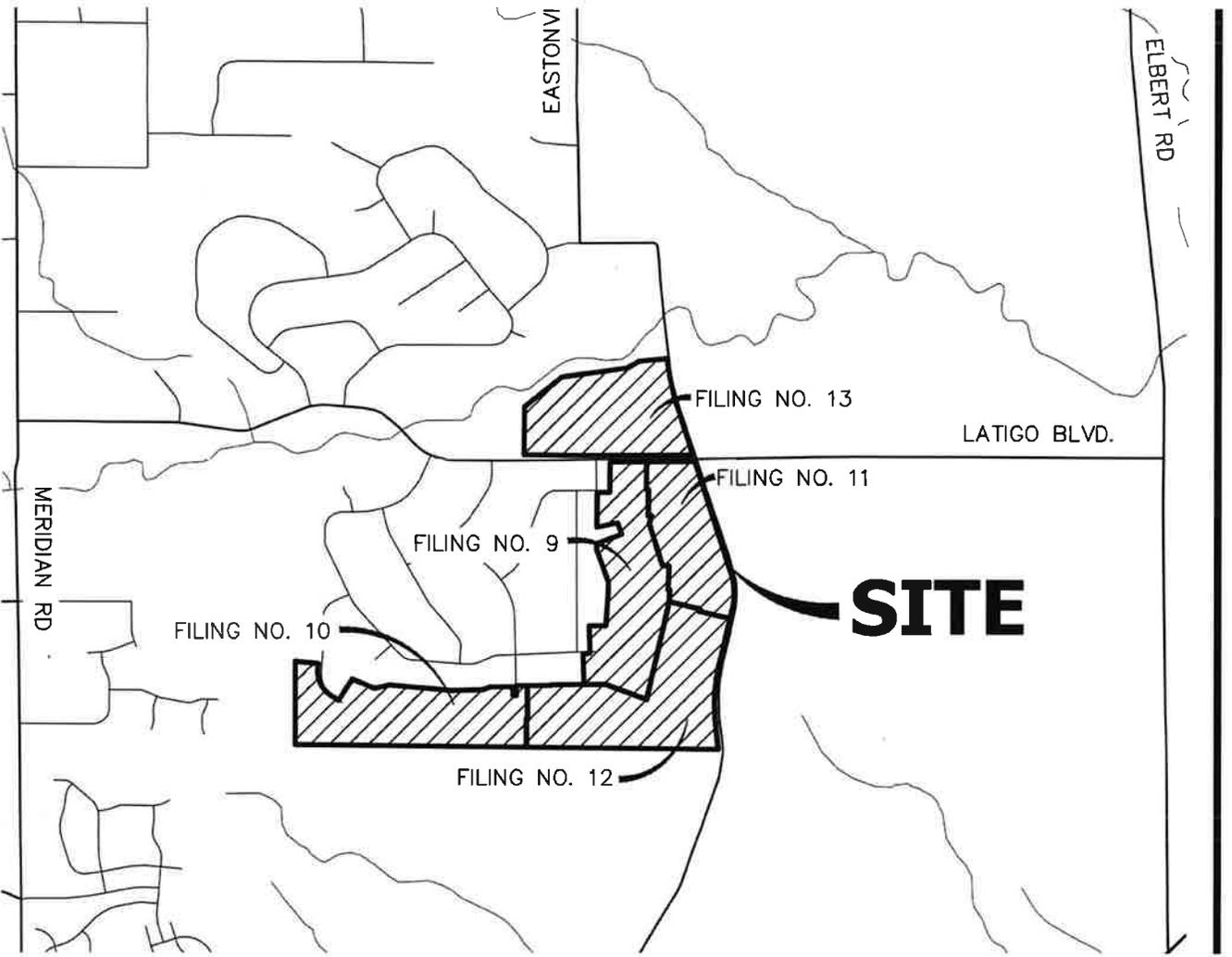
Latigo Resident Personal Statement

Our portion of the community has been a dead-end road since 1992 when the first home on the street was built. We know our neighbors and have a tight knit community who look out for one another. Our children play on the street and our neighbors walk the street daily.

By making this road into a thorough fair, the developers will alter the nature of this portion of the neighborhood significantly. Three decades is a long time for homes to be established on a dead-end road to all of a sudden being altered into one of two main north-south roads in Falcon. If you are going to approve this development, would you please take into consideration, having the developer leave Conestoga Trail South a cul-du-sac, like it has been for three decades. The developer can still get their money from new home build development without completely altering the nature of this part of the neighborhood.

As a native Coloradan, who has grown up in this exact area and has roots planted here since 1977, and is now raising my own family here, seeing all this development is both beneficial and devastating. It breaks my heart to know that all these developments that keep happening are going to eventually lead to dried aquifers and lack of sustainability thus, dramatically affecting the lively hood of my young boys and their future in this area as second-generation Coloradans.





EASTON VI

ELBERT RD

MERIDIAN RD

LATIGO BLVD.

FILING NO. 13

FILING NO. 11

FILING NO. 9

FILING NO. 10

FILING NO. 12

SITE

Latigo Trails Filing No. 9 – Water Resources Rebuttal

“Water is life.” These words, spoken by the Ute Indians and echoed by Gov. Jared Polis and the El Paso County Water Master Plan, sum up the value of water for our communities on the Front Range. El Paso County, through this Water Master Plan, attempts to proactively address the looming water crises that threatens its residents. However, after the fourth driest March on record, 100% of El Paso County is currently in the middle of a drought (Drought Conditions for El Paso County, 2023), and is one of 64 counties in Colorado that carries a USDA Disaster Designation for drought (USDA Designates 64 Colorado Counties as Primary Natural Disaster Areas, n.d.). Colorado Springs has recently enacted ordinances to address water shortages due to the looming crisis in El Paso County. Future developments, including Latigo Trails Filing No. 9, further threatens the already stressed water supply. Poor stewardship and misappropriation of our water resources in El Paso County threaten the life of our communities and the livelihood of its current residents.

Current projections point to a possible water supply gap of 560,000 Acre-Feet (AF) statewide in the next 28 years (Colorado Water Plan, 2023). Officials estimate as much as 64,000 AF of the gap to be in the Arkansas River Basin, within which most of El Paso County is located. The majority of water providers in unincorporated areas, including Meridian Service Metro District (MSMD), “rely heavily on Denver Basin aquifers for their supply, which are generally nonrenewable sources” (Water Master Plan, 2019). In fact, 85% of water supplied in the county utilize the Denver Basin Aquifer. While many of these service providers have state issued paper water rights, the amount of water each can withdraw can be substantially different. To address the long-term sustainability of the aquifers, El Paso County implemented a “300-year water supply regulation” to “encourage developers to bring in additional renewable water sources” (Water Master Plan, 2019). However, land development continues to occur in areas where it can only be supplied from Denver Basin aquifers. At this rate, continued, unchecked development jeopardizes the sustainability and availability of the primary, unrennewable source of water in El Paso County.

In regards to Latigo Trails Filing No. 9, the developer supplied a Water Resource Statement by MSMD in order to address water concerns. In this statement, MSMD committed to supplying water to Latigo Trails Filing No. 9. However, in their analysis, MSMD misappropriates available water rights based on the El Paso County Maximum Annual Appropriation (300 yr). In order to accurately predict water needs for the expanding community, MSMD makes multiple assumptions in order to determine overall water demand. While these assumptions may or may not be appropriate, the ultimate projection of 1763 AFY, shown in Figure 1, is accepted by the Colorado Division of Water Resources (Williams, 2023).

Land Use	Master Plan 5,292 SFEs Total				Existing/Approved Projects				Proposed: Latigo Trails Filing No. 9				Projected Current Demand			
	AFY	ADD	MDD	PHD	AFY	ADD	MDD	PHD	AFY	ADD	MDD	PHD	AFY	ADD	MDD	PHD
	gpm				gpm				gpm				gpm			
Potable																
Meridian SFE ¹	1550	961	2,402	3,843	1,413	876	2,190	3,504	-	-	-	-	1,413	876	2,190	3,504
Latigo SFE ¹	91	56	140	224	35	22	54	86	12	7	19	30	47	29	73	116
School	163	101	253	405	87	54	134	215	-	-	-	-	87	54	134	215
Commercial	4	2	6	9	2	1	4	6	-	-	-	-	2	1	4	6
Civic	2	1	2	4	1	0	1	2	-	-	-	-	1	0	1	2
Paint Brush Hills Metro ²	85	-	-	-	85	-	-	-	-	-	-	-	85	-	-	-
Regional Park ³	25	15	39	62	25	15	39	62	-	-	-	-	25	15	39	62
Golf Course	1	0.3	1	1	1	0.3	1	1	-	-	-	-	1	0.3	1	1
Subtotal	1920	1,137	2,843	4,549	1,648	969	2,423	3,877	12	7.5	18.7	30	1,660	977	2,442	3,907
Irrigation																
Single Family Residential	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
School	97	60	150	240	89	55	139	222	-	-	-	-	89	55	139	222
Commercial	2	1	3	5	1	1	2	3	-	-	-	-	1	1	2	3
Civic	3	2	5	8	2	1	3	5	-	-	-	-	2	1	3	5
Park/ Streetscape	12	7	18	29	10	6	15	25	-	-	-	-	10	6	15	25
Golf Course ⁴	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	114	70	176	282	102	63	159	254	-	-	-	-	102	63	159	254
Total	2033	1,208	3,019	4,831	1,751	1,033	2,582	4,131	12	7	19	30	1,763	1,040	2,600	4,160

¹ Single Family Residential water demand is based on 0.31 AFY (10-yr ave. residential consumption per SFE is 0.29 AFY). This amount includes both domestic indoor use and outside irrigation.

² Perpetual lease to Paint Brush Hills Metropolitan District

³ Perpetual lease to El Paso County for Falcon Regional Park

⁴ Golf Course irrigation is provided by surface water diversion. Absolute Decree Case No. 2005CW43

Figure 1. Projections of Water Needs for MSMD (Tech Contractors, July 2022)

In the initial report, MSMD failed to accurately provide the amount of water appropriated to them through existing and future wells (Williams, 2023). The table depicting water allocations, shown in Figure 2, shows all current and planned wells with their associated water appropriations.

Well No.	Permit No.	Appropriation	MSMD Share of State Maximum Annual Appropriation (100-yr) (AFY)	El Paso County Maximum Annual Appropriation (300-yr) (AFY)
Meridian Ranch				
DA-1	60140-F	157-BD	31.9	10.6
FUTURE DAWSON		157-BD	820.0	273.3
D-3	64496-F	156-BD	1171.0	390.3
A-1	56516-F	155-BD	942.0	314.0
A-2	56517-F	155-BD		
A-4	59680-F	155-BD		
A-5	84844-F	155-BD		
A-6	82765-F	155-BD		
A-7	84556-F	155-BD		
A-8	84557-F	155-BD		
A-9	59681-F	155-BD		
LFH-1	56513-F	154-BD		
LFH-2	56514-F	154-BD		
LFH-3	56515-F	154-BD		
LFH-4	59678-F	154-BD		
LFH-5	84845-F	154-BD		
LFH-6	82766-F	154-BD		
LFH-7	84558-F	154-BD		
LFH-8	84559-F	154-BD		
LFH-9	59679-F	154-BD		
TOTAL	Meridian Ranch		3719.9 AFY	1239.9 AFY
Guthrie Ranch				
GLFH-1 ³	61234-F ²	228-BD	289.8	96.6
GLFH-2 ³	61235-F ²			
GA-1 ³	61236-F ¹	229-BD	240.6	80.2
GA-2 ³	61237-F ¹			
G No. 1 ⁴	612-RFP-R	Permit Date 8/26/03	170.0	170.0
G No. 2 ⁴	27554-FP-R	Permit Date 7/28/05	30.0	30.0
TOTAL	Guthrie Ranch		730.4 AFY	376.8 AFY
Latigo Trails				
FUTURE ARAPAHOE		568-BD	124.6	41.5
FUTURE DENVER		569-BD	369.6	123.2
DA-2	74410-F	570-BD	130.0	43.3
DA-3	74409-F			
FUTURE DAWSON			223.9	74.6
LFH-1	46406-F	Permit Date 8/07/06	453.0	151.0
TOTAL	Latigo Trails		1301.1 AFY	433.6 AFY
Hart Ranch				
FUTURE LARAMIE FOX ³		2099-BD	62.5	20.8
FUTURE ARAPAHOE ³		2100-BD	51.5	17.2
TOTAL	Hart Ranch		114.0 AFY	38.0 AFY
Average Annual Replacement Obligations				30.2 AFY
TOTAL WATER AVAILABLE TO MSMD			5865 AFY	2058 AFY

Sum of "Future" Wells: 550.6 AFY
(Per El Paso County Maximum Annual Appropriation)

Total of El Paso County Maximum Annual Appropriation without Future wells: 1507.5 AFY

Figure 2. Well Allocations and Appropriations for MSMD (Tech Contractors, July 2022)

MSMD calculates unpermitted future wells and undrilled wells as part of their final allocations for appropriated water. In projecting their total water rights, they include wells that are not approved, and do not exist in their final calculations. If one simply removes the wells marked as "Future", that do not hold permits, the total amount of misappropriated water is 550.6 AFY. This drops the total amount of water available per the El Paso County Maximum Annual Appropriation (300 Yr) from 2058 AFY to 1507.5 AFY. According to MSMD's projected needs on existing and approved projects, the total need is 1751 AFY. This means there is a deficit of 243.5 AFY of water for current and existing projects that MSMD does not currently possess, but is allocating. Additionally, the well allocated to this

development, LFH-1, is not even built yet. However, even if this well is drilled during development, MSMD is still significantly deficient in their water allocations. These issues raise significant questions to the management of the water supply in Falcon, as well as the sustainability of future developments. Regardless, due diligence is needed to accurately account for the water available to MSMD and Latigo Trails Filing No. 9.

Multiple communities in Falcon, to include Meridian Ranch, Paint Brush Hills, and Latigo Trails, rely on MSMD to be good stewards of our natural resources. Since the overwhelming majority of this water is drawn from the Denver Basin Aquifers, mismanagement not only effects the entirety of El Paso County, but residents of the Front Range as far north as Cheyenne, WY. While the developer submitted an initial water resource plan to the Colorado Division of Water Resources, tables of the water appropriations were not included in the initial drafts. These tables were requested by the state, however, there is no documentation as to if these changes were seen, let alone accepted by the Division of Water Resources. Regardless, the water projections for MSMD show that the water district is already over stressed. Water is not available for the current and existing projects, let alone for adding new developments such as the Latigo Trails Filing No. 9. Should Latigo Trails Filing No. 9 be approved, the precedent is set to also accept Filings 10, 11, 12, and 13 as well, further pushing our resources past the brink. This unchecked development risks the livelihood of not only residents of Falcon, but the rest of El Paso County and the Front Range. I urge the Board of County Commissioners to stand up for the current residents of El Paso County that rely on these resources to survive, and be the leaders we need to finally bring balance to the constant development.

References

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- Drought Conditions for El Paso County*. (2023, May 1). Retrieved from Drought.org:
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- Polis, G. J. (2022, July 8). *(Opinion) Gov. Jared Polis: Water is Life in Colorado*. Retrieved from Greeley Tribune: <https://www.greeleytribune.com/2022/07/08/opinion-gov-jared-polis-water-is-life-in-colorado/>
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- USDA Designates 64 Colorado Counties as Primary Natural Disaster Areas*. (n.d.). Retrieved from U.S. Department of Agriculture: <https://www.fsa.usda.gov/state-offices/Arizona/news-releases/2022/usda-designates-64-colorado-counties-as-primary-natural-disaster-areas>
- Water Master Plan*. (2019). Retrieved from El Paso County Planning and Community Development Department: <https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/WaterMasterPlan2018/Water-Master-Plan-2018-A-Copy.pdf>
- Williams, J. (2023). *Colorado Division of Water Resources - Response*.

