

## Memorandum

**To:** Jeff Rice, EPC Planning and Community Development

**From:** Rich Wray, Kiowa Engineering,

**Subject:** Bull Hill, Rolling Meadows and Lorson Ranch  
Partial Basin Closing Request  
**Responses to County Comments**  
City/County Drainage Board  
Jimmy Camp Creek Drainage Basin  
El Paso County, Colorado

**Date:** **January 8, 2024**

The purpose of this memorandum is to respond to the County's comments regarding the request for basin closing memorandum dated December 12, 2023. In general all editorial and topographic corrections have been addressed. The Partial Basin Closing memorandum has been updated and carries the date of January 8, 2024. The following responses have also been made.

1. General: Attachment 1 has not been updated as requested as the memorandum served to show the progression of the analysis to that point in the process. The partial basin closing memorandum explains what changes had been made to Attachment 1 such as incorporating the updated Matrix 60 percent design cost estimate and removing the acreage associated with the Wild Horse Ranch Open Space from the estimate of unplatted acreage.
2. The July 16, 2023 memorandum was not submitted to the County as indicated correctly in the review comments. The subjects of this memorandum were discussed in our August and December Zoom meetings.
3. The discussion regarding bridge fees has been expanded in the revised partial basin closing memorandum. In general, whether or not a bridge fee is needed for the remaining unplatted acreage will be up to the County's consultant. Kiowa has reviewed the watershed map and really cannot see where any new bridges will be built in the upper watershed. The hydrology being put forth by the County's consultant indicates that the 100-year discharges will not exceed the limit for bridges (1,600 cfs), listed in the EPC Engineering and Drainage Criteria manuals. Also since all future development is required to maintain peak discharges to existing development conditions, any roadway crossing that has to be replaced would be considered as an existing deficiency and therefore the costs would not be included into a bridge fee calculation.
4. Kiowa is in agreement that the drainageway costs and platted acreage used in the partial basin closing analysis will need to be updated as part of the County's Jimmy Camp Creek basin DBPS update. The reason for requesting the partial closing now is that there is no timeline for the completion or the approval of the updated DBPS.
5. It was requested that the calculations take into consideration the percent imperviousness for the basin. The percent impervious value would be applied on either the before and after calculations so in that regard the comparisons provided on Table 1 would still yield the same result; little to no impact. There was an estimate of the future percent imperviousness made in the 2015 DBPS that covered both the City and County land uses known at the time; the value determined was 52.5 percent.
6. It is recommended that the County and its consultant review the logic behind the use of a percent imperviousness value for land that is platted in the future. Applying a percent impervious value for a subject parcel is directly related to the full spectrum storage volume

and as a result the impact of the development of land upon increasing peak discharges is accounted for. Parcels with already pay for the increase runoff in the cost of their storage facilities. It should also be noted that the design of the major and sub-drainageways will be based upon existing discharges using an equilibrium slope that will require grade control to address the increase in volume. With this in mind, the percent imperviousness is irrelevant to the future drainage fees. Applying a percent impervious value when calculating the future fee will send the fees much higher. Setting a fee using a percent impervious factor essentially charges the developer twice; once for an unreasonably higher fee to begin with, and then in the cost of FSDs, capital costs that are not reimbursable or creditable against drainage fees owed upon platting.

Kiowa and Landhuis will remain available to address any further comments as the partial basin closing request moves through the drainage board approval process.