

NEPCO
P.O. Box 714
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March 31, 2020

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Reference: The Dancing Wolf Estates PUD Amendment and Replat

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 and encouraging the beautification and planned development and maintenance of northern El Paso County.

1. We appreciate that the developer responded to all of the previous comments from NEPCO's March 13, 2018 review of these applications. Nevertheless, we have a few further comments for consideration by El Paso County.
2. We are happy to see that commercial development of the new Lots 1 and 2 will be independently processed as a separate application and trust that the uses at this node will be specifically geared toward the needs of local residents (per the local Master Plan).
3. In light of the fact that this property has already been rezoned once and is now subject to another zoning amendment, we would like to emphasize the reminder by Lewis-Palmer School District 38 that "continued housing growth without additional schools will ultimately impact the quality education Lewis-Palmer School District is known for." This means either voters need to fund more schools (they recently did not x2) or the BoCC needs to slow down growth above reasonable expectations for property owners (i.e., slow rezoning to higher densities).
4. State Water Engineer Letter: We remind the County that the Colorado State Water Engineer cautions that, "The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes, the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable

water resources for this subdivision to provide for a long-term water supply” (emphasis added).

- a. Has the Planning Commission given a recommendation to the BoCC regarding the above? If so, what was the recommendation?
 - b. It appears reasonable to view that actual approval of groundwater wells demonstrates a failure by the BoCC to provide for long-term water supply for this development.
5. Since this development is located in the Black Forest Preservation Plan, Area 5, Spruce Hill/Highway 83 corridor (and just outside the State Highway 83 Visual Overlay as depicted in Chapter V and Map 7.1 of the Tri-Lakes Area Comprehensive Plan), where “development emphasis should be on residential uses which focus on the timbered rather than the open portions of this unit,” we certainly expect the County to preserve this unique Colorado rural character – open grasslands transitioning into a Ponderosa forest – by encouraging compliance with the following:
- a. Firewise Community principles;
 - b. All State and County noxious weed prevention best practices during construction; and
 - c. A good neighbor policy of having the developer require all residential lighting to be Dark Sky compliant – over and above nuisance lighting restrictions contained in the Dancing Wolf HOA Covenants. The location, 6 miles east of Monument and consisting mostly of shortgrass prairie used for rangeland, should set the standard for night sky friendly lighting by minimizing glare while reducing light trespass and skyglow in our night skies.

NEPCO believes that the highest and best use for this land is residential (with a commercial node at the intersection of SH83 and Hodgen); however, density and its effects on water, schools, traffic, etc., will continue to be a big concern. Thank you for the opportunity afforded NEPCO to work with the El Paso County to ensure we have planned, responsible growth.

//SIGNED//

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

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Greg Lynd
President, NEPCO