

October 13, 2020

NEPCO
P.O. Box 714
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El Paso County Planning and Community Development
2880 International Circle, Suite 110
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Reference: Rolling Hills Ranch Filing No. 2 Final Plat

NEPCO is providing the collective input from its membership that includes approximately 9,500 homeowners, 45 HOAs, and 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. We are pleased to see that this continued urban-like development of a relatively small and discrete area of Northern El Paso County is proceeding responsibly. We especially note that Section 3.3.2. and 3.3.3. of the Falcon/Peyton Small Area Master Plan encourages promotion of predictable growth in the housing market that is consistent with the Small Area Master Plan and prevention of poorly executed, land-consuming development patterns by promoting compact growth and planned development. We do, however, have a few comments below.
2. Water: It appears that Meridian Service Metropolitan District will provide water to this development. We note that their current website (as opposed to the Letter of Intent, Page 4, last paragraph) indicates that their water is derived from 15 on-site and 6 off-site wells into the Denver Basin and makes no mention of renewable resources. Since the State Water Engineer encourages counties to determine whether it is appropriate to require development of renewable water resources for subdivisions to provide for a long-term water supply, we strongly recommend that El Paso County mandates renewable resources in this instance if that is not currently the case. Continued groundwater use, especially for an urban-like neighborhood, significantly affects the entire northern portion of El Paso County, including nearby NEPCO residents.
3. Density: We also see that the Water Master Plan (also quoted in the Letter of Intent) anticipates that areas close to this development will likely remain 35-acre lots. Please do

not allow rezoning of these areas as that may conflict with this and other documents, like the Falcon/Peyton Small Area Master Plan, Section 2.1.1., which cautions that a critical concern is the protection of existing viable rural residential neighborhoods in the vicinity, as urban areas are developed nearby.

4. Traffic Impact Study: Please look closely at Table 4's annotations of responsibility for roadway improvements. We note that El Paso County and the Pikes Peak Rural Transportation Authority are prominently listed as responsible for 50% of the improvements!
5. We saw nothing concerning lighting. All lighting -- commercial, municipal, and residential -- should be required to be Dark Sky compliant. The location of this development, 16 miles east of the Air Force Academy Observatory and consisting mostly of shortgrass prairie, should set the standard for night sky friendly lighting by minimizing glare while reducing light trespass and skyglow in our night skies.

Thank you for the opportunity afforded NEPCO to engage in this process to work with El Paso County to ensure we have planned, responsible growth. NEPCO 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

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Greg Lynd
President, NEPCO