

- Petersen declared the CSU fall water tour a success. Showcasing the water delivery process from Willow Creek Ranch to customers, the tour communicated that regional services can result in positive outcomes for all involved.
- The recent drought report rated western El Paso County abnormally dry and eastern El Paso County at moderate drought status.
- The UMCRRWTF Operations Committee opened the screen installation and catwalk construction bids and awarded the projects to Stanek Constructors and Glacier Construction, respectively. The

combined bids were \$217,000 below the budgeted expense.

- Superintendent of Water Operations Mark Parker confirmed that construction at the Jessie Drive booster station and R. Hull water treatment plant were ahead of schedule and expected the connection to be completed soon. Director Wayne Vanderschuere commended Parker for effectively and efficiently troubleshooting to minimize service disruption to customers.
- August water demand decreased slightly due to rain. Donala's wells provided 69 percent of the sup-

ply and Willow Creek Ranch filled the remaining 31 percent. The Holbein plant was kept on standby, which saved some costs.

The meeting adjourned at 3:08 p.m.

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The next board meeting, which will include the 2019 draft budget, will be held at 1:30 p.m. Oct. 18 in the district conference room at 15850 Holbein Drive. Information: (719)488-3603 or [www.donalawater.org](http://www.donalawater.org). Meetings are normally held on the third Thursday of the month.

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### El Paso Board of County Commissioners, Aug. 28 and Sept. 4 and 11

## 80 Flying Horse North homes approved despite opposition

By Helen Walklett

At its Sept. 4 meeting, the El Paso Board of County Commissioners (BOCC) approved a preliminary plan and a final plat for the Flying Horse North subdivision. It also made decisions which advance the Monument Hill Safety Improvements Project, the Highway 105 project, and the planned roundabout at the Struthers Road/Gleneagle Drive intersection.

### Flying Horse North moves forward

At their Sept. 4 meeting, the commissioners approved an application by PR 2 LLC for a preliminary plan and a first final plat at the Flying Horse North subdivision between Highway 83 and Black Forest Road, to the south of Hodgen Road. The El Paso County Planning Commission heard the applications in July and recommended both for approval. See [www.ocn.me/v18n8.htm#epcpc](http://www.ocn.me/v18n8.htm#epcpc).

The preliminary plan is for 283 single-family residential lots and 324.1 acres of open space, which will include a golf course. The first final plat is for 80 single-family homes, the golf course, and open space.

Senior Assistant County Attorney Cole Emmons stressed that the application was a subdivision matter, not a zoning one. This meant that the hearing could not consider matters decided at the PUD (Planned Unit Development) stage such as density, uses, or the road layout. The BOCC approved the PUD in December 2016 despite opposition. See [www.ocn.me/v17n1.htm#bocc](http://www.ocn.me/v17n1.htm#bocc).

### Road improvements

The main access to the development will be via the intersection of Highway 83 and Stagecoach Road. The developer must improve this intersection by adding turning lanes. Although 40 lots can be built before any of the improvements are required, the developer plans to complete all the highway work prior to any of the lots being

occupied.

### Water supply

The water supply to the subdivision will come from multiple aquifers and must meet the county's 300-year rule. As at the Planning Commission hearing, Emmons advised a finding of conditional sufficiency for water dependability and quantity due to three outstanding issues: the uncertainty created by the annual payments due on the portion of the water supply leased from the state; the fact that the balance of the water supply for the golf course, which must also meet the 300-year rule, cannot be used until the pending plan for augmentation is approved by the water court; and, additional reporting requirements mandated by the state's Engineer's Office prior to subdivision approval. An escrow agreement is being put in place to address the uncertainty associated with the leased water payments, and work is ongoing to resolve the other two matters. Once this happens, the conditional finding can be converted to one of full sufficiency.

Nina Ruiz, project manager/planner II, Planning and Community Development, said the county had received 121 letters in opposition and two letters in favor and "an overflow of emails" with many residents concerned about road safety, particularly on Holmes Road, which provides access at the development's southern boundary. Several residents spoke in opposition at the hearing.

The preliminary plan was approved by 4-1. Commissioner Longinos Gonzalez voted against as he had concerns about the water supply. The final plat, for 80 single-family homes, the golf course and open space, was approved unanimously.

### Monument Hill Road

#### Safety Improvements Project

At its Sept. 11 meeting, the BOCC made three ap-

provals relating to the Pikes Peak Rural Transportation Authority's Monument Hill Road Safety Improvements Project. It approved the award of a purchase order to Yeh and Associates Inc. for construction management services at a cost not to exceed \$330,110. It also approved the award of a construction contract and purchase order to Schmidt Construction Co. for construction of drainage and roadway improvements between Woodmoor Drive and the south entrance of Palmer Ridge High School at a cost not to exceed \$3.590 million.

The project, which has a total budget of \$3.965 million, will correct deficiencies in the roadway. Enhancements are expected to include improvements to sight distance, horizontal and vertical alignments, drainage and water quality, as well as the addition of shoulders and intersection improvements.

### Other decisions

- Aug. 28—The commissioners approved the final release of a subdivision bond for \$29,793 following completion of the public improvements to Baptist Road at the entrance to the Sanctuary Pointe subdivision.
- Aug. 28—Approved an amendment to the contract between Wilson & Co. and the Department of Public Works Engineering Division for work at the Struthers Road and Gleneagle Drive intersection. Wilson will provide professional services to complete property acquisition and final design work for the roundabout at a cost not to exceed \$50,000.
- Sept. 4—Approved two memorandums of agreement and temporary construction easement agreements for the Highway 105 project. One easement is coming from property owned by Integrity Bank & Trust on behalf of clients at a cost of \$15,8000. The second is owned by the bank itself and is costing \$262,900.

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### Woodmoor Improvement Association Board of Directors, Sept. 26

## Board hears about D38 bond and MLO, update from Walters "Open Space" group

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met on Sept. 26 to hear from the Strong D38 Community on the upcoming bond and mill levy override (MLO) election and to receive an update on South Woodmoor residents' efforts on the Walters property. Director Bert Jean was absent.

### D38 bond and MLO presentation

This reporter, a member of the Strong D38 Community volunteer campaign committee, talked to the board and residents about the upcoming bond (issue 4B) and MLO (issue 4A) the district placed on the November ballot. Due to area growth and overcrowding, particularly at Lewis-Palmer Middle School, and community concerns and legal requirements, the district must meet capacity and security needs. The bond and MLO together are projected to cost \$9 and \$5 per month respectively for the average \$400,000 residence, for a total of \$14 per month. For details on how the money would be allocated and monitored for building, physical improvements, personnel, and programs see the Sept. 10 D38 article on page 2.

### South Woodmoor residents on Walters "Open Space"

Tish Norman is co-chair with Chris Williams of a group South Woodmoor residents seeking to acquire the undeveloped Walters property that is currently platted for residential use and is now up for sale. It also is sometimes referred to as the South Woodmoor Golf Course, although it has never been used for that purpose. See [www.woodmoor.org/woodmoor-developments/](http://www.woodmoor.org/woodmoor-developments/).

Norman reported to the WIA board and local residents on efforts that have been undertaken so far. The group has begun working with Bill Peterson, president of the Woodmoor Park Homeowners' Association, who

also have interest and easement rights and setback requirements they wish to preserve concerning the Walters property. The group has also assigned block captains to pass out flyers and deliver proxies for a potential vote. It has members working with banks to explore purchasing the land and have been put in touch with the Palmer Land Trust to explore possible grants. The group is exploring numerous options including a GoFundMe campaign, grant writing, and other fundraising avenues.

If the residents of South Woodmoor were to vote to pay a special assessment, the land would belong to WIA and would not incur property taxes. WIA President Brian Bush noted that the covenants for South Woodmoor are unclear on whether an assessment is allowed to purchase private property. WIA has asked its lawyer to review and expects to hear back soon. WIA will keep the group and the Woodmoor Park HOA informed of the response.

WIA also explained the requirements for a vote of the 889 South Woodmoor residents. A quorum would be achieved by a showing of 60 percent of lot owners (or their proxies) at a meeting; then two-thirds of the voters who show would have to vote yes.

### Board report highlights

- The board unanimously voted to spend up to \$3,000 on Surface Pro tablets for Woodmoor Public Safety (WPS) so that officers have access to current information while in their patrol vehicles.
- WPS is working with the Sheriff's Office and the Pikes Peak Regional Communications Network on a plan to enhance their radio functionality and replace their antiquated system to better communicate with local agencies.

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The WIA Board of Directors usually meets at 7 p.m. on



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