



Above: El Paso County Planning and Community Development Deputy Director Mark Gebhart presented details about the community input, research, process, decisions, and challenges that the project team encountered in developing the county's Water Master Plan to the member associations of the Northern El Paso County Coalition of Community Associations on Jan. 19. The Water Master Plan is one of many elements that will be used to develop the overall County Master Plan that the Planning and Community Development Department recently initiated. *Photo by Jennifer Kaylor.*

corridor plan, another of the topical elements of the CMP, state demographer statistics, and survey results from most of the county water providers—there are over 50 providers, but some did not respond to the survey—to project population growth through 2040 and 2060. The data led to the recommendation that water providers secure renewable water resources to supplement groundwater supplies. See page 35 of the WMP for a list of providers by region.

Gebhart outlined the next steps for developing the CMP. Currently at step one—the project initiation and outreach phase—the county's Planning and Community Development Department secured Houseal-Lavigne Associates, a firm that specializes in community planning, urban design, and economic development. Gebhart anticipated that Houseal would meet with the county commissioners and the Planning Commission by the end of February to determine ground rules and establish a framework or general understanding of the county. The next step, community outreach and engagement, is not likely to begin for several

months but is expected to include aggressive implementation. By using a train-the-trainer model, the consultant will likely enlist citizen-liaisons to represent their communities and provide feedback to department staff.

Certain challenges are inherent to the WMP, remarked Gebhart. The county doesn't own or supply the water for which it is projecting and planning. Currently, county master plans are advisory, not regulatory, and generally utilized at the last stage of development—the CMP project team intends to move this step earlier in the approval process. If a subdivision or lot falls under the jurisdiction of the county, the development is referred to the Colorado Division of Water Resources and must comply with the county's land use regulation that requires a 300-year water supply for new subdivisions. See epcdevplanreview.com/Public/Project-Details/110995_300_Year_Water_Article.

Within city limits, the onus for approval or disapproval rests on municipalities, special districts, and private water suppliers. Water providers face the reality that wells are finite



Above: Map provided by NEPCO Vice President Tom Vierzba.

water sources and they must balance development demands that include landscaping considerations, difficult-to-project water needs, and alternate water sources—such as renewable water provided by snow pack in the Arkansas River Basin—to manage water needs into the future.

Board calls for input on NEPCO focus area, provides land use update

Lynd described two options that the board is considering regarding possible expansion of the coalition's area of influence. The action is in response to requests for information by El Paso County, an effort to include the entirety of School District 38, and better representation of all NEPCO members' interests.

Vierzba reviewed some NEPCO development updates that included:

- Winsome, formerly know as McCune Ranch, sold its deep aquifer rights to Sterling Ranch.
- Land north of the U.S. Air Force Academy and west of I-25 will be

leased for development as True North Commons.

- Sterling Ranch, filing 2, is in the review process for 49 lots on 50 acres.
- The developer of Grandwood Ranch—a proposed community north of Higby Road and east of Fairplay Drive—confirmed the plan to build 48 2.5-acre lots. See map above. This developer tentatively plans to extend Furrow Road to Higby Road, but this work is dependent on the road network proposed by the developer of Home Place Ranch—a new community south of Higby Road.

The next meeting is March 9. Meetings are generally scheduled on the second Saturday of the month, 10 a.m. to noon, at the Monument Town Hall conference room, 645 Beacon Lite Rd. off Highway 105. See www.nepco.org for additional information.

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January Weather Wrap

By Bill Kappel

An active weather pattern affected the region for most of January, with several rounds of wind-driven snow causing lots of travel problems while also bringing beneficial moisture. Both temperatures and precipitation were well above normal for the month. In fact, the nearly 40 inches of snow and over 2 inches of liquid equivalent are both far greater than the 100-year recurrence interval levels for the month and were almost as much as some areas received for the entire winter last year.

The new year started on the cold side as an Arctic air mass lingered in the region. Temperatures were below zero for most of the day before some slightly warmer air moved in during the evening. Temperatures reached just above 10 degrees that evening, marking the high temperature for the day. Temperatures warmed over the next few days, reaching the mid-30s on the 2nd, then upper 40s on the 3rd, and upper 50s on the 4th and 5th.

Temperatures stayed above normal through the 11th, with one exception as a quick shot of cooler air moved in on the 8th. No precipitation occurred from the 2nd through late on the 10th.

However, these dry and mild patterns were about to change significantly as the area of high pressure and westerly flow that was dominating the region was replaced by an unsettled and cold flow from the north.

The first sign of the changes was felt late on the 10th as scattered snow showers developed just before 11 p.m. that evening. Moisture continued to increase, with steady snow developing the next morning and continuing through the late morning of the 12th. During the two-day period, 8-12 inches of new snowfall accumulated. Interestingly, this storm was relatively warm, especially for January. Therefore moisture levels were high, with a half to an inch of liquid equivalent. This was also shown as snow levels remained high, with very little accumulations below 7,000 feet and rain for most locations below 6,000 feet.

Once this storm left the region, the weather pattern took a few days to reload, with quiet and mild conditions returning through the 17th. However, the next storm quickly approached the area, gaining intensity right over the region during the morning of the 18th. This resulted in heavy, wind-driven

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<p>WHERE? Tri-Lakes United Methodist Church 20256 Hunting Downs Way Monument, CO 80132</p>	<p>WHY? Learn how tech time impacts kids' and find solutions on how to empower them to best navigate the digital world.</p>

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