

June 15, 2020

To: Nick Nelson, P&Z Senior Planner

CC: Chris O'Keef, P&Z Director, Dean Santistevan, Div Engineer, Water Division 1, PPNA Board

From: Pleasant Park Neighborhood Association

Subject: 1st Referral Conifer Commons Water Supply Clarification

The County Commissioners and Public should have sufficient groundwater and recharge information to evaluate a significant new development in our community. Using the owners minimal estimates of 70GPD/person and 2.5 persons per dwelling unit (DU), the 33,000 GPD is significantly greater than any of the three centralized systems in Conifer today. (CMD, APMD CWA) A Water Availability Analysis and a detailed review of the recharge system design must be accomplished **before** rezoning for 188 DUs is decided – not side-stepped until platting. The Conifer Corners Case (#05-146289RZ) side-stepped the proof of water “until platting”. It is now being marketed as approved for 75 units, yet water availability has never been demonstrated. It is a Re-Zone issue.

The Jefferson County Zoning Resolution established the Mountain Ground Water Overlay District in 2007. The Intent and Purpose is “to promote the public health, safety and general welfare of the citizens of Jefferson County by regulating land uses in order to maintain ground water resources. This District was established to address water resources in the fractured rock environment.” These are great words. Quoting again from the Rezoning paragraph:

Demonstrate compliance with the Intent and Purpose of this District by providing well water supply information in accordance with the Water Supply Section of the Land Development Regulation. If an alternative water source is proposed, detailed plans shall be submitted for review. The Plans shall contain the information necessary to determine if the proposed source is a viable sustainable water source.

The location and wells have not been identified. An Aquifer test has not been performed. The location and details of the exfiltration galleries has not been provided. The Will Serve letter with CMD has a confusing description of an arrangement for “Extra-Territorial Services”, but does not specify source of physical water or which facilities will need to be constructed. If CMD were to staff facilities owned by Conifer Commons, does that qualify the new facilities to fall under LDR Section 21 part A instead of B or C?

Quoting the Water Quantity, Quality & Sanitation section of the Conifer/US285 Plan:

There should be a balance between the availability of water and its uses to insure that water resources are not depleted. Water quantity, quality and sanitation are critical elements that should be considered when development is proposed for the area. ... e. The community should be involved in the development of utility plans for centralized water and/or sewer systems.

If Paragraph A of LDR Section 21 is to be followed, where are the wells? Where is the exfiltration design? In reviewing the documents submitted thus far, it is not clear that the Planning and Zoning process meets the intent of the Mountain Ground Water Overlay District highlighted above.

Respectfully,

John Wallack

Pleasant Park Neighborhood Association