

FACTS CORNER

Franktown Village Planned Development Rezoning Request

Abbreviations: FVPD (Franktown Village Planned Development rezoning request)

DC (Douglas County)

CO (Colorado)

WATER:

1. There are already scores of plugged wells around Franktown in the upper and lower Dawson, Denver, and Arapahoe aquifers. Further to the west in Castle Oaks several commercial wells have been plugged in the Denver, Arapahoe and Laramie Fox Hill after only 25-30 years of pumping.

Source: CO Division of Water Resources.

2. In order to determine if your well is going to be damaged by the FVPD, a well field analysis is required by DC Zoning Regulations. Developer did not do one.

Sources:

--FVPD

--DC Zoning Regulation 1809A.03.8

3. The FVPD will require large municipal wells. Large municipal wells can damage residential wells miles away.

Source: Letter dated 9/18/2009, Lytle Water Solutions.

4. The CO Division of Water Resources, the CO Water Court, and the FVPD do not know how much water is actually under Franktown until wells are drilled and geophysically logged to

determine aquifer properties. The amount of water allocated at that time may be less than estimated. No test wells exist.

Source: Letter dated 5/1/2017, Ms. Joanna Williams, CO Division of Water Resources on the DC website under FVPD documents

5. Water associated with off-site properties that developers indicate will be needed for the FVPD cannot be considered available to FVPD because at this time it is not dedicated open space, i.e., right now there is no required conservation easement on that off-site land.

Sources:

- DC Guide to Rezoning
- 18A of DC Zoning Regulations
- DC Zoning Regulations 1502.01, 1503.10

6. FVPD proposes to use Laramie-Fox Hills aquifer water which is contaminated with hydrogen sulfide, iron oxide, and heavy metals, requiring major chemical treatment. At this time the FVPD proposes only disinfection and chlorination, which are insufficient to make the water potable and of adequate quality for domestic use, such as cooking, drinking, washing, bathing, etc.

Sources:

- USGS 1257 (1987)
- Baseline Water Quality Review (Elbert Co), 5/4/2012
- Email from Jack Reutzel, 5/9/17, to Richard C. Savage

7. The CO state water engineer stipulates there is no evidence that ground water source for FVPD is a viable source of water.

Source: Letter dated 5/1/17, Ms. Joanna Williams, CO Division of Water Resources, on the DC website under FVPD documents.

8. The CO state water engineer recommends that DC determine whether it is appropriate to require development of renewable water resources for FVPD to provide for a long term water supply.

Source: Letter dated 5/1/17, Joanna Williams, DO Division of Water Resources, on the DC website under FVPD documents.

9. While the Denver Basin aquifers are believed to contain large quantities of water, their levels are depleting at much faster rates than once believed. Present level of pumping is not considered sustainable over the next 50 years, especially in South Denver metro area.

Sources:

--DC website/water resources

--South Metro Water Supply Study Board (2004), p 81, Chapter B of USGS Professional Paper 1770 (2011)

10. "Additional renewable water supplies are necessary to augment existing groundwater resources."

Source: DC website/water resources

11. There is over 18% less water in all aquifers in the Denver Basin than previously calculated

Source: USGS Professional Paper 1770 (2011), p 66 of Chapter A

12. A major concern: Pumping thousands of gallons of Laramie-Fox Hills water uphill every day from the FVPD to the Carroll offsite property, as presently proposed, in order to treat it chemically for domestic use will be very expensive. The Engineer's Opinion of Estimated Cost is more than 2.7 million dollars. Of concern is that it would be much cheaper for the developers to decide to draw water from the Dawson aquifers which, if it happened, would draw down our wells much faster. Water from the Dawson Aquifers requires no treatment, unlike the water from Laramie-Fox Hills.

Source: Kennedy Jenks Appendix G, 19 April revised, Engineer's Opinion of Probable Cost, 19 April 2017

13. Tap Fees are \$30,000 for an irrigation tap and \$20,000 for a domestic tap but the number of taps to fund the infrastructure is only estimated in the FVPD. Irrigation taps are needed for any turf and plantings.

Source: FVPD, Jack Reutzel letter dated April 19, 2017, pages 1-6.

SCHOOL:

A deeper Arapahoe aquifer well drilled in 1980 was sucking air by 2000. Separately, the water log for this well shows it to be an Arapahoe aquifer well. This well is presently inactive. It lasted only approximately 20 years. The District drilled a lower Dawson well in 2000 that currently supplies school with water. According to the FVPD, the developer plans to tap the Arapahoe adjacent to the school.

Sources:

- DC School District
- State well record—Co Division of Water Resources
- DCSD Director of Planning and Construction
- Co Department of Health records

DENSITY:

The FVPD requests a rezoning to allow 286 residences on 62.8 acres.

1. Out of 286 units the FVPD's rezoning request has:

- 130 units packed at 7 to 11 units per acre
- 136 units packed at 4-6 units per acre
- 20 units at 1 per acre on the eastern edge of the development
- 66 units at about 11 per acre, along Hwy 83 going south of the intersection

This density would make Franktown “urban” and “suburban” if the rezoning is approved instead of rural residential as it is now.

Sources:

--FVPD on DC website

--DC Master Plan: urban density is generally characterized at a gross density of greater than one dwelling per 2.5 acres (page 2-1)

--DCZR 705: suburban residential shall not exceed 4.36 dwellings per acre