

ParkerWater

& SANITATION DISTRICT

July 23, 2020

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, CO 80104

Re: Water and Sanitation District Serving Pine Canyon Property

Dear Commissioners:

The Parker Water and Sanitation District has been asked to comment on the formation of a new special district providing water and sanitation service to a proposed planned unit development located in Douglas County on property commonly referred to as the Pine Canyon Property.

Parker Water is generally opposed to the formation of new special districts providing water and sanitation services in Douglas County, particularly in areas that can be readily served by existing municipalities or special districts. Douglas County is heavily reliant on non-renewable water resources and the development of additional land imposes a heavier burden on this finite resource. Parker Water, the Town of Castle Rock, and other water providers in Douglas County have actively worked and continue to work to procure renewable sources of water for their customers. The investment in renewable water, while costly, is vital to the long term well-being of the County, its economy, and its citizens. Approving the formation of new water providers that will rely solely on non-renewable water is contrary to good long-term planning and will result in serious issues for the owners of property served by such providers. Ultimately, these property owners will look to the County for a solution to their inevitable water shortages.

Moreover, the County has encouraged the consolidation of smaller water and sanitary sewer providers for a number of well-founded reasons. Larger, well-funded, experienced providers benefit from economies of scale and are able to deliver water and sewer services at lower costs to their customers and with greater certainty of service over time. Allowing multiple small service providers in the County results in unnecessary and duplicative infrastructure, increased cost of service, and increased risks of inadequate and/or unsustainable service. These small providers often lack the financing to construct and maintain their facilities to increasingly stringent federal and state standards. In addition, small districts have difficulty attracting and retaining skilled managers and operators. Ultimately, these shortcomings will result in the taxpayers of the County being asked to bail out failing districts to preserve homes and businesses of other members of their community. The original developer of these projects is often no longer in existence.

Parker Water does not take a specific stance with respect to the proposed Pine Canyon Planned Unit Development and its plans to provide water and sanitary sewer services. However, Parker Water strongly urges the Commissioners to consider the concerns set forth in this letter when deciding whether to allow the formation of additional small water and sewer providers in the County.



Ron R. Redd
District Manager