

# THE RED ROCK RAG

Volume 2, Number 7

News and Views on Red Rock Canyon

July, 2001

Published Monthly by THE RED ROCK CANYON COMMITTEE

P. O. Box 2352, Colorado Springs, CO 80901-2352

[www.saveredrockcanyon.com](http://www.saveredrockcanyon.com)

## Landfill cleanup plan reported

On June 8 the Colorado Department of Public Health and Environment received a submittal from Stewart Environmental Consultants on behalf of Zydeco requesting approval of a voluntary cleanup plan for the Bock landfill.

Bob Campbell of the *Colorado Springs Independent* obtained a copy of the narrative portion of the plan and, after several interviews, wrote a well prepared article which appeared in the June 21 Independent.

Several items related to the request have been noted with interest:

The entity which intends to close on the purchase of the Red Rock Canyon property early next year is not Zydeco but Zoquillo LLC, "an affiliate of Zydeco."

Ground water contamination by volatile organic compounds occurs within 300 feet of the landfill but does not seem to be migrating off of the property.

The proposed land use includes a 27 hole golf course which would include 5 or 6 holes located on the landfill and occupying approximately 32 acres of the landfill area. Soil cover improvements are proposed for the golf course areas which would be watered and for additional areas extending 10 feet beyond the watered areas. The remainder of the landfill cover would remain in its existing condition.

Seemingly the most serious environmental hazard at the present time is methane produced in the landfill. Recent measurements have demonstrated methane concentrations above the lower explosive limit. To address the hazard which the methane would pose for golf course development, collection of methane from approximately 55 methane extraction wells is proposed. Underground piping would transport the collected methane to either a boiler or a flare station.

Construction of the golf course would require approval from the Colorado Department of Public Health and Environment and a special use permit from El Paso County. If approval of the golf course is denied, Zoquillo intends to utilize a separate corporation to own the landfill and maintain it in its present condition. This corporation would install a methane collection system only if the methane proved to be an economic resource.

The plan calls for maintenance of the landfill cover and a five year monitoring period during which ground water contamination and methane would be

monitored. There is no plan for monitoring beyond the five year period or for monitoring surface water contamination.

The plan asserts that after Zoquillo purchases the property it will use the wells on the property only for environmental monitoring and obtain water from "a public water supply system."

## Our Thanks

The Red Rock Canyon Committee wishes to express its appreciation to the following people who have made contributions for operating expenses during the past month.

Mary Ann Garretson  
Barbara Martin  
Clare Smith  
Tim Tiefenbach

Our special thanks to the Pressman family for sponsoring this issue of the Red Rock Rag.

Please contact us if you can sponsor a future issue.

## Independent reprints *KIVA* article

Ruth Obee's article, "Red Rock Canyon - The Secret Garden of the Gods" which appeared in the Winter 2001 edition of the *Cheyenne Mountain KIVA* magazine was reprinted as the cover story of the June 21, *Colorado Springs Independent*.

The article summarizes the geology and history of Red Rock Canyon and presents an eloquent statement for the preservation of Red Rock Canyon as public open space.

Accompanying this article, the cover of the *Independent* featured one of Andrea Boven's outstanding photographs of Red Rock Canyon.

## Request for increased water service deferred

Two months ago Jim Phillips, former director of Colorado Springs Utilities, made a request to Colorado Springs Utilities on behalf John Bock to increase the water connection serving John Bock's house and 15 other Red Rock Canyon residences from 2" to 4". The request was considered by the Utilities Board of Directors at their June 20 meeting. Colorado Springs City Council serves as the Board of Directors for Colorado Springs Utilities.

This request, along with another request for service outside the city limits, was referred to the Board by Utilities staff in order to clarify the limits of staff discretion in handling such requests. The Board made it resoundingly clear that the Bock request or any similar request is a matter to be decided by the Board.

In presenting his argument for the increased water service, Jim Phillips noted that John Bock's water service had been in place for 60 or more years and that water pressure at the Bock house had been low recently. Mr. Phillips suggested that current mobile home park regulations might require increased capacity if the water line serving the mobile homes was replaced. However, he did not cite any specific regulations or requirements. He also asserted that the request was made solely for the sake of John Bock and the current tenants on Bock's property.

However, Councilman Jim Null expressed the opinion that the request was related to the deal between Bock and Zydeco. Other council members noted that the 4" line could supply 4 times as much water as a 2" water line, and expressed concerns about granting the request while the future use of the property remains undetermined.

With three members absent from the meeting, Council voted 6 - 0 to defer consideration of the request for 90 days awaiting further information on the future status of the property.

The request for increased service and Council's action on the request were reported in articles by Ed Sealover in the June 20 and 21 *Gazette*.

## Visit the CONO Website

The CONO Website [www.escono.org](http://www.escono.org) was developed as a communication and research tool for the citizens of Colorado Springs. There are over 150 links to different government agencies and public services for doing research on environmental laws, processes, and recourse for citizens when violations are discovered. It is CONO's hope to make this site a one stop shop for doing your research and for empowerment to speak up with an authoritative voice.

Please log on at least once a week for updates and meeting dates and times.

## CALENDAR

### Meetings of Possible Interest:

- July 5 **Red Rock Canyon Committee**  
7:00 PM Village at Skyline,  
Building No. 1  
2305 Patriot Heights,  
off Lower Gold Camp Road
- July 10 Colorado Springs City Council  
9:00 AM. City Council Chambers,  
30 S. Nevada, first floor
- July 11 **TOPS Working Committee**  
4:00 P.M. Colorado Springs  
Parks and Recreation Building  
1401 Recreation Way  
(east of I-25, 2 blocks north of Uintah)
- July 17 El Paso County Planning Commission  
9:00 AM. Hearing Room, 3rd Floor  
County Office Building, 27 East Vermija
- July 24 Colorado Springs City Council  
9:00 AM City Council Chambers,  
30 S. Nevada, first floor
- July 25 **TOPS Working Committee**  
7:30 AM. Colorado Springs  
Parks and Recreation Building  
1401 Recreation Way  
(East of I-25, 2 blocks north of Uintah)
- July 25 **Manitou Springs Open Space  
Advisory Committee**  
7:00 PM Manitou Springs City Hall  
606 Manitou Avenue
- August 2 Colorado Springs Planning Commission  
8:30 AM. City Council Chambers,  
30 S. Nevada, first floor
- August 2 **Red Rock Canyon Committee**  
7:00 PM Village at Skyline,  
Building No. 1  
2305 Patriot Heights,  
off Lower Gold Camp Road

NOTE: Scheduled meetings can be subject to change or cancellation (as happened to both March TOPS meetings).

Check these web pages within a week of the scheduled meeting to find out if there are agenda items related to Red Rock Canyon:

The Colorado Springs Planning Commission agenda:  
[www.colorado-springs.com/PublicPlan/Schedules/schedules.htm](http://www.colorado-springs.com/PublicPlan/Schedules/schedules.htm)

Colorado Springs City Council meeting agenda:  
[www.colorado-springs.com/govinfo/minagen.htm](http://www.colorado-springs.com/govinfo/minagen.htm)

El Paso County Planning Commission:  
[www.co.el-paso.co.us/Planning/agendas/PD-AgnPC.htm](http://www.co.el-paso.co.us/Planning/agendas/PD-AgnPC.htm)

## Manitou water taps sought

Through an arrangement crafted by Manitou Springs City Administrator Dan Weeks, John Bock might acquire the right to obtain 27 Manitou Springs water taps for the Red Rock Canyon property in exchange for an easement through the property to the water tank above Crystal Hills.

An existing easement already provides access to the tank, though there may have been instances when the property owner has acted to restrict service vehicle access over this easement.

The Manitou Springs Water Department operates as an "enterprise" and considers water tap fees as part of the income of the enterprise.

Several Manitou Springs residents have commented to the Manitou Springs City Council in opposition to providing water taps which could further development of the Red Rock Canyon property. Some of those residents have also proposed that Council enact an ordinance prohibiting the city from providing water outside the city limits without voter approval. They have indicated that they would put forth a ballot initiative for such an ordinance if one is not enacted by Council.

Citizen comments on this issue at the June 19 Council meeting were reported in the June 22 *Peak Journal*.

Manitou Springs City Council has not yet acted on the proposal to exchange the right to 27 water taps for the easement.

## GOCO meeting held in Colorado Springs

A very important survey meeting was held by the Great Outdoors Colorado (GOCO) Board on June 19th at the Colorado Springs City Council Chambers. This was one of a series of meetings held at various locations in the state to obtain "citizen input" about future expenditures of GOCO money.

GOCO was created by voters to use state lottery proceeds to protect parks, open space, outdoor recreation, and wildlife habitat. GOCO has helped to protect more than 235,000 acres of Colorado land. Funds from GOCO were instrumental in preserving such places as the Myron Stratton open space, Red Mountain and the JL Ranch here in El Paso County. And, we are hopeful that GOCO will be one of the sources of funds that will help us purchase Red Rock Canyon.

Citizen comments at the meeting praised the success of GOCO in its preservation of important open space parcels.

However, several people who commented were critical of recent increases in the allocation of GOCO funds for operational costs at the expense of reduced

funds for land preservation. These comments were directed especially toward the 25% of GOCO funds which go to the Colorado Division of Wildlife (DOW) where GOCO transferred dollars away from habitat acquisition to the species protection program.

GOCO plans to conduct a more extensive survey this Fall for further citizen input on its funding priorities.

Sources for additional information:

Great Outdoors Colorado / 1410 Grant Street / B303 / Denver, CO 80203 / Phone: 303-449-5595

Aimee Cartier, Rocky Mountain chapter of the Sierra Club, 303-449-5595 ext 104

Supplied by Jennie Crystle

### EDITORIAL

## It's not over yet ...

... not by a long shot. Zydeco's recent announcement regarding plans to develop Red Rock Canyon as 20 thirty-five acre residential plots has some of our supporters believing we've lost.

But, we are convinced that 20 castles is not Richard Yates' dream ... And, it can't even be 20. To accommodate 20 thirty-five acre plots the entire property, including the landfill and other damaged areas, would need to be used for residential development. Who's willing to buy a piece of the landfill for a multi-million dollar castle?

And what about water? A recent submission to the Colorado Department of Public Health and Environment on Zydeco's behalf states that "The future water source will be from a public water supply system". Colorado Springs has made it clear that additional water won't come from them without annexation, and it's unlikely Manitou will be persuaded to be the supplier. A golf course is the cornerstone of even the thirty-five acre plan; and a golf course is impossible without additional water.

Our energy and activism was a major factor in Zydeco's scaling back of the project. Our input is impacting water supply decisions.

Now, more than ever, we are in a position of strength to work toward truly preserving Red Rock Canyon and its historic, geologic and archeological treasures. Our goal isn't that far away.

Now, more than ever, we need everyone's effort and support.

Joe Fabock, Chairman

**YES, I WANT TO SUPPORT RED ROCK CANYON OPEN SPACE!**

- Enclosed is my contribution to the Red Rock Canyon Committee for operating expenses  
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ADDRESS: \_\_\_\_\_

\_\_\_\_\_

For more information, contact **Scott Floras** at the *Trails and Open Space Coalition* 633-6884,  
or e-mail: [help@saveredrockcanyon.com](mailto:help@saveredrockcanyon.com)

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Opinions expressed in **THE RED ROCK RAG** are those of the authors and do not necessarily reflect the opinion  
of the Red Rock Canyon Committee.

**WE WANT YOUR INPUT!**

Letters, articles, comments (and glossy photos) may be sent to:  
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Red Rock Canyon Committee  
P. O. Box 2352  
Colorado Springs, CO 80901-2352

Electronic submissions may be sent to:  
[help@saveredrockcanyon.com](mailto:help@saveredrockcanyon.com)  
***Please*** send electronic text in plain ASCII (txt) format.  
Digital images are welcome and should be 300 dpi or better  
at the size the image will be reproduced.

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