

# Our Community News

Volunteers reporting on community issues in Monument, Palmer Lake, and the surrounding Tri-Lakes area



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## Local Events

See pages 23-27 for details of these and many other local events.

- Black Forest Arts and Craft Guild Fall Show and Sale, Thu.-Sat., Nov. 3-5, 9 a.m.-8 p.m. Sun. Nov. 6, 10 a.m.-2 p.m.
- Downtown Monument Holiday Open House, Fri.-Sat., Nov. 4-5
- Chamber Concert Series: *Sound Travels* with Trio Vivante, Sun., Nov. 6, 2:30 p.m.
- Foot Care Clinic, Wed., Nov. 9
- LPHS Musical: *Thoroughly Modern Millie*, Thu.-Sat., Nov. 10-12, 7 p.m.
- Monument Academy Veterans' Day Assembly: "Honoring All Who Have Served," Fri., Nov. 11, 9:45 a.m.
- Tribute Concert to Veterans by Danny Byram, Fri., Nov. 11, 7 p.m.
- Tri-Lakes Community Blood Drive, Tue., Nov. 15, 3-7 p.m.
- Palmer Lake Historical Society: "A Tale of Two Husteds," Thu., Nov. 17, 7 p.m.
- PRHS Musical: *Starlight Express*, Thu.-Sat., Nov. 17-19, 7 p.m.
- Heartsaver CPR/AED/First Aid Certification Course, Sat., Nov. 19, 8 a.m.-4 p.m.
- Foot Care Clinic, Fri., Nov. 18
- NEPCO Meeting, Sat., Nov. 19, 10 a.m.-noon. County planning.
- Free Premier Showing of *Star on Sundance*, Sun., Nov. 20, 2 & 3 p.m.
- Foot Care Clinic, Fri., Nov. 25
- WMMI: The Gold Assay Process, Sat., Nov. 26, 10 a.m. & 1 p.m.
- Monument Library: Community Blood Drive, Sat., Nov. 26, 11 a.m.-3 p.m.
- Palmer Lake's 80th Annual Chili Supper & Star-lighting Festival, Sat., Nov. 26, 4:30-7 p.m.
- Michael Martin Murphey's Cowboy Christmas Show, Sun., Nov. 27, 3 & 6:30 p.m.
- Plan Monument Open House, Wed., Nov. 30, 4-7 p.m.
- Downtown Monument's Small Town Christmas, Sat., Dec. 3, 10 a.m.-6 p.m.
- Monument Hill Kiwanis Club's 11th Annual North Pole at Tri-Lakes Arts and Crafts Fair, Sat., Dec. 3, 9 a.m.-6 p.m. ■

## In this issue

County News 1-48  
Monument News 1, 4-8  
Palmer Lake News 8  
Water & San District News 9-13  
Fire and School District News 15-18  
Baptist Road News 18  
Woodmoor News 19  
Weather 19  
Letters and Columns 19-22  
Snapshots 22-23  
Notices and Calendar 23-27  
OCN Information 28

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**Above:** Heather Young earned her Girl Scout Silver Award by making 22 embroidered stuffed animals for distribution by the Tri-Lakes Monument Fire Protection District paramedics when children need to be transported by ambulance. Tri-Lakes Monument firefighters, from left, Robert Thompson, Mike Rauenzahn, William Vogl, and Mo Ayala thanked Heather for her thoughtful contribution. *Photo by Lisa Hatfield.*

El Paso Board of County Commissioners, Sept. 27, Oct. 6, 11 & 18

## Jackson Ranch rezone approved; Soaring Hope litigation on hold

By Lisa Hatfield

The El Paso Board of County Commissioners (BOCC) considered several issues related to the Tri-Lakes area recently, including a rezoning request to increase the density for the new Jackson Ranch development and a list of stipulations for Soaring Hope Recovery to meet if it wants to avoid litigation for its property that is out of compliance with the El Paso County Land Development Code.

**Jackson Ranch rezone approved**  
After a continuation from Aug. 23, the

commissioners approved three land use applications regarding the Jackson Ranch development east of Roller Coaster Road, north of Higby Road, and west of Shalara Road. All three items were approved by a 4-1 vote. Commissioner Darryl Glenn voted in opposition, stating he was "frustrated with both sides," saying that the developer and the adjoining neighborhood did not use the continuance between the Aug. 23 meeting and this Oct. 27 meeting to have a complete discussion. See [www.ocn.me/v16n9.htm#epbocc](http://www.ocn.me/v16n9.htm#epbocc).

(Continued on page 2)

Monument Board of Trustees, Oct. 3

## More recommendations on procuring renewable water

By Lisa Hatfield

At the Oct. 3 Monument Board of Trustees meeting, "the future of water" was the main topic of discussion, including an amendment to the water supply section of water master plan, more information about how the town hopes to deal with radium in the water, and words of experience from neighboring Donala Water and Sanitation District General Manager Kip Petersen on its connection with Colorado Springs Utilities (CSU). The trustees also approved two land use applications for the Jackson Creek Senior Living facility.

Mayor Jeff Kaiser and Trustee Jeff

Bornstein were excused.

**Water supply section of town's water master plan amended**

Engineers Will Koger and Jonathan Moore of Forsgren Associates and Public Works Director Tom Tharnish presented the trustees with an amendment to Chapter 3 of the town's 20-year water master plan regarding the town's water service area west of I-25. This service area has about 1,110 residential and commercial customers now and is almost entirely dependent on well water "mined" from the declining Denver Basin aquifers.

(Continued on page 4)

El Paso County Planning Commission, Oct. 18

## Gleneagle golf course rezone OK'd; Flying Horse North denied

By Lisa Hatfield

The El Paso County Planning Commission considered two items related to northern El Paso County at its Oct. 18 meeting. The application regarding rezoning the golf course land in Gleneagle was approved. The other, Flying Horse North, which is a proposed development between Highway 83 and Black Forest Road, was denied. Both will now be heard by the El Paso Board of County Commissioners (BOCC).

**Gleneagle Development Agreement Dissolution—Map Amendment (Rezoning)**

The Gleneagle golf course property is north of Northgate Road along Gleneagle Drive. In 2009, the driving range portion was converted to a Planned Unit Development (PUD) zoning district so that 47 patio homes could be built. It included an agreement limiting land use changes within the remaining golf course.

On Oct. 18, Westbrook Capital Holdings LLC requested approval of a map amendment (rezoning) of 10.35 acres from the PUD zoning district to RR-5 (Residential Rural) zoning. The request to rezone the PUD back to RR-5 would nullify the PUD agreement. The applicant wishes to build 56 single-family homes throughout the golf course, instead of the previously planned patio homes just on the driving range area. The remaining open space would likely be re-planned into open space to be utilized by the Gleneagle community, the staff report noted.

The minimum lot size would be 5 acres. "Findings with regard to water sufficiency and wastewater disposal are not required with a rezoning request," the packet stated.

The item was approved by a 6-1 vote and will be heard at a future BOCC meeting. Check weekly for BOCC agenda updates at <http://bcc.elpasoco.com/Pages/TuesdayCurrentAgenda.aspx>.

**Flying Horse North rezone denied**

The commissioners considered a new proposed development that would be known as Flying Horse North. It would be west of Black Forest Road and east of Highway 83 on a proposed eastward extension of Stagecoach Road at Donald Wescott Fire Protection District's Station 2.

**Note:** Flying Horse North is not to be confused with Flying Horse, which is west of Highway 83 at Northgate Boulevard.

Flying Horse North is owned by PRI2 and represented by NES Inc. On Oct. 18, they requested a rezoning of 1,417 acres from the RR-5 (Residential

(Continued on page 4)