

path would go in relation to the water tank and the new retaining wall. Joe Loidolt of Classic Homes said the trail would wind in between the trees but the exact path was not set yet. Loidolt

said they were also trying to work around the remaining historical Baptist Camp buildings that Palmer asked about. Classic Homes bought the 460-acre Baptist Camp in 2005. See www.ocn.me/v5n9.htm#brrta.

Trustee Greg Coopman was concerned with words in both ordinances saying, "Whereas the Board of Trustees finds that the final plat ... implements the visions of the Town of Monument comprehensive plan update and the goals and visions of the residents of the town of Monument," since the comprehensive plan update has not been presented to the board or approved yet. Both ordinances were amended and then unanimously approved without that paragraph.

Village replat approved

Manning presented an ordinance approving the Lokal Homes LLC application for a replat for Lots 4-43, Jackson Creek Market Village. The development would build 40 townhomes on Lyons Tail Road between Jackson Creek Parkway and Leather Chaps Drive. The replat had been approved on Dec. 14 by the Monument Planning Commission.

The Jackson Creek Market Village PD Site Plan was approved in 2005, Manning said, and instead of some townhomes having one-car garages, this replat provided that all the townhomes now have two-car garages.

The 2003 Monument Comprehensive Plan Future Land Use map designated the site as multi-family residential. The replat is consistent with the policy to accommodate a diversity of housing in terms of cost, density, lot size, and types, the staff report noted.

The developer has to buy water from Triview because the land does not have enough water rights on its own for this development. A land use permit will not be issued, and Triview will not provide a will-serve letter for water and sewer services, until an in-lieu-of payment is made for that water. Triview quoted the developer a price of \$195,000 to buy this water in September.

Note: However, it will likely have to pay more than that now since Triview raised the costs for in-lieu-of fees for water development in December. See www.ocn.me/v17n1.htm#tvmd and related Triview article on page 17.



Above: At the Jan. 3 Monument Board of Trustees meeting, Police Chief Jake Shirk, right, presented the award for Outstanding Volunteer of the Year for the Town of Monument to Greg Fell, who spends countless hours as a volunteer chaplain for the Police Department. "His primary goal is to help our officers and the things they have to face. He is always the first one to be here and assist," Shirk said. *Photo by Lisa Hatfield.*

Manning said the land south of this townhome development is all platted already and there are no plans for any driving access into the King Soopers shopping center.

The trustees voted unanimously to direct Manning to get bids for an updated traffic study for Lyons Tail and the Jackson Creek Parkway area. He said it could begin within the next few weeks.

Tri-Lakes resident Ann Howe spoke against the ordinance, saying if all the townhomes had two-car garages, it would double the amount of potential traffic generated.

The replat ordinance was approved unanimously as amended, deleting the "implements the visions of the comprehensive plan update" paragraph Coopman had spoken about in the Sanctuary Pointe ordinances.

Last BRRTA resolution, ever!

The trustees voted unanimously to terminate the contract creating the Baptist Road Rural Transportation Authority (BRRTA) and to dissolve the authority. The El Paso Board of County Commissioners had just passed a similar resolution on Dec. 9. *For photos and more information about the whole set of BRRTA projects, see www.ocn.me/v17n1.htm#brrta.*

Thanks to volunteer police chaplain

Police Chief Jake Shirk presented the award for Outstand-

ing Volunteer of the Year for the Town of Monument to Greg Fell, who had been an unpaid Monument reserve police officer since 2009. In 2013 he turned in his badge and became a volunteer chaplain for the Monument Police Department, using his doctorate in marriage and counseling and more than four decades of work in ministry to help officers and their families. "On behalf of the Police Department, but more on behalf of the town of Monument, thank you for your volunteerism," Shirk said.

Checks over \$5,000

As part of the consent agenda, the trustees unanimously approved the following checks over \$5,000:

- Triview Metropolitan District, October sales tax, November motor vehicle and regional building use tax – \$164,941
- NORAA Concrete, sidewalk project – \$14,541
- Pikes Peak Regional Communication Network, dispatch radio user fees – \$6,020
- Community Matters Inc., comprehensive plan – \$8,516

Public posting for meetings approved

Deputy Town Clerk Laura Hogan presented a resolution designating the official posting places for public meetings for the town. While notices may also be posted other places too, such as the Town of Monument Facebook page, the official sites are:

- Bulletin board located at Monument Town Hall (645 Beacon Lite Rd.)
- Bulletin board inside the Monument Post Office (545 Third St.),
- Town of Monument website (www.townofmonument.org)

The meeting adjourned at 7:25 p.m.

Lisa Hatfield can be reached at lisahatfield@ocn.me.

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