

**Creekside Commercial lots approved**

According to Planning Commission documents, the Creekside Commercial development is Visions Development Inc.'s plan to subdivide an existing 7.72-acre parcel off Jackson Creek Parkway, located on the southeast corner of Jackson Creek Parkway and Leather Chaps Drive, to make three lots for commercial purposes. Lot 1 would likely house a retail venue, Lot 2 would be home to a Goodwill store, and Lot 3 would feature a medical supply store.

Principle Planner Mike Pesicka reported that the property contains a portion of an existing protected Preble's mouse habitat, but Vision Development's representative noted that the current mouse habitat "has moved down to the drainage way." The town staff is requiring

Visions Development to submit an amended "404" permit from the U.S. Army Corps of Engineers documenting that an arrangement has been made with them regarding construction within a portion of the mouse habitat prior to any town permits being issued for land development on the site.

Water and wastewater service would also have to be provided by Triview Metropolitan District before land use permits are provided or the plat system initiated.

All designs for buildings and signage would complement existing structures and color schemes. The proposed facilities would be built in "earth tones" with wood trim. The commission approved motions recommending that the Board of Trustees approve both the preliminary/final plat and the preliminary/final site plan with several condi-

tions that the issues noted have to be resolved before any construction can begin.

The meeting concluded with a unanimous vote to retain Ed Delaney and Kathy Spence as president and vice president of the Planning Commission for another term.

For more information, see [www.townofmonument.org/meetings/planning-commission/](http://www.townofmonument.org/meetings/planning-commission/).

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The next meeting will be at 6:30 p.m. on March 12 at 645 Beacon Lite Rd. Meetings are normally held on the second Wednesday of the month. Information: 884-8017 or <http://www.townofmonument.org/meetings/>

Kate Wetterer can be reached at [katewetterer@ocn.me](mailto:katewetterer@ocn.me).

**Donald Wescott Fire Protection District board, Feb. 18**

**Longtime resident named to board vacancy**

By Nancy Wilkins

At its Feb. 18 meeting, the Board of Directors of the Donald Wescott Fire Protection District unanimously voted to appoint John Fredell as a new board member. Fredell filled the vacancy created when Scott Campbell presented his letter of resignation at the Jan. 21 meeting.

Campbell, offering his best wishes and continued success to the fire district, cited personal reasons for leaving. Campbell served on the board for over six years.

Following the acceptance of Campbell's resignation, the board unanimously voted to reassign Director Greg Gent as board chairman and Director Harland Baker as secretary.

Fredell, who is program director for Colorado Springs Utilities' Southern Delivery System, is a longtime resident of the district. At the Feb. 18 board meeting, he expressed interest in continuing fire mitigation, praising the efforts of the board, fire chiefs, and firefighters. Fredell will be sworn in at the March 18 board meeting.

**Chief's report**

Fire Chief Vinny Burns said a resident of the fire district expressed interest in purchasing Station 3. Baker said he would follow up with this inquiry. Assistant Chief Scott Ridings will pursue a state grant for fire mitigation affect-

ing the area along the Highway 83 corridor in which the state would contribute 60 percent of the funds.

Ridings also reported expenditures for Self Contained Breathing Apparatus at \$1,800 per set for 20 units. Burns mentioned that the ladder truck constantly needs repairs, adding unexpected costs to vehicle expenses. There were 150 calls for fire runs in January, down from 186 in 2013, Ridings said.

**Financial report**

Administrative Assistant Cheryl Marshall gave the financial report for January. The board expressed concern that the district had spent 10.5 percent of its budgeted expenses for the year in January. Marshall said the expenses contain insurance items that are paid in January but may cover more than one month. Marshall plans to speak with a representative from Wells Fargo Bank to discuss the possibility of refinancing the Station 2 construction loan at lower rates.

Bank balances as of Jan. 31 were: Peoples National Bank \$52,482, Colorado Peak fund \$179,942, Colorado Trust \$439,388, and Wells Fargo Public trust \$444,551, for a total of \$1.1 million.

**Other matters**

The board appointed Marshall as the designated election officer for the May 6 election of the Wescott board. Marshall said if there are no new nominations, there will be no election because existing board members would run unopposed.

Director William "Bo" McAllister had asked the board about the possibility of pursuing a mill levy increase at the Jan. 21 meeting, but then withdrew the discussion at the Feb. 18 meeting.

Chairman Greg Gent stated the fire marshal position had been eliminated due to budget constraints.

The board entered an executive session for the purpose of "determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators."

Marshall said the district did not discuss merging with the Black Forest Fire Protection District before or after the executive session.

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The next meeting is scheduled for 7 p.m. March 18 at Station 1, 15415 Gleneagle Drive. Call 719-488-8680 for more information.

Nancy Wilkins can be reached at [nancywilkins@ocn.me](mailto:nancywilkins@ocn.me).

**Black Forest will merge with Wescott as a fire authority**

By Lisa Hatfield

During a press conference on Feb. 19, the Black Forest Fire Rescue Protection District (BFFRPD) said it will create a fire authority with the Donald Wescott Fire Protection District.

The Black Forest Board of Directors' statement said, "We believe it's time for responsible leadership to step forward and join us in creating a culture of working together, rather than being at odds. That's what we hope to do as we join with our neighbors at Donald Wescott

Fire in creating a new authority for better fire and rescue response."

OCN will continue to report on the progress of these merger discussions in its Wescott meeting articles.

Lisa Hatfield can be reached at [lisahatfield@ocn.me](mailto:lisahatfield@ocn.me).

**Palmer Lake Sanitation District, Feb. 11**

**Lake of the Rockies inclusion approved**

By Jim Kendrick

On Feb. 11, the Palmer Lake Sanitation District board conditionally approved the inclusion of the Lake of the Rockies development on the southwest corner of Mitchell Avenue and Second Street in Monument. Charlie Williams of the development firm Century Communities and consultant engineer Kyle Campbell of Classic Consulting Engineers and Surveyors LLC applied for district inclusion of the 156 single-family home residential community.

Century Communities is purchasing the Lake of the Rockies parcel from the landowner BK-LOR LLC. BK-LOR will next seek Town of Monument approval of an amended PD site plan for the Lake of the Rockies development.

Director Gary Atkins was absent from the meeting.

**Background**

On Jan. 21, the Monument Board of Trustees approved the Lake of the Rockies Annexation No. 2 of two BK-LOR parcels of land immediately adjacent to the already annexed BK-LOR Lake of the Rockies parcel on Mitchell Avenue just south of the Second Street intersection. The total amount of land annexed was 3.57 acres.

A condition of approval of BK-LOR's request to have these two annexed Lake of the Rockies parcels rezoned to Planned Development Residential was that an executed petition for inclusion into the Palmer Lake Sanitation District had to be provided to the Monument Development Services Department prior to recording the annexation map.

Parcel A is a thin, 0.47-acre sliver that lies along the western boundary of the large already annexed parcel. The middle of this narrow strip is adjacent to the east

side of the Monument Lake Dam. Parcel B is a 3.10-acre strip adjacent to the west side of the railroad tracks that extends south of the intersection of Mitchell Avenue and

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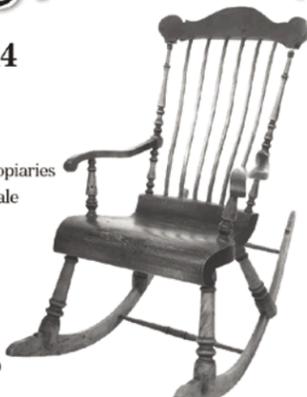
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**My Commitment is to ACT:**

- Accountability
- Caring
- Transparency

**My Concerns:**

- Fire evacuation plan for all residents
- Fiscal responsibility & accountability
- Follow through on complaints
- New fire station
- Sale of recreational marijuana
- Updated website
- Water in our lake

**My Accomplishments:**

- Palmer Lake Art Group - President
- Fountaindale Library Executive Board Trustee - Secretary (Elected position)
- Bolingbrook Chamber of Commerce - Past President
- Heart Haven Outreach (H2O) (non-profit helping troubled teens). Executive Board Member, and Founding Member
- Marion House - Volunteer

**Please vote for me on April 1<sup>st</sup>**

