

Monument Planning Commission, May 14

Landscaping restriction, Lake of Rockies rezoning approved

By Kate Wetterer

On May 14, the Monument Planning Commission approved a landscaping requirement and the Lake of the Rockies rezoning.

Commercial landscaping requirements

The commissioners decided that new commercial devel-

opments would be generally restricted from using sod in landscaping due to difficult upkeep and to conserve water, but that a case could be made for sod on an individual basis provided there is an adequate water supply available. The bill was approved 5 to 2, with Brad Hogan and John Dick voting against. Commissioner Dick made a case for the public's right to choose whether or not to use sod without the government's interference.

Lake of the Rockies rezoning

The Lake of the Rockies development's discussion was divided into three segments, and each proposition was voted on separately.

Tim Seibert represented NES Inc. in proposing the rezone of 60.506 acres from Planned Commercial Development to Planned Development only, making way for the Lake of the Rockies housing project. The plot of land currently allocated for the development is southwest of the intersection of Mitchell Avenue and the access road to Monument Lake.

While the housing development could be built without rezoning, the change would forbid commercial enterprises. This rezoning request was approved unanimously.

156 single-family homes proposed

The Lake of the Rockies housing development's preliminary final plat divides the land into 156 single-family lots, fewer than were approved when the plan was originally suggested. The community might have to purchase water from the town if its water resources fall short.

Should the Board of Trustees approve the Lake of the Rockies development, homes of different sizes would be built, serviced by a variety of hiking trails and some new facilities near Monument Lake. Improved parking

and restrooms would be provided for visitors to the lake, as well as public seating/eating areas and a freshly-paved access road. All trails would be open to the public.

A concrete wall would be built along Mitchell Avenue and a wooden fence would be installed along the south barrier of the development. Commissioner Glenda Smith advocated eliminating the tall wooden privacy fences in the design plan, which is something the builders agreed to work with.

A 14.19-acre parcel of land would be delegated to the town as open space for light public use. This is because it is impacted by a 100-year floodplain and because it is a protected Preble's mouse habitat.

Citizens from the West Oak Ridge subdivision expressed some concerns about the Lake of the Rockies development, including the increase in traffic this new community would generate.

Other issues discussed included the density of the development, with builders urged to construct fewer homes across the lot. Citizens said this would improve safety and would better conform to the rest of Monument. Also, it was noted that run-off from so many new homes could add chemicals to Monument Lake itself, resulting in increased algae growth.

In the end, the preliminary final plat and the final PD site plan were approved 6 to 1, with Commissioner Dave Gwisdalla voting against both times.

The next meeting will be held at 6:30 p.m. June 11 in Town Hall, 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.

Woodmoor Water and Sanitation District, May 13

Shaffer nominated for Manager of the Year

By Nancy Wilkins

At the May 13 Woodmoor Water and Sanitation (WWSD) Board of Directors meeting, the board unanimously voted to recommend Jessie Shaffer as Special District Association Manager of the Year. Also, WWSD faces an upsurge in service to new homes, a major water main broke in two places on Woodmoor Drive, and unaccounted water was down to 7 percent.

Attorney Erin Smith presented resolution 14-07 for the board to nominate Jessie Shaffer as Special District Association Manager of the Year.

Shaffer has served as district engineer since 2004 and was appointed district manager in 2008. As district manager, Shaffer has steered the district through the long and lengthy process of obtaining a new renewable water source, created a rate structure for customers who use large quantities of water for irrigation, and recently updated system specifications for design plans and construction.

According to the resolution form, "When decisions need to be made regarding the district, Jessie is able to look at things from a high-level management view, along with looking at, and understanding, the technical engineering intricacies involved in providing clean and

safe water to district customers."

Shaffer complimented a talented and diverse staff, supportive board, and a group of remarkable consultants at WWSD.

Rise in new housing development

WWSD is experiencing a surge in the number of residential housing units being planned in the district.

One of several new housing developers who contacted WWSD plans to construct houses surrounding Lake Woodmoor. The developer, La Plata, plans to build several homes on existing lots and is proposing to realign a reach of sewer service within the development.

WWSD also received preliminary development plans referred to the district from the town of Monument for 128 single-family detached structures, near the southeast corner of Knollwood Drive and Highway 105. The developer seeks rezoning from the city of Monument from commercial to residential uses.

Rivers Development also plans to build additional housing units, near Palmer Ridge High School.

Shaffer said he hasn't seen this much new activity in WWSD for over five years

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