
The Monument Board of Trustees usually meets at 6:30 p.m. on the first and third Mondays of each month at Monument Town Hall, 645 Beacon Lite Road.

The Dec. 19 meeting was canceled. The next meeting is scheduled for Tuesday, Jan. 17. Call 884-8014 or see www.townofmonument.org for information. To see upcoming agendas and complete

board packets for the Monument Board of Trustees or to download audio recordings of past meetings, see <http://monument-townco.minutesondemand.com> and click on Board of Trustees.

If you would like to help OCN cover the Monument Board of Trustees by recording meetings or writing articles, please contact Lisa Hatfield at lisahatfield@ocn.me.

Monument Planning Commission, Dec. 14

Three developments move forward

By James Howald

The Monument Planning Commission (MPC) met on Dec. 12 to consider three developments currently underway in its jurisdiction. Commissioners Kathy Spence, Ed Delaney, Michelle Glover, and John Dick were present. Commissioners Jim Fitzpatrick, David Gwisdalla, and Daniel Rathke were excused.

Two Sanctuary Pointe filings approved

The MPC began by considering the preliminary final plat for Carriages at Sanctuary Pointe Filing 2. This development is located north of Baptist Road and west of Fox Run Park. Filing 2 will consist of 48 lots in four tracts on 12 acres.

Monument town staff recommended approval of the preliminary final plat as it met all requirements, and pointed out that the developer had obtained a will-serve letter from Triview Metropolitan District (TMD).

During the comments from citizens on this project, resident John Bender asked about the status of a trail indicated in the site plan and expressed skepticism that TMD actually had the water required to serve the development. Residents Tom Olson and Susan Petti both commented on the potential impact to traffic and availability of water.

Joe Loidolt of Classic Homes, the developer of the project, responded that the plans did include a trail on the Fox Run side of the development.

The commissioners voted unanimously to approve the preliminary final plat for the project.

The board then took up the preliminary final plat for Sanctuary Pointe filing 3, which is located to the west of filing 2 and consists of 84 residential lots on 58 acres. Town staff pointed out that filing 3 also has a will-serve letter from TMD and that there is an unresolved question about access to a water tank that will be built on land that is part of filing 3. Commissioner Glover remarked that the access to the water could conflict with the construction of a trail. Town staff recommended approval with the stipulation that the access question be resolved.

During public comments on the project, Bender pointed out that construction of the trail would be the responsibility of

the developer according to the municipal code. Resident Ann Howe pointed out that there were upcoming meetings to discuss the widening of I-25 scheduled for Jan. 24 at Library 21C at 1175 Chapel Hills Dr. in Colorado Springs and Jan. 26 at the Douglas County Fairgrounds.

The commissioners voted unanimously to conditionally approve the preliminary final plat for the project, with the stipulations that the trail and access issues be resolved.

Jackson Creek Townhome replat advances

The Jackson Creek Townhome development will consist of 40 townhome lots on 4.1 acres located on the south side of Lyons Tail Road just northeast of the King Soopers store at Jackson Creek Crossing. The developer requested a replat of interior lot lines to adjust the size of some of the individual lots by about three feet. Town staff recommended approval with the condition that the developer acquire a will-serve letter from TMD.

Commissioner Michelle Glover pointed out that the original approval for the development was given in 2005, and argued that the developer should have to go through the entire approval process again. Town Attorney Gary Shupp said that once approval is granted, it becomes a vested property right and can't be revoked simply because development does not proceed soon after approval.

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Chris Bremer, representing Global Homes, confirmed that the replat was requested primarily to allow for two-car garages for each townhome.

Bender argued that the development should include a road that would allow townhome residents to drive to King Soopers without driving onto Jackson

Creek Parkway, which is already congested at the entrance to King Soopers. Several other residents felt the development would increase traffic congestion.

The commissioners voted unanimously to approve the replat with the condition that the developer acquire a will-serve letter from TMD.

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