

followed, but he wanted to make sure people and their property values were protected and supported and that the public was able to have time to give feedback.

Instead of installing chain-link fencing with opaque slats for screening, Trustee Kelly Elliott suggested that staff work with the applicant on a more aesthetically pleasing fence material. The ordinance was approved 5-1 with that condition. Coopman voted no.

**Pilot Travel Center approved**

The rezoning, Final Plat, and Final PD Site Plan for a Pilot Travel Center was approved by a 4-2 vote after a long discussion and series of public comments. Trustees Jeff Bornstein and Coopman voted no. Coopman did not think it was in substantial compliance with the 2017 Comprehensive Plan.

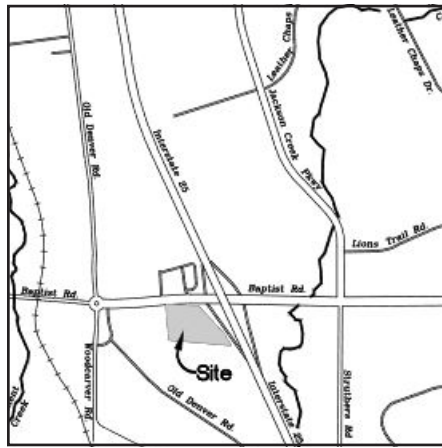
The Planning Commission approved this ordinance on Aug. 9 by a vote of 6-0-1. Commissioner David Gwisdalla abstained, saying he could not vote since he had discussed the project in-depth with the applicant and made several suggestions. See [www.ocn.me/v17n9.htm#mpc](http://www.ocn.me/v17n9.htm#mpc).

This lot has been zoned for this specific type of development since 1989, but the Planned Industrial Development (PID) zoning needed to be updated to PD, Jones said. The business will include a restaurant, fast food drive-through, convenience store, gas station, auto and truck fuel pumps and parking, and a truck scale on an 11-acre site southwest of I-25 at the intersection with West Baptist Road.

**Note:** The site is also part of Forest Lakes Metropolitan District/Pinon Pines Metropolitan District #3 (PPMD #3), which will provide water and wastewater service. See [www.ocn.me/v17n6.htm#flmd](http://www.ocn.me/v17n6.htm#flmd) about the public infrastructure fee which would be applied to every retail transaction, excluding diesel gasoline. This would be in addition to the 3 percent sales tax that the Town of Monument already adds to retail transactions.

Ross Shaver, Project Manager for Pilot Travel Centers, made comments including:

- We hire local subcontractors for landscape and other maintenance.
- An immense amount of landscaping will be done.
- We estimate \$2.7 million in annual tax revenue, \$155,000 which would go to Monument.
- About 77 new local jobs will be



created, half of which will be full time.

- We think our competition will cause Diamond Shamrock to upgrade its service.
- We have met with leaders of the town throughout this year.
- A pedestrian crossing will be built across Baptist Road.
- We are building \$750,000 in infrastructure and will dedicate it to the town.
- Due to topography, the 60-foot Pilot sign will be similar in height to the Shamrock Station sign.

Shaver said the business would serve an estimated 1 million customers a year, 80 percent of which are regular car drivers. On average, this would mean 300 trucks or 1,500 total vehicles per day. He said the county traffic engineer said that area is Level A, and the only part they are worried about is by 2040, the roundabout at Woodcarver Road and Old Denver Road may need to have an extra lane added. The Colorado Department of Transportation just rebuilt this interchange, so re-striping would be needed to create a westbound left turn on Baptist Road south to the new Terrazzo Drive, Jones said.

Several trustees and residents asked questions about crime. Shaver said crime happens in all industries and that Monument is not a rough community. "We will do what it takes (against crime) because we don't want to go out of business after making this big investment," he said. Police Chief Jake Shirk said the Diamond Shamrock truck stop has had four total criminal reports in the last 18 months, and reports of some suspicious incidents that did not result in observed criminal activity.

During public comments, seven people spoke against the project citing concerns with quality of life, pedestrian and bicyclist safety, traffic, lack of opportunity for public input, drug

trafficking from Mexico, vagrants, safety concerns about children, the height of the sign, light pollution, and tree maintenance once they are planted. The overall sentiment was, what do we want Monument to grow into, a truck-stop town or a retail and professional town?

One person spoke in favor, saying extra lanes would be put in for traffic, residents seem prejudiced against truck drivers, and the revenue could help the town.

Trustee Kelly Elliott said if builders meet the zoning requirement, the board cannot pick and choose what kind of business or development builds. She added that she had not heard any comments from Jones on ways this project did not legally meet the 2017 Comprehensive Plan, which calls this a mixed-use and industrial area.

Murphy said, "I don't like thinking there is a gun to my head having to vote a particular way because it seem to fit with the Comprehensive Plan and the zoning ordinance.... I would just like more dialogue."

Town Attorney Alicia Corley said the town gave proper notice and procedures for the planning commission and the board hearing that night. "We did everything legally required to do."

**Fireworks sales now illegal**

The trustees also voted 4-2 to make it illegal to sell fireworks within the town boundary. Town ordinances already made it illegal to use any fireworks that leaves the ground or "booms" within the town. Wilson and Elliott voted no.

**Tri-Lakes Silver Alliance**

Melissa Evans-Bagnall, who volunteers as president of board of directors for the Tri-Lakes Silver Alliance (TLSA), explained the goals and needs of this

unique local senior center which is a 501(c)(3) nonprofit organization. It is housed in the modular building on the campus of Lewis-Palmer High School and is the only senior center between Colorado Springs and Castle Rock.

TLSA provides exercise classes, social groups (women's tea, card groups, bingo), educational workshops, crafts, music, a free meeting location for senior-oriented presentations, and day trips for those who may not be able to join the country clubs, YMCA, or assisted-living excursions. The free Senior Beat newspaper lists all the details; call 464-6873.

"The list of offerings goes on, and the demand is growing... the senior population can use our facilities for free," Evans-Bagnall said. However, annual revenues are dependent on variable donations. TLSA volunteers also run a thrift store at 755 Hwy. 105, and all proceeds go toward TLSA's \$68,000 annual expenses, she said.

Goals for Tri-Lakes Silver Alliance include:

- Serve a lot more seniors, in more ways, in a nicer facility.
- To have a permanent building that is reliably funded, staffed and supported by our local government.
- Provide transportation for shut-ins to the facility.

At 10:11 p.m. the board went into executive session for legal advice on the Forest View Estates lawsuit. Town Clerk Laura Hogan said no announcements or votes were made when the open session resumed.

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*Thank you to Monument resident Cheri Hysell for this headline. Lisa Hatfield can be reached at [lisahatfield@ocn.me](mailto:lisahatfield@ocn.me).*

*Monument Planning Commission, Sept. 15, 2017*

## Monument Ridge Amendment passed, tire center Site Plan Amendment denied

*By Kate Pangelinan*

The Sept. 9 Monument Planning Commission meeting began with a special presentation from the Lewis-Palmer School District (LPSD) and then segued into discussion and approval of a proposed sketch plan amendment to the Monument Ridge Planned Development Site Plan, discussion and denial of a site plan amendment for Les Schwab Tire Center, and adjustments to the Landscaping Ordinance.

Approximately 19 people attended, and Commissioners David Gwisdalla and Kenneth Kimple were absent. Chairman Ed Delaney was also absent, so Commissioner Jim Fitzpatrick led the commission.

**Swelling population affects school district**

Representatives from LPSD, Assistant Superintendent Cheryl Wangeman, and Matt Dunston, member of Charter School Board of Education and D-38 Long-Term Facilities Planning Committee, addressed the planning commission in an effort to establish a lasting relationship so the Town of Monument understands the school district's needs. The primary concern of the presentation was to make it clear that the district's student population increases each year the equivalent of up to a third of an elementary school, and elementary and middle-school classrooms are filling up quickly.

A committee from across the dis-



## The Club's 140 Members Have a Heart for Service



**Club Meets Each Saturday at 8:00 A.M.  
D-38 Schools Administration Building  
146 Jefferson Street  
Monument, Colorado 80132  
[www.monumenthillkiwanis.org](http://www.monumenthillkiwanis.org)**