

Monument Planning Commission, Nov. 8

Wagons West development proposal advances

By Kate Pangelinan

On Nov. 8, the Monument Planning Commission approved and recommended the Wagons West housing development's Annexation, Zoning, and Preliminary PD Site Plan.

Commissioners Kenneth Kimple, Ed Delaney, Daniel Ours, and Jim Fitzpatrick were in attendance.

Wagons West proposal

The Wagons West property is adjacent to Old Denver Road and north of the Monument Ice Rink, covering 34.714 acres. The proposed housing development would be composed of 131 residential dwelling units, with 54 attached single-family homes and 77 attached single-family townhomes. The applicant—Wagons West LLC, in connection with NES Inc. as a consultant—intends to complete this project in two phases.

Phase 1 of the Wagons West housing development would feature a percentage of the planned townhome-style residences, built with access from the south of the property. This would also be when the detention pond and lift station are built. Visual representations of these different housing options, as well as maps of the property, are available at <https://monumenttownco.documents-on-demand.com/Document/cd956052-42bfe711-80bf-001fbc00ed85/Packet110817.pdf>.

Andrea Barlow, representing NES, explained that a goal of this development is to contribute a wider range of housing options to the town. Houses in Monument increased in price by about 10 percent over the last year, and many professionals commute to the town because their sala-

ries would not accommodate living inside it. The Wagons West townhome residences are intended to cost \$230,000 to \$250,000, providing more opportunities for young professionals, new families and empty nesters looking to downsize to find affordable housing in Monument, she said. The single-family houses that are intended to come in a later phase of development will cost \$260,000 to \$280,000. Both types will feature two to three bedrooms as well as garages that will accommodate at least two cars. Sixty percent of the townhomes will have two-car driveways.

A bit over 15 acres of open space would remain to the north of the development, and a park would be situated between groups of houses. Teachout Creek runs from east to west across the northern half of the property. There would be 550 feet between the Wagons West development and the existing neighborhood to the north, and 610 between this proposed project and the homes to the west. Two points of access would be provided off Old Denver Road. Extra parking spaces would be provided for visitors, alongside the option of parking on the street.

There is sufficient water on the property to support the development, Barlow said. Water rights for this land would be deeded to the town, and a future well site area left clear.

The staff recommended conditions including providing a way to cross the road to reach Old Denver Trail, accommodating for drainage, and developing turn lanes.

Public hearing

Topics brought up during the

public hearing included concern for the endangered Preble's meadow jumping mouse, as it was suggested that the safe spaces set aside for the mouse have been shrinking with new developments, and frustration from Trails End residents who do not believe they received proper notice about this project. Worry was also expressed about how this development might impact the creek, and an attendee called for more accommodation of non-vehicular ways of getting around. A sidewalk leading farther into Monument was suggested, so families could walk or bike in greater safety.

One citizen noted that he lives 615 feet away and remembers receiving a letter explaining the project. He expressed support for the development and stated that realtors may not be entirely truthful about the possibility of future developments in an area to try to sell homes. He noted that this can't be the Town of Monument's responsibility.

The applicant responded, saying that traffic studies have been conducted as well as studies pertaining to the protected mouse. A piecemeal, incomplete sidewalk could be dangerous, and so it is thought improvements would be best made over time.

Results

Commissioner Kimple moved to approve the Wagons West development's proposal with the suggested conditions, and it was approved unanimously. The project will now go on to be reviewed by the Board of Trustees.

Other business

Commissioner Kevin Geisbert has stepped down, so the town will be accepting ap-

plications for a new Planning Commission member. Other commissioners' terms will be expiring soon, too, so new positions will open.

If a Monument Planning Commission meeting is held in December, it will be at 6:30 p.m. on Wednesday, Dec. 13, 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/>

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Monument Board of Trustees, Nov. 20.

Pay raise for police proposed

By Lisa Hatfield

On Nov. 20, the Monument Board of Trustees (BOT) debated with staff when and how to incorporate a police officer pay raise, which was just suggested at the Nov. 18 budget workshop, into the 2018 budget. They also heard updates on code enforcement, the Village Center Metro District, and the Tri-Lakes Chamber of Commerce.

The board also celebrated the promotion of one of the Police Department detectives. Mayor Pro-tem Don Wilson ran the meeting in the absence of Mayor Jeffrey Kaiser.

The Nov. 6 meeting had been rescheduled to Oct. 30 and was then canceled.

Police officer promoted

Monument Police Chief Jake Shirk said, "It is not too often that the Police Department gets the opportu-

nity to promote one of our own to the next level." He said even eight years ago when he hired Joseph Lundy, he noticed Lundy's courage, fortitude, professionalism, and desire to be a great officer for MPD.

Shirk said with Town Manager Chris Lowe's support, MPD was able to add a third sergeant position to "mentor our own to take our positions when we are gone." Lundy was the top scorer on




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