

- neighborhood leaders will learn about:
- How to join the FireWise and Fire Adapted Communities recognition programs.
  - Successful local wildfire prevention programs
  - Training on how to assess their lo-

cal fire risk and develop efforts for property owners to improve their outcome in wildfires

Follow-up after this meeting will feature mentorship for neighborhoods that want to become FireWise communities, develop action plans, and execute mitiga-

tion and preparedness efforts. To register or for more information, see [epcwildfire.eventzilla.net](http://epcwildfire.eventzilla.net).

The board voted unanimously to go into executive session at 7:49 p.m. to receive legal advice concerning current litigation. Deputy Town Clerk Laura Hogan

said that no votes were taken, and no announcements were made, after the executive session.

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

Monument Planning Commission, March 8

## Lake of the Rockies North Filing 1 advances with approval of rezoning and site plan

By Kate Pangelinan

The March 8 Monument Planning Commission meeting primarily featured the Lake of the Rockies North Filing 1 plan, which is a proposed housing development on the northeastern side of Monument Lake, southwest of Mitchell Avenue and North Monument Lake Road. The property owners' request for rezoning from Planned Commercial Development to Planned Development was approved with conditions, alongside the proposed preliminary/final plat and the preliminary/final PD site plan. The vote was 5 to 1, with Commissioner David Gwisdalla opposed.

Andrea Barlow of NES represented the property owners, Gulf Coast Resorts Inc., as the applicant at this meeting. She explained how in January 2003 a deal was struck by the Board of Trustees with Gulf Coast Resorts that guaranteed the developer this parcel of land for the eventual development of six single-family homes beside Monument Lake. Commissioner Michelle Glover requested to be briefed on exactly what the ramifications of the agreement were, and what ability the Planning Commission had to forbid or

modify these agreed-upon terms. Town Attorney Gary Shupp explained that the number of residential lots could not be reduced. The town could not now announce that only four lots can be developed, as Gulf Coast Resorts was originally guaranteed six.

The Lake of the Rockies North Filing 1 project covers a 2.23-acre parcel of land and would feature the six single-family houses originally proposed in 2003. The maximum building height would be 35 feet. Lot 1 would be a one-story ranch home, an accommodation the developers made for the project's neighbors to help maintain surrounding views of nature. This will be a gated development, according to the plan presented in the meeting's packet. It will be served by a private road called "Lake Vista Point," leading from an existing access road to Monument Lake, via Mitchell Avenue. Lot sizes for the project would range from 13,260 to 22,804 square feet. While all six homes would be built beside Monument Lake, no lake houses or docks could be built in the "backyard" areas of the properties.

The existing access road is also

planned to be improved and paved alongside the building of this development. Another off-site agreement would be the

"buried storm sewer facility that is designed to take drainage from Third Street to the east and change the historic flow

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