



Above: Commissioners Kathy Spence and Ed Delaney at the June 14 meeting of the Monument Planning Commission. This was Spence's last meeting. She resigned, following almost 16 years of serving the town as a commissioner. Photo by Kate Pangelinan.

restaurant, including a picture of the already existent businesses with the new building sitting among them. Efforts were taken to keep the new restaurant compatible with the shopping center's architectural themes, such as a modification of Kentucky Fried Chicken's building color scheme from red and white stripes to beige and cream stripes. The restaurant will feature stucco and timber, to mirror the developments already in place around it. Most signs will be lit only from above.

Commissioner Spence expressed concern about parking availability at the new Kentucky Fried Chicken, wondering if employees might try to park where Freddy's Steakhouses employees already park. At the moment, the plot of land where the new restaurant will be built sometimes serves as overflow parking for Freddy's, too, which could cause confusion as the new development takes root. Brown said that the 30 provided parking spaces at the Kentucky Fried Chicken should be sufficient, given that even fewer parking spaces have served similar restaurants well. A great deal of the restaurant's business is expected to come from drive-through sales, where custom-

ers will not necessarily require a parking space.

Valerie Remington, a Jackson Creek resident and Triview Metro District manager, spoke during the public hearing. She urged the planning commissioners to do what they could to get rid of the stripes along the Kentucky Fried Chicken restaurant's building, out of concern that it would clash with existent buildings. Commissioner David Gwisdalla was also unsure about the restaurant's striped pattern, although he was more worried about the red and white stripes featured in the official logo. He and Commissioner Spence wondered if there could be a way to change this particular restaurant's rendition of the logo to have softer, less dramatic stripes. Brown said he would be willing to consult with Kentucky Fried Chicken officials to discuss changing either striped pattern, but also explained that the red and white stripes are intended to resemble a bucket of the restaurant's chicken. It is a very intentional design element and logo, and he didn't have the authority to just strike it out of the restaurant plans.

Commissioner Spence made a motion to approve the Kentucky Fried Chicken's

Final PD Site Plan with the condition that they tone down their logo by turning the bright white stripes to beige. This motion failed, with Ed Delaney and Spence voting for it and John Dick, Jim Fitzpatrick, Michelle Glover, and David Gwisdalla voting against. Then, Fitzpatrick made a new motion, to accept the Kentucky Fried Chicken's Final PD Site Plan without any changes to the logo sign. This new motion passed 4-2, with Spence and Gwisdalla voting against.

Anderson Substation amendment

The Final PD Site Plan for the Anderson Substation, Jackson Creek Parkway and Harness Road, was approved on Jan. 6, 2014. The project is now complete, except for previously agreed-upon perimeter landscaping. At the June 14 meeting, Mountain View Electric Association Inc. Manager of Engineering David Waldner represented the substation in requesting that the PD Site Plan be amended to delete all landscaping required in a portion of the area adjacent to a Triview well site and a self-storage building. The landscaping could jeopardize the quality of the Triview well, Waldner said. It is advisable to have 100-foot

buffers around well sites, he said. Instead of the previous plan, a 6-foot planted area in rock and/or mulch would be installed along the planned decorative wall. Asphalt would have to be removed to comply with the previous plan, too, causing a potential hassle. The decorative wall will already exist around the site, except for along the driveways where there will be gates.

Remington—who spoke earlier about the Kentucky Fried Chicken's stripes—stepped forward to answer questions for the Planning Commission here, too. Commissioner Glover asked why Triview sited the well there, knowing all the other landscaping requirements. Remington explained that the well was opened in the spot that would produce the most water, which might not always be most preferable. Gwisdalla made a motion to approve this amendment, which received unanimous approval.

Further information on this June 14 Monument Planning Commission meeting is available for public view online at the Town of Monument's website, by going to the "Documents-on-Demand" page and selecting "Planning Commission Packets." Recordings of Monument Planning Commission meetings can now be found there, too, by selecting "Planning Commission Recordings." <https://monumenttownco.documents-on-demand.com/>

There will be no Planning Commission meeting in July. The next meeting will be on Aug. 9. Monument Planning Commission meetings are normally held on the second Wednesday of the month, at 645 Beacon Lite Rd. To check meeting times or find information, call 884-8017 or go to <http://www.townofmonument.org/meetings/>.

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Monument Board of Trustees, June 19

Regional partners might be key to renewable water for town

By Lisa Hatfield

On June 19, the Monument Board of Trustees heard a presentation about how to focus on procuring renewable water supplies for the town's water customers west of I-25, saw a draft of the 2016 financial audit, and set term limits for the Monument planning commissioners. They also talked about fireworks and approved improvements to the intersection of Second Street and Front Street and an application for a new liquor license for a business on Jackson Creek Parkway.

Prioritizing to get to renewable water for the town

Gary Barber, who has done water resources issues and water rights consulting for the town since 2002, gave a presentation to the board about renewable water, trying to help them prioritize how to proceed in the search for the town's future renewable water supplies. The Denver Basin aquifer, which is the town's primary water source and water storage location, becomes less economical to mine for water.

Barber said that as the town moved away from exclusively counting on non-renewable well water from aquifers, it needed to come to a common understanding and then prioritize:

- Sources of renewable water
- Storage of water at the source
- Transmission of water

- Local storage and treatment to manage daily, monthly, and seasonal peak demands
- Potable storage
- Distribution system to customers

Fundamental questions that Barber said the town needs to answer:

- Go with regional partners, some of which are better than others in terms of reliability, price, ease of making agreements, etc.?
- Go it alone and go into the water business for yourself?
- Are we also going to do reuse to extend the life of the water we have?

Barber said the cheapest water would be the tremendous amount of reusable water that is already in the town's system but currently being lost downstream after one use.

Some of Barber's other comments included:

- Since you are a town with land use authority, and not just a water district, you have advantages others don't have.
- There is a lot of duplication of staff and services in northern El Paso County.
- Regionalization of water distribution and treatment gives you more bang for the buck.
- You need to consider both the initial capital cost of the new infrastructure and the operations and

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