

Monument Hill Road Safety Improvements Project

At its Dec. 12 meeting, the BOCC approved two further requests relating to the Pikes Peak Rural Transportation Authority's (PPRTA) Monument Hill Road Safety Project, which expects to start construction in summer 2018.

The BOCC approved two easements that the Department of Public Works had identified as necessary to allow construction to be carried out. The first is a temporary construction easement relating to property owned by Monument Hill Church and being obtained for the sum of \$4,600. The second is a non-exclusive permanent easement being obtained from property owned by Willow Park Way for \$22,000. It had previously approved two easements relating to this project at its Oct. 31 meeting (see <http://www.ocn.me/v17n12.htm#epbocc>).

Disbursement of the Black Forest Basin drainage and bridge fund

Also at the Dec. 12 meeting, the BOCC unanimously approved a resolution to allow disbursement of the Black Forest drainage and bridge fund to GEB Investment Group LLC and Larkspur Properties LLC. As the member entities of Struthers Ranch Development LLC, which was dissolved by the BOCC in October

2007, these two companies were assigned the remaining assets of that development, including credits and/or reimbursements, at a 50 percent interest rate each. The two companies have previously received three partial reimbursements.

On this occasion, each received \$46,767 from the drainage fund and \$1,273 from the bridge fund. The remaining credit is \$167,134 in the drainage fund and \$377,500 in the bridge fund. The two companies remain first in line to be paid this credit when revenue funds become available.

Other decisions included:

- Nov. 30 - the final release of letter of credit for grading and erosion control of Northgate Estates Filing No. 3 subdivision for \$17,060 following completion and inspection of all the public improvements in this subdivision.
- Dec. 12 - an amendment to a 2010 resolution that prohibits camping on county-owned property. The revised resolution now includes the occupation of motor or recreational vehicles in the definition of camping and prohibits camping along county rights-of-way. The resolution does, however, allow for camping in such vehicles along county rights-of-way for up to 48 hours in the case of an emergency.
- Dec. 12 - approval of amendments to the county

Land Development Code to facilitate the uses and occupation of "tiny houses" in the county. Prior to these amendments, tiny houses were classified as recreational vehicles and as such could not be used as a residence.

Nov. 7 District 20 election result update

In other county news, the Clerk and Reporter's Elections Department reported on Nov. 30 that a recount did take place of all the ballots in the election to Academy School District 20's Board of Directors. The recount was triggered by the narrow margin between candidates Doug Lundberg and William Tenby. After the recount, Lundberg remained ahead of Tenby, increasing his margin from 0.164 percent to 0.193 percent, and took the third seat available on the board in this election. The other two directors elected were Karin Reynolds and Thomas LaValley.

The recount was triggered by the narrow margin between candidates Doug Lundberg and William Tenby in third and fourth place and not by the margin between Lundberg and LaValley as reported in last month's OCN.

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Woodmoor Improvement Association Board of Directors, Dec. 13

Board approves North Bay replat, will review Tri-Lakes Comprehensive Plan

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met on Dec. 13 to approve the replat of parcels for the North Bay development and responded to a request to review the Tri-Lakes Comprehensive Plan updates.

Board approves North Bay replat

The board unanimously approved a motion to conditionally replat parcels 7114-04-111 and 71114-00-008 into North Bay at Woodmoor contingent upon final review of all application documents and governing documents by the WIA's attorney and Architectural Control Committee administrator. The North Bay development proposal is for 28 luxury townhomes between The Cove and Autumn Way on the north end of Lake Woodmoor.

Board will assist with Tri-Lakes Comprehensive Plan

A volunteer for the Tri-Lakes Land Use Committee noted that the committee is working on updating the Tri-Lakes Comprehensive Plan, last published in 2000. She requested assistance from the board and WIA in reviewing and updating any section associated with Woodmoor. The board suggested working with Architectural Control Committee Administrator

Bob Pearsall and board Director of Common Areas Rich Wretschko.

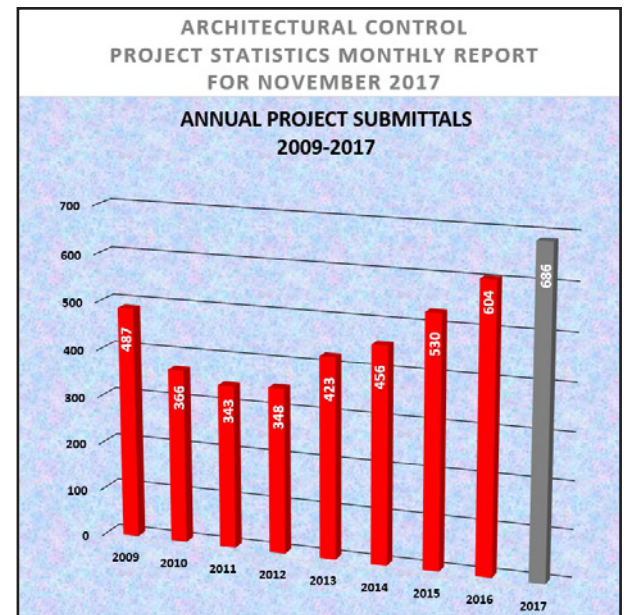
Board report highlights

- More wildlife is being seen in the area; residents are advised to drive carefully.
- WIA is running 3.5 percent under budget for spending.
- Annual dues invoices will be sent in the next week.
- The WIA annual meeting will be held at Lewis-Palmer Middle School on Jan. 29 at 7 p.m.; light appetizers will be served.
- There are four candidates for three open board positions.
- There have been 686 projects for 2017, which exceeds other years; 98.4 percent have been approved.

The WIA Board of Directors usually meets at 7 p.m. on the fourth Wednesday of each month in the Barn at 1691 Woodmoor Drive, Monument. The next regular meeting will be on Jan. 24.

The WIA calendar can be found at <https://www.woodmoor.org/wia-calendar/>. WIA board meeting minutes can be found at <https://www.woodmoor.org/meeting-minutes/> once approved and posted.

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Above: Year-by-year comparison of projects submitted to the WIA Architectural Control Committee. Chart courtesy of the WIA.

December Weather Wrap

By Bill Kappel

The snow drought continued through December, continuing our trend of below-normal snowfall since the beginning of October. Temperatures were once again above normal for the month as well. This was in stark contrast to the eastern two-thirds of the country, where extreme cold gripped most of that region.

A very persistent pattern occurred as a ridge of high pressure dominated the West Coast and a strong area of low pressure was stuck over southern Canada and the upper Midwest. Colorado and the Palmer Divide region were stuck between these two weather patterns. This resulted in strong northwesterly flow across the area. Unfortunately, for the Palmer Divide region to get moisture, snow, and consistent cold, we need winds to come from the north through the east. The northwest flow kept the cold air just to our east, where much of eastern Colorado was stuck in the cold. There were a couple of exceptions when the arctic air mass was at its deepest. This allowed some of the cold air to briefly push into the region.

The month started off mild and dry, with highs reaching the upper 50s and low 60s from the 1st through the 3rd. Cooler air moved in over the next few days, knocking temperatures down to normal and slightly below from the 4th through the 7th. Also, there were some light snow and flurries from early afternoon through the evening of the 7th. Highs were held below freezing on the 6th and 7th as areas of low clouds and fog hung in as well.

Mild air then returned again from the 8th through the 20th as high temperatures reached into the mid-40s to upper 50s. This warm period was interrupted by two quick-moving intrusions of cold air. The first arrived just before midnight on the 13th, with light snow and flurries producing 1-2 inches of snowfall on the 14th. Temperatures were also held below freezing that afternoon. The next brief visit of cold air moved in on the morning of the 17th, with some areas of fog and low clouds.

Deeper cold air began to affect the region starting on the first day of winter, the 21st. The cold air was firmly entrenched over the lower eastern plains of Colorado and made several runs into the Front Range. This pattern continued through the end of the month. During this period, some incredible temperature extremes and temperature changes took place. This all depended on how deep the cold air pool was and what direction the low-level winds were blowing.

There were several days with temperature gradients greater than 30 degrees Fahrenheit over only a few miles. In these cases, elevation made all the difference. This results from the fact that cold air is denser than warm air and therefore hugs the lowest elevations in the same way water flows. So, on several days, the cold air hung over the lower elevations such as the Arkansas River Valley, the I-25 corridor, the Fountain Creek watershed, etc., while at the same time the higher elevations of the Palmer Divide were mild and sunny.

These contrasts were most pronounced around Christmas and during the final few days of the month. On the 29th and 30th, most areas on the Palmer Divide above 6,500 feet reached the upper 50s to low 60s, while areas all around us were stuck in the teens. The colder air was able to dominate most evenings when winds calmed down and the atmospheric profile allowed cold air to take over.

Overnight lows were in the single digits above and below zero almost every morning from the 21st through the 31st. During this time, we received some light snowfall at times, but just a dusting. The last and strongest cold front came through around 7:45 p.m. on the 30th, as the cold air rushed into the region and dropped temperatures from near 60 to the teens in a little over an hour.

So, even though the month was very dry with no major storms moving through the region, that doesn't mean there weren't plenty of excitement and extreme conditions.

A look ahead

January can bring the coldest temperatures of the year, but there is often a proverbial "January thaw" where mild temperatures make brief appearances. Precipitation is on the low side, with amounts generally less than an inch. The month brings numerous sunny and windy days, with quick shots of snow in between.