

**BOCC (Cont. from 18)**

agreements with the federal highway authorities and CDOT. As is custom, no decisions were made during this session.

**Final report on Baptist Road Rural Transportation Authority**

At the Jan. 17 BOCC meeting Elaine Johnsen, funding organization manager with Financial Services, and Jennifer Irvine, county engineer, fulfilled a requirement to give the commissioners a final report on the work completed by the county to close out the Baptist Road Rural Transportation Authority (BRRTA).

Johnsen began with a brief overview of the authority, which was created in 1997 by the county and the Town of Monument to fund and carry out improvements to Baptist Road. She said the work was

completed in 2015 and the county then entered into an intergovernmental agreement to manage BRRTA's financial and legal affairs and to repay the outstanding bonds. She explained that following the settlement of the bonds, \$1.3 million remained, which was appropriated to county's Road and Bridge Fund. The county then sought public input to prioritize how the remaining money was spent.

Irvine said three priorities were identified: additional sidewalk on the north side of Baptist Road, some median covers, and increased aesthetics. The work had cost slightly more than the amount remaining, and the county had made up the shortfall from its Department of Public Works budget.

**Minor subdivision approved southwest of Highway 105**

The commissioners approved a request by Richard and Amy Yarbrough for a one-lot minor subdivision

to legalize an existing parcel of land. The 1.72-acre parcel is zoned RR-0.5 (residential rural) and is located southwest of Highway 105 and west of I-25 at the terminus of Rock Brook Road in the Hudson subdivision. The county Planning Commission heard the request in December 2018 and recommended it for approval.

The parcel was created in February 1982, after the July 1972 implementation of the subdivision standards, and was therefore an illegal subdivision. The Yarbroughs purchased the land in April 2006 as a ready-to-build parcel, but it remained vacant because the previous owner had not completed the minor subdivision.

The BOCC's approval legalizes the parcel of land and allows the county's Planning and Community Development Department to approve a site development plan and authorize a permit for construction of a single-family dwelling in the future.

**Northgate Estates development**

At their Jan. 15 meeting, the commissioners approved the final release of a check for \$2,488 (plus accrued interest) for grading and erosion control at Northgate Estates Filing No. 3. This follows the completion and satisfactory inspection of all the improvements at the development situated off North Gate Boulevard.

**Schoolchildren sought to lead Pledge of Allegiance**

The BOCC has introduced a new program that invites schoolchildren to lead the Pledge of Allegiance at the beginning of its meetings. Waller urged any child interested to get in touch with the board so that they can be put on the schedule. Please contact Kristy Smart, clerk to the board manager at 719-520-6432 or email [kristysmart@elpasoco.com](mailto:kristysmart@elpasoco.com) for further information.

*Helen Walklett can be reached at [helenwalklett@ocn.me](mailto:helenwalklett@ocn.me).*

**Northern El Paso County Coalition of Community Associations, Jan. 19****County's Water Master Plan presented**

*By Jennifer Kaylor*

After a snow delay Jan. 19, the Northern El Paso County Coalition of Community Associations (NEPCO) hosted El Paso County Planning and Community Development Deputy Director Mark Gebhart, who presented the county's recently developed Water Master Plan (WMP) and the County Master Plan (CMP). President Greg Lynd outlined proposed boundary changes in NEPCO's area of influence and Vice President and Transportation and Land Use Committee Chair Tom Vierzba updated members about the committee's recent land use reviews.

**Process and policies explained**

Gebhart explained that the Water Master Plan is one of several topical elements used to develop the County Master Plan. The process for creating the WMP involved community engagement that encompassed a steering committee, a web-based program called MetroQuest in which individuals could submit feedback, an October 2018 public open house, and two public hearings in December 2018. The Dec. 4 hearing marked the plan's adoption and at the Dec. 18 hearing, the plan received final Planning Commission approval contingent upon changes stipulated in the resolution. See [epcdevplanreview.com/Public/ProjectDetails/110995](http://epcdevplanreview.com/Public/ProjectDetails/110995), *Water Master Plan, 11/6/2018 12:42:49 PM for the third draft of the plan, which is the most current.* Due to the modifications, publication of the final plan is anticipated to occur mid-February.

Gebhart reported that many small areas throughout El Paso County have developed master plans specific to their geography and unique needs—most of which are 20 to 30 years old. Tri-Lakes and Black Forest are two small areas that have master plans. The absence of plans in some small areas and boundary overlap among others, the age or near obsolescence of existing small area plans, as well as the scope and complexity of updating those existing plans, led the project team to essentially eliminate the small areas in drafting the CMP, Gebhart explained. Gebhart confirmed that the CMP would include something akin to sub-chapters to acknowledge the unique needs that small area plans originally addressed. See page 34 of the WMP for the distribution of small areas into regions.

The project team used the major transportation

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