

which Coopman was absent. See www.ocn.me/v19n7.htm#mpc.

Checks over \$5,000

- Triview Metro District – Sales tax due for April 2019, motor vehicle

sales tax for May 2019, and Regional Building use tax for May 2019, \$176,117.

- Common Knowledge Technology Inc. workstation management, \$5,000.

- National Meter & Automation – water meter supplies, \$5,711.
- Prestige Worldwide Technologies LLC – PRV repairs, \$7,177.
- Bliss Studio & Gallery – art benches, \$7,500.

The meeting adjourned at 8:57 pm.

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Monument Planning Commission, July 10 and July 25

Sanctuary Pointe; Conexus Business Park; Peak Equipment Solutions; Home Place Ranch

By Kate Pangelinan

As noted by Planning Commission Chair Michelle Glover, the July 10 MPC meeting was the first to feature a full commission in some time. A new alternate planning commissioner—Steve King—filled in for Commissioner Kenneth Kimple. King was appointed by the Board of Trustees on July 1. Commissioners Chris Wilhelmi, Daniel Ours, Melanie Strop, Jeremy Lushnat, and Vice Chair John Dick were also in attendance.

Three motions were approved at the July 10 meeting—a Final Plat for Sanctuary Pointe Filing No. 6, a Final Plat for Conexus Business Park Filing No. 1, and a Final PD Site Plan for Peak Equipment Solutions. All items were approved for recommendation unanimously and will now go on to be discussed by the Board of Trustees (BOT). On July 25, a Preliminary Final PD Site Plan for Home Place Ranch Phase 1 was also approved for recommendation to the BOT during a special meeting.

Mayor Don Wilson spoke during the public comments section at the end of the July 10 meeting, stating his appreciation for the MPC. He wanted the MPC to know that the BOT looks at the recommendations sent to them.

On July 10, it was noted that Planner Jennifer Jones had been named the town’s employee of the month, which Glover said could be directly attributed to the grant Jones secured to revamp Monument’s zoning codes.

Board packets for both meetings can be located at <https://monument-townco.documents-on-demand.com/>.

Recorded MPC meetings can be found on YouTube at <https://www.youtube.com/channel/UCdFL08UcqZfFdkio-5jT6GDA/videos>.

Sanctuary Pointe, Filing No. 6—Final Plat

Filing No. 6 for Phase 2 of the Sanctuary Pointe development consists of 27.9 acres on the north side of Sanctuary Rim Drive. This filing includes 59 residential lots and four tracts intended for trails, drainage, landscaping, etc. It includes Mountain Glory Drive, Golden Sun Way, Snowy Vista Place and Tree-top Court.

In response to a question from the MPC, the applicant stated that the hope is to complete the connection between Sanctuary Rim Drive and Gleneagle Drive within the next 45 days. This construction was a condition during the initial approval of Phase 2, when it was decided that no more than 40 land use permits could be issued to the development before the connection was complete.

The Final Plat passed 7-0.

Conexus Business Park, Filing No. 1—Final Plat

Conexus Business Park is located between I-25 and Old Denver Road across from Monument Ice Rinks. Filing No. 1 for this development includes two lots and four tracts, named Tracts A through D. Lot 1 is about 5.4 acres and Lot 2 is 0.7 acres. Access to Lots 1 and 2 is provided via public roadways Wagon Bow Way and Centrus Way.

In response to a question from the MPC, the applicant stated that a church

is anticipated to be built on Lot 1.

The Final Plat passed 7-0.

Peak Equipment Solutions—Final PD Site Plan

Peak Equipment Solutions is an equipment rental facility proposed to be built at 2124 Wolf Court, on Lot 4 of Wolf Business Park Filing 2, north of Monument Town Hall on Beacon Lite Road. This property is adjacent to I-25 and is about 2.15 acres. It is intended to include a 6,000- square-foot office/warehouse building, screened outdoor storage space, required parking, and landscaping. The proposed fence would be made of a material that hasn’t been brought to the MPC before; it’s described as durable, quick to put up, and simulating the appearance of masonry.

As many trees as possible will be saved on this property, though several will be relocated. Native grasses will be utilized, along with neutral paint tones for the building itself and a recycled asphalt material for the area meant to house machinery.

A handful of points were discussed before the MPC voted on this proposal, including the property’s anticipated security, lighting, and signage.

The Final PD Site Plan passed 7-0.

Home Place Ranch Phase 1

Glover, Strop, King, Kimple, Dick, Ours, and Lushnat were present at the four-hour Special Meeting on July 25. Wilhelmi was absent.

This meeting focused on the Preliminary/Final PD Site Plan for Phase 1 of the Home Place Ranch housing development, which will be marketed to the age 55-plus active adult community. Phase 1 deals with the southern portion of the property south of the large space that is not developable. It will encompass 130 acres north of Promontory Pointe and west of Sanctuary Pointe and includes a required connection from Sanctuary Rim Drive to Gleneagle Drive. See www.ocn.me/v19n2.htm#mbot.

The applicant is proposing noticeably less dense housing than the sketch plan that was originally approved in 2007 would allow, which called for 990 housing units total in Phases 1 and 2. Phase 1 technically allows for about 400 units, but the applicant is proposing 300 residential lots and 12 tracts, plus a Preble’s jumping mouse habitat that will “not be touched at all,” said HR Green planner Phil Stuepfert. The tracts will be maintained by the new homeowners association (HOA) of Home Place Ranch, and open spaces will comprise 45% of Phase 1. There is also

a temporary emergency access to Higby Road, using Old Ranch Road, which will not be available for everyday use.

All the properties in the Home Place Ranch Development will be single-family unattached, although some in Phase 2 will be larger, “estate”-style homes, and those in Filing 1 of Phase 1 are planned to be “cluster lots,” featuring lower maintenance yards and a common area maintained by the HOA. There will also be a clubhouse, an amenity only available to residents. Two miles of trails will be included in Phase 1, with more planned for Phase 2.

There are six filings within Phase 1, which will be platted and considered separately by the MPC and BOT. Details for each of these filings can be found in the MPC packet.

Extensive traffic studies were conducted concerning this project, and it was concluded that yes, there would be increased traffic on Gleneagle Drive, but that this “collector” road is designed to handle up to 10,000 trips a day. Currently it sees 1,900 trips and with Phase 1 this could reach 5,000 trips, said HR Green traffic engineer John Aldridge.

Commissioner Ours recommended the condition that the development should only be allowed to apply for 300 land use permits until the connection of Gleneagle Road north to Higby Road is completed. He did not want to miss the opportunity to add a condition like this to avoid leaving vague instructions that could be misunderstood in the future. A motion with this attached condition failed, 4-3, with Dick, Kimple, King, and Lushnat voting against. Those opposed thought this discussion would fit better when considering Phase 2 of the development.

The proposal was approved 6-1, with a condition that formal written approval be received from Fire Marshal Jamey Bumgarner concerning the project and its emergency egress routes before this goes to the BOT. Kimple voted against, stating that “It’s not if, it’s when” for when evacuation routes would be needed. He was concerned that the currently established emergency exit point may not be enough. Other MPC members added notes to their “yes” votes, which will be included in the meeting minutes.

MPC meetings are generally held at 6:30 p.m. on the second Wednesday of the month at 645 Beacon Lite Rd. Information: 884-8017 or <http://www.townofmonument.org/meetings/>.

Kate Pangelinan can be reached at katepangelinan@ocn.me

Monument Board of Trustees, July 15

Board surprised by large special event request

By Allison Robenstein

At its July 15 meeting, the Monument Board of Trustees (BOT) was caught off guard by a Labor Day weekend special event announcement that came during public comments and concerned the trustees about logistics due to a possi-

ble very large influx of visitors. They approved more money for the Well 9 retrofit and discussed attorney fees again, suggesting they should work toward hiring a full-time, on-staff attorney to save money.



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