

**Highlights**

The following items were highlighted at the board meeting:

- Board policy 1514 covering the Board of Directors Code of Conduct was tabled until the next meeting.
- Treasurer Nancy Tive reported on revenue and expenditures and noted that Monument Academy Building Corp. (MABC) carries the liability of the current bond. She said the current bond payable amount is \$12.910 million. The original bonds were refinanced in 2014 for \$14.265 million at a lower interest rate, and \$929,363 of building rentals were paid to MABC. Board member Strop presented Tive with a bouquet of roses in recognition of the additional work she had been asked to undertake.
- The principal's report was given by Dean Charles Richardson in the absence of Davis. He focused on the upcoming year, noting that the school is actively pursuing Title 2 funds, had nearly com-

pleted purchasing for the 2019-20 year, and was hard at work on the physical plant. He said the Dads of Great Students (DOGS) program would give parents the opportunity to volunteer time in the school, with Dole coordinating the effort. He said that MA was looking at data for the school but said that Colorado Measures of Academic Success (CMAS) results are embargoed until Aug. 15.

- McWilliams swore in new board member St. Aubyn.

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The next meeting will be on Thursday, Aug. 18 at the Monument Academy library at 1150 Village Ridge Point. The MA School Board usually meets at 6 p.m. on the second Thursday of each month. Information on the MA School Board, including schedule, minutes, committee and finances, can be found at <http://www.monumentacademy.net/school-board>.

Jackie Burhans can be reached at [jackieburhans@ocn.me](mailto:jackieburhans@ocn.me).

*El Paso County Planning Commission, July 2 and 16*

## Development at Highway 83 and Hodgen Road recommended for approval

By Helen Walklett

During July, the El Paso County Planning Commission recommended for approval initial requests for the proposed Rollin Ridge Estates residential and commercial development to the southwest of the Highway 83 and Hodgen Road intersection. The commissioners also recommended for approval an application for a variance of use in Black Forest.

**Rollin Ridge Estates**

At its July 2 meeting, the Planning Commission unanimously recommended for approval three requests from property owner TC&C LLC relating to its proposed Rollin Ridge Estates development at the southwest corner of the intersection of Highway 83 and Hodgen Road. The 57-acre property is currently zoned RR-5 (residential rural) and is located within the boundaries of the Tri-Lakes Comprehensive Plan area. Access to the site would be via Hodgen Road.

The commissioners heard two rezoning requests, one to rezone an 8-acre part of the property to a planned unit development (PUD) where the anticipated plan for future development includes three commercial lots, and the second to rezone the remainder of the property to residential rural (RR-2.5) with the intention of putting 16 single-family residential lots on this portion. The third request was for a preliminary plan for the entire 57-acre property.

David Jones, Land Resources Associates, told the commissioners on behalf of the applicant that the commercial development would have a "commercial village" feel to it as opposed to being a strip mall center. This conforms with the recommendation for commercial development in the small area plan. The development would have four buildings on three lots. One building is planned to be single story and would house a convenience store with gas sales. The others would be two story with the intention that the lower levels be used for general retail sales while the upper stories would house professional or medical offices.

The final tenants of the commercial properties will depend on who comes forward, and all uses would have to go through the site development plan process and be reviewed by the relevant agencies before being granted the necessary permits to proceed. The commercial lots would have individual parking areas and landscaped open spaces totaling 43% of the site, which would be spread throughout the development. The developer anticipates full buildout to be completed over a five- to eight-year period.

As part of the commercial rezoning request, the

commissioners recommended for approval a waiver request relating to the required lot size when using an onsite wastewater treatment system. Lots are generally required to be a minimum of 2.5 acres but all three in this proposal are slightly smaller than this.

Of the 15 adjacent neighbors informed of the plans by county, four objected and one was in favor. Neighbors' concerns focused on water supply, increased traffic, the decrease in lot sizes and the impact on open space. No one spoke in opposition at the hearing. Jones told the commissioners that traffic would not be going into any other neighborhoods. Cole Emmons, senior assistant county attorney, said that the State Engineer's Office had found the proposed water supply to be sufficient in terms of quantity and dependability and that the County Attorney's Office had reviewed this and concurred. At the time of the hearing, the county's Public Health Department had not made a recommendation for sufficiency in terms of water quality.

Commissioner Grace Blea-Nunez expressed concern that the commission was consistently approving smaller lot sizes in the area and noted that they were regularly receiving complaints about such rezonings. Commissioner Joan Lucia-Treese responded that, while she understood the concern with rezoning, property owners do have a right to request it.

The applications were then heard at the El Paso Board of County Commissioners (BOCC) on July 23. See the BOCC article below.

**Variance of use for a second dwelling**

At the July 16 Planning Commission meeting, the commissioners unanimously recommended for approval a request by the Herbertson Family Living Trust for a variance of use for a second dwelling on a 47.55-acre property zoned residential rural (RR-5) on the east side of Highway 83, slightly to the south of its intersection with Walden Way. The property is within the boundaries of the Black Forest Preservation Plan. There are already two residences on the property, and the secondary residence did have a variance of use. However, as this residence has now been unoccupied for over a year, this variance is now considered abandoned and no longer in effect, and a new variance is required to allow it to be used. The property owner intends to use the second residence as a rental property. The application is now due to be heard by the BOCC at its Aug. 6 meeting.

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

*El Paso Board of County Commissioners, July 2, 9, and 23*

## Approvals for Winsome and Rollin Ridge Estates developments

By Helen Walklett

During July, the El Paso Board of County Commissioners (BOCC) approved applications relating to two proposed developments in Black Forest. The BOCC also made decisions relating to the redevelopment of the former Gleneagle golf course.

**Winsome development**

At the July 9 BOCC meeting, the commissioners unanimously approved three applications from McCune Ranch LLC relating to the Winsome development, which is the redevelopment of the McCune Ranch, at the northwest corner of Hodgen and Meridian Roads.

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