

Hemingway said both men are of outstanding character, sound judgment and have already committed much of their adult lives to this profession.

The meeting adjourned at 7:49 p.m.

The Monument Board of Trustees usually meets at 6:30 pm on the first and third Monday of each month at Monument Town Hall, 645 Beacon Lite Road. A special meeting is scheduled for

Monday, Nov. 9 and a regular meeting on Nov. 16. Call 884-8014 or see www.townofmonument.org for information. To see upcoming agendas and complete board packets for BOT or to download audio recordings of past

meetings, see <http://monumenttown-co.minutesondemand.com> and click on Board of Trustees.

Allison Robenstein can be reached at allisonrobenstein@ocn.me.

Developer community meeting, Oct. 1

Jackson Creek North Filings 3-6 proposal presented



Above: A community meeting on Jackson Creek North Filings 3-6 proposal took place Oct. 1. The proposal is for a mixture of half-acre and quarter-acre lots for the 165-acre property. Map courtesy of the Town of Monument.

By Lisa Hatfield

On Oct. 1, Mike Taylor from Creekside Developers Inc. hosted an online community meeting to explain ideas and accept input from neighbors concerning a 165-acre project owned by Jackson Creek Land Co. between Higby Road and Remington Hill.

The property has been zoned for residential development since August

1997, and the current residential zoning was established in the Regency Park Sixth Amended Development and Rezoning Plan approved by the Monument Board of Trustees on March 16, 2015. See www.ocn.me/v15n4.htm#mbot0316.

About 65 acres of the development site is zoned Regency Park Planned Residential District— Single

Family (PRD-4, quarter-acre lots), and the remaining approximate 100 acres is zoned Regency Park Planned Residential District—Estate (PRD-2, half-acre lots).

Triview Metropolitan District has stated it has ample water to serve this development. Triview will also be responsible for road maintenance in this area, which is within the town of Monument. The town is researching annexing Higby Road from El Paso County.

Proposals include:

- Extending Cloverleaf Road between Jackson Creek Parkway and Higby Road.
- Single-lane roundabouts at two intersections on Cloverleaf Road.
- Extending Harness Road north from the Remington Hill subdivision. However, Triview Metropolitan District’s traffic engineer has

recommended that Harness Road not be extended north to an intersection with Higby Road.

- 34 acres (20+%) will be dedicated as open space tracts.
- Includes a 10-acre “natural” park site.
- 390 lots are proposed, though 460 lots are allowable in current zoning.

The Webex platform did not show how many people attended the meeting, but about 22 neighbors asked questions about trails, sidewalks, open space, traffic, and schools.

The project will appear before the Monument Planning Commission as its next step. Write to Planning@tomgov.org or see <https://townofmonument.org>

Lisa Hatfield can be contacted at lishatfield@ocn.me

Palmer Lake Board of Trustees, Oct. 8 and 22

Board discusses design for reservoir trailhead parking, chicken and goat ordinance

By James Howald and Jackie Burhans

The Palmer Lake Board of Trustees (PLBOT) met on Oct. 8 and Oct. 22. At the first meeting, the board discussed a design for parking at the reservoir trailhead. The board also reviewed the ordinance governing the keeping of goats and chickens, repealed an ordinance vacating a right of way, and heard updates on the progress of two projects, the first to rebuild the ramp to the library and the second to temporarily shore up the Town Hall in preparation for snow.

The town’s new deputy town clerk was introduced, and the board authorized Mayor John Cressman to sign the Pikes Peak Regional Multi-Hazard Mitigation Plan (PPRMHMP). The board heard suggestions from Town Administrator and Clerk Dawn Collins about how to improve the governing structure of the town. Finally, the board approved two business licenses.

Parking design for trailhead takes shape

The board has debated how to manage the trail to the town’s reservoirs, including how to address the parking adjacent to the trailhead on Old Carriage Road, for several months. At present, the trail to the reservoirs is closed due to the danger of fire during El Paso County’s Stage 2 fire alert. During the trail closure, the town has worked on a design for the parking adjacent to the

trailhead that addresses the increased

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