

TRIVIEW (Cont. from 18)

Self-nomination forms are available at the Triview office at 16055 Old Forest Point, Suite 300, Monument.

McGrady expressed disappointment at Donala's proposed higher-than-anticipated fees for transporting or "wheeling" water on Triview's behalf. The board decided to continue work on the metering station that will allow the wheeled water to be measured as preparation for potential emergencies. The future of a long-term wheeling agreement between the two districts seemed unclear and in need of more time and information.

Additional activities create a busy schedule
Additional progress reports included:

- A change case for 500 of Triview's Fountain Mutual Irrigation Co. shares, which shifts the shares to municipal uses including augmenta-

tion and broadens the district's opportunities for short-term and potentially long-term use.

- Work continued to refine landscape plans for the Jackson Creek Parkway (JCP) median to ensure plant appropriateness regarding climate, salt tolerance, elevation, and drought tolerance.
- Parks and Open space priorities focused on watering new plant material and older trees. Director Marco Fiorito proposed that the district create a 10- to 15-year playground equipment upgrade schedule for the parks, especially those in the Jackson Creek area.
- Parks staff will be working with a Girl Scout troop to install 10 to 12 yards of mulch and possibly May plantings at Creekside Park as a service project.
- A malfunctioning traffic light controller at the juncture of Leather Chaps Drive and JCP was scheduled to be repaired on Jan. 29 and 30, tem-

porarily transforming the intersection into a 4-way stop for a portion of each day.

- Water pumped in December reached almost 12 million gallons.

At 7:10 p.m., the board entered executive session §24-6-402(4)(b)(e)(f) legal advice, negotiations, personnel. McGrady confirmed later that no additional actions were taken as a result of the executive session.

The next Triview board meeting is scheduled for 5:30 p.m. Feb. 19. Check the district's event calendar at www.triviewmetro.com/home or call 488-6868 for meeting schedule updates. Board meetings are held at the district office, 16055 Old Forest Point, Suite 300, Monument. See also "Triview Metropolitan District" on Facebook, or [Twitter.com/@TriviewMetro](https://twitter.com/TriviewMetro).

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El Paso Board of County Commissioners, Jan. 2, 7, 14, and 16

Public improvements completed at two developments

By Helen Walklett

During January, the El Paso Board of County Commissioners (BOCC) made decisions relating to two Tri-Lakes-area developments and approved a range of license applications

Letters of credit released for two developments

At the Jan. 7 BOCC meeting, the commissioners unanimously approved the final release of the letter of credit for public improvements at the Jackson Ranch Filing No. 2 subdivision for \$20,602 following the completion and satisfactory inspection of all the improvements. The development is east of Roller Coaster Road and north of Higby Road.

A partial release of a letter of credit for \$159,258 for Academy Gateway Filing No. 1 was approved at

the Jan. 14 meeting. This followed the completion and satisfactory inspection of 80% of the grading and erosion control work and public improvements at the site at the corner of Struthers Road and North Gate Boulevard.

License applications

The commissioners made a number of license decisions at their Jan. 2 meeting. They set the survey area for an application by Khanh Vu Corp., d/b/a TK Nails Spa & Bar, for a beer and wine liquor license for its premises at 1765 Lake Woodmoor Drive and scheduled the license hearing for Jan. 28. They approved a request by The Country Club at Woodmoor to waive the 45-day application requirement for the submission of its hotel and restaurant with optional premises license renewal after the applicant failed to file in

time.

They also approved the issuance of an ambulance service license to the Tri-Lakes Monument Fire Protection District. The license is valid for one year from Jan. 1, 2020.

At the Jan. 16 meeting, the commissioners approved the transfer of ownership of the existing hotel and restaurant license from Descar's Roadside Bar & Grill to Black Forest Bistro at 6750 Shoup Road. The transfer of ownership application was filed on Dec. 31, and the county issued a temporary permit to enable the continued operation of the liquor license at the premises until the full transfer could be approved.

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El Paso County Planning Commission, Jan. 7

Final plat for Walden Preserve 2 filing recommended for approval

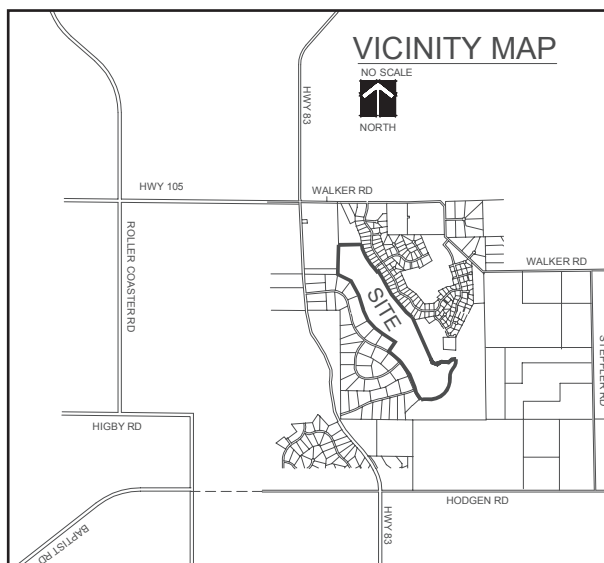
By Helen Walklett

At its Jan. 7 meeting, the El Paso County Planning Commission recommended for approval a final plat request for Filing No. 4 at the Walden Preserve 2 subdivision. The commissioners also approved a minor subdivision request for a property in Black Forest.

Walden Preserve 2 final plat request

The proposed final plat for Filing No. 4 at the Walden Preserve 2 development makes up 45.27 acres of the overall 134.05-acre parent parcel and is zoned Planned Unit Development (PUD). It is east of Highway 83, south of Walker Road, and north of Hodgen Road, along the north side of the Pond View Place and Walden Way/Timber Meadow Drive intersection. The proposed final plat includes 23 single-family residential lots with a minimum lot size of one acre, two tracts for utilities, drainage, open space, and recreation totaling 18 acres, and three acres of right-of-way. The property is within the Black Forest Preservation Plan area.

The El Paso Board of County Commissioners (BOCC) approved the Walden Preserve PUD development plan for the phased development of 66 single-family residential lots in December 2004. In March 2014, the BOCC approved a rezoning request that reduced the minimum lot size from 2.5 acres to 1 acre. The plans were amended administratively in December 2019 to allow for slight variations in the lot configuration, but the amendments did not alter the overall density or add additional lots.



Above: Walden Preserve 2 site map. Source: El Paso County Planning and Community Development's EDARP system.

Fifty-six adjacent property owners were notified. The county received one letter in favor and two in opposition. Concerns raised included whether the existing infrastructure could handle the additional lots. Nina Ruiz, project manager/planner II, Planning and Community Development, said that staff had not identified an issue. Gilbert LaForce, PE Engineer II, Planning and Community Development, told the commissioners that, although part of the drainage had not been constructed per the plans, work was now ongoing to remedy this.

Discussion at the hearing centered on the construction of a regional trail through the development that Ruiz told the commissioners had been partially built but never fully constructed to county standards. She said that the property owner had entered into a Park Lands Agreement in 2014 that allowed them to dedicate land for a trail in lieu of paying parkland fees. Ruiz said that more recently the developer had been in talks with the county's Parks Department about potentially leaving the trail as it is and paying fees from this point onward and that a condition had been included in her report to reflect this.

However, more recently, the applicant had be-

gun to think finishing the trail might be a better option. Ruiz said the county was therefore requesting that the condition be modified to allow the county to work with the applicant on a resolution that could be brought to the BOCC for approval without having to come back before the Planning Commission.

Brian Bobeck, the county's park operations manager, confirmed that discussions with the property owner had gone back and forth on completing the trail versus paying regional park fees. He said, "Ultimately we would like to have the trail completed per the Park Lands Agreement, but as we've gotten to this point, if the trail isn't completed, we would be open, at the recording of the final plat, that the regional parks fees, the remaining fees, be paid at that point. So, it will be an either or. Again, [we prefer that the] trail be completed prior to the recording of the final plat."

David Jones of Land Resource Associates, on behalf of the applicant, told the commissioners that his client understood the importance of the trail. He said, "This trail is constructed. It is being used today. What it does not have on it is a surface coating of crushed limestone. The crushed limestone has been incredibly difficult for us to find in El Paso County. That's just a fact that we're faced with, so we've been spending some time right now working with the Parks Department trying to find an alternative that meets their needs but is affordable for our community to use as well. It's not like we're saying we're not going to build the trail. The trail is there today."

Commissioner Tim Trowbridge said he would prefer the trail to be finished rather than having the applicant pay the fees. Fees in lieu of land dedication go to a regional fund rather than to the specific development, so they would not necessarily be applied to this particular trail.

The unanimous recommendation for approval included a finding for water sufficiency with regard to quantity, quality, and dependability. The application was scheduled to be heard at the BOCC meeting on Jan. 28.

Walker Reserve minor subdivision

Also at the Jan. 7 meeting, the commissioners unanimously recommended for approval an application by Alessi and Associates, on behalf of G3 Investments, for Walker Reserve, a minor subdivision to create three single-family residential lots on a 40.77 acre property

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