

Monument Planning Commission, June 10 and 24 Planning Commission approves development projects in virtual meetings

By Kate Pangelinan

Due to COVID-19 pandemic closures, the Monument Planning Commission (PC) did not gather for the scheduled monthly meetings in April and May this year. This has resulted in special second meetings for June and July, as well as a likelihood of other special meetings moving forward.

These special meetings will help allow the PC to work through a backlog of developmental projects, as stated on the official website at <https://www.townofmonument.org/263/Planning-Commission-Board-of-Adjustment>. More information about how to access these virtual meetings, as well as links to relevant information such as maps, meeting summaries, and schedules, can also be found on this site.

The June 10 PC meeting focused on the Willow Springs Ranch PD Site Plan and a Final PD Site Plan for Monument Ridge Filing No. 2. The June 24 PC special meeting saw the approval of the Santa Fe Park Rezone and Preliminary PD Site Plan as well as the Final Plat for Sanctuary Pointe Filing No. 7. Both meetings were conducted by Planner Debbie Flynn.

June 10 regularly scheduled meeting

Chairman Melanie Strop and Co-Chair Daniel Ours were present at the June 10 meeting, along with Commissioners Eric Light (alternate), Steve King, Sean White (originally an alternate but moved to permanent commissioner status at this meeting), Bill Lewis, and Joshua Thomas.

Flynn requested that one of the PC's alternate commissioners move up to permanent Planning Commissioner status, and White volunteered. Flynn also asked for volunteers for the Land Development Code Committee, for which King and Light volunteered.

Willow Springs Ranch PD Site Plan

Willow Springs Ranch comprises a 219-acre site west of I-25 and north of Forest Lakes Drive and Baptist Road. It is intended to be a "residential development with 399 single-family homes, public rights-of-way, drainage, utilities, trails, parks and open space," as described in the meeting packet. All tracts are proposed to be owned and maintained by the Willow Springs Ranch Metropolitan District, with no maintenance required of the Town of Monument. There is a planned school site offsite on the west side of the property, and there are four anticipated neighborhood parks included within over 100 acres of open space.

The property owners, Willow Springs Ranch LLC, were represented during the meet-

ing by John Maynard of NES Inc.

A full explanation of the questions asked by planning commissioners during the discussion of this proposal can be found in the meeting minutes, available through the town's website. Some of the topics discussed included why so much land was designated for open space (it is part of the protected Preble's meadow jumping mouse habitat, along with being a floodplain and intended to facilitate trails); property lot design and spacing; trail head parking (which will be provided); who will maintain the roads (the town of Monument); and backup plans in the event of power outages.

King stated that while he likes the vast open space involved with this project, he

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