

MONUMENT PC (Cont. from 18)

requests to build something.

Before the vote, Strop provided Wilhelmi an opportunity to propose a condition for approval of the project. If a movement with a condition does not get a second, it won't go to vote. Wilhelmi was not sure how to put his ideal condition into words but explained his concerns about the way this area may develop. In the end, Strop moved to approve this proposal as written, and the motion passed 4-1, with Wilhelmi voting against.

Redline Pipeline Office/Warehouse Planned Development Final Site Plan

The PC considered the Redline Pipeline Office/Warehouse Planned Development Final Site Plan. Some facts about the project:

- The project site is 1.98 acres east of Beacon Lite Road, about one-half mile north of State Highway 105.
- It is intended to be an office/warehouse and storage yard on Lot 5 of Wolf Business Park Filing No. 2. The building is intended to be 15,000 square feet, with a 10,000-square-foot warehouse and a 5,000-square-foot business office. Four bay doors are expected for equipment access into and out of the warehouse. There will also be a "fenced outdoor storage yard, required parking, and landscaping," according to the meeting packet. The building is expected to comprise three shades of grey, the office's "main color" being "charcoal grey."
- The storage yard will be surrounded by a chain link fence with 98% opaque slats.
- Access will be through Wolf Court, not Beacon Lite Road.
- Peak Equipment is expected to be located to the east, and Tri-Lakes Collision is anticipated to the south.
- Employees are expected to pick up materials from the site in the morning, go to job sites, and then come back and unload unused materials/prepare for the coming projects. The company is currently working out of a home in Monument and is now looking for another place to run the business.
- El Paso County's landscaping standards dictate that trees are required along Beacon Lite Road's right of way. The exact number of trees has not yet been determined. The rest of the landscaping is expected to involve native grasses, mulch, crushed rock, and planted boulders.
- The Planning Department recommended approval of this project, with the condition that all approved trees are planted to screen the development.
- There are plans to widen Beacon Lite from 105 to County Line Road. As soon as that is done, Monument is expected to annex the road. The road currently belongs to the county.
- The applicant for this project is listed as RMG Architects & Engineers, and the property owner is R.L. Wolf Properties LLC.

This project was approved for recommendation by the PC, with the condition that El Paso County's approved number of trees be planted. The vote was unanimous, 5-0.

Freedom Express Car Wash Final Planned Development Site Plan

Some facts about the Freedom Express Car Wash project:



Above: Wolf Business Park, just off Beacon Lite Road, is a 14.18-acre zoned Planned Development property owned by Westward Properties. It was approved and annexed into the town during the Sept. 5, 2017 Board of Trustees meeting. See www.ocn.me/v17n10.htm#mbot. Redline Pipeline Office/Warehouse vicinity map shown. *Courtesy the Town of Monument.* **Below:** So far, Tri-Lakes Collision and Peak Equipment Rental have moved into the Wolf Business Park. In August, the board will hear requests from Redline Pipeline, a business approved by the Planning Commission during its July 8 meeting. *Photo by Allison Robenstein drawings of the proposed warehouse courtesy the Town of Monument.*



- This project is west of Jackson Creek Parkway, accessible through a private drive to the south and west (Jackson Creek to Cinematic View.) The recently approved Ferrari Films is anticipated to be built to the north.
- The property will be built on Lot 6 of Monument Marketplace North Filing No. 1. It is 1.24 acres, with the project expected to comprise 5,966 square feet or 12% site coverage. There is supposed to be "a single tunnel (car) wash bay, an office area, a unisex restroom, equipment room and a self-service dog wash," as explained in a letter from project architect Bruce Barkey in the meeting packet. The car wash facility is anticipated to be open during daylight hours, seven

days a week, with two to four employees present while operational.

- The buildings are expected to feature "stucco, stone veneer, concrete masonry unit, metal panel cladding, rough sawn timbers, steel and glass."
- In accordance with standards, there are to be 21 parking/vacuum spaces, and 20 stacking spaces.
- Various features such as bike racks, landscaping, and underground utilities to serve the building are expected.
- The applicant for this project is listed as Matt & Christy Musser, and the property owner is Jackson Creek Land Co.

This proposal was also approved unanimously, 5-0.

July 22 special meeting

Chairman Strop was present at July's second meeting, along with Planning Commissioners Trujillo, White, Wilhelmi, and Steve King. Planner Debbie Flynn presented summaries of the proposals.

ABC Landscaping Warehouse/Outdoor Storage Rezone and PD Preliminary/Final Site Plan

Some facts about the ABC Landscaping Warehouse/Outdoor Storage project:

- This project is located west of I-25, a half-mile north of State Highway 105. It is 5 acres. Wolf Business Court is to the south.
- The site plan calls for a 5,120-square-foot warehouse/shop, with a chain-link fence, outdoor storage for landscaping equipment, and required parking. Mature trees will screen the shop from all sides from the inside of the fence, and there will be a wall light on the exterior of the building. The facility would be expected to operate for 10-hour days, four to five days a week, with four to six employees taking roughly 20 trips a day between them. Employees generally return about 5 p.m. after working at a jobsite, and since this is not a retail business, clients/customers are not expected to visit the property.
- ABC Landscaping has been a locally owned business for over 30 years. The current owner is retiring soon, and his son is expected to take over.
- The proposal includes changing the current Planned Commercial Development zoning to Planned Development zoning, which is not so much a request as a requirement of the town's Municipal Code.
- Questions were emailed in to be read during the public comment section. It was explained that the chain-link fence will be 6 feet high, and equipment like rock, trees, firewood, and gravel is anticipated to be stored on the property.
- There is not expected to be any need for a turn lane or a traffic light leaving/coming into this property.
- The applicant is listed as ABC Landscaping Inc., and the property owner is Dellacroce Ranch LLC.

This proposal was approved unanimously, 5-0.

Only one regular PC meeting is expected in August. PC meetings will be held online over the next few months due to the COVID-19 pandemic. Information: 884-8017 or <http://www.townofmonument.org/meetings/>.

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Monument Board of Trustees, July 20

Possible tax increase ballot question; water issues occurring

By Allison Robenstein

During the Monument Board of Trustees (BOT) July 20 meeting, the board scheduled a workshop to discuss a potential 2021 tax increase ballot issue for the town. It also approved two water use resolutions and heard numerous presentations.

The board confirmed there will be no mask enforcement in the town unless a local business calls for the police to issue a trespassing ticket. Town Manager Mike Foreman said the town strives to educate those not wearing a mask. Residents who call the police regarding mask-wearing issues will be encouraged to call the El Paso County Health Department.

Trustee Laurie Clark was absent.

Public safety tax increase ballot question

The board will hold a workshop on Aug. 3 before the regular meeting to discuss a ballot question for the November election to increase local sales tax.

With the increase to Monument's population, the police force calls for service have increased 53% over the last 10 years. The local sales tax rate would increase from 3% to 3.25%. This new revenue stream, expected to be \$700,000 in 2021 alone, would pay for

additional officers, operating equipment, and training.

North Monument Creek

Interceptor Project and water issues

Public Works Director Tom Tharnish updated the board on the North Monument Creek Interceptor project, which is being led by Colorado Springs Utilities (CSU).

Background: CSU is working with local wastewater treatment systems including Monument's to build a gravity-fed sewer line to the J.D. Phillips Water Resource Reclamation Facility, eliminating two electricity-hungry sewage lift stations.

Tharnish explained that after water flows through a home and becomes wastewater, "The state allows you to recapture all of the water and use it to extinction to use over and over." So, the problem of recap-

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