

- The meeting packet also notes that “Gleneagle Drive is the main collector road servicing Home Place Ranch, and all lots will be accessed off a local street. The local street will have a sidewalk that will connect to the main sidewalk/trail along Gleneagle Drive, which in turn will connect to the community trail system and parks. The homes will have varying design and façade treatment, which will make each home unique to its neighbor.”
- The applicant is listed as “Challenger Homes” and the property owner is listed as “Home Place LLC.”

Public comments, as described in a draft of the meeting minutes:

- Ken Kimple expressed concerns regarding emergency plans, sidewalks along Sanctuary Rim Drive and Gleneagle Drive, and building homes before completing the planned roads.
- Val Peterson brought her neighborhood’s concerns before the PC. These included fencing, whether the number of trees by the north and south roads could prove adequate for a snow block, and whether they could be provided more emergency access information.

The commissioners asked several questions, seeking clarity on the

project. Here are some, but not all, of the topics addressed, as described in a draft of the meeting minutes:

- The temporary access road
- The nature of tracts and metro districts
- The possibility of bike lanes in the area
- Road construction timelines
- Pedestrian behavior and related signage

Many of these questions and concerns were addressed by town staff and the applicant’s representatives. Please see the minutes that will be posted online for more information or contact town staff.

In the end, Commissioner Ours motioned to approve these final plats for recommendation, with a condition that Tract A be split into two tracts. The motion passed unanimously, 4-0.

Sanctuary Pointe Filing No. 10 Final Plat

Details about Sanctuary Pointe Filing No. 10 Final Plat:

- Flynn presented a PowerPoint about this project at the meeting, and Classic Homes Vice President/Project Manager Loren Moreland attended to address any concerns.
- This filing is part of Phase 1 of Sanctuary Pointe, to the west of Baptist Road. It is 5.350 acres in size.
- According to the meeting

packet, “The subject area includes Treetop Glory Court, 12 single-family detached lots, and three tracts.”

- The packet also discusses the history of this project: Originally, a church was expected to be built on this property, but when plans for that didn’t move forward, the area was divided into 12 single-family lots instead of one large lot. These “lots range in size from 8,400 square feet to 14,416 square feet.” The tracts comprise “28.77% of the total land area” of this development.
- The applicant is listed as “Classic Consulting Engineers &

Surveyors LLC” and the Property Owner is Listed as “Elite Properties of America Inc.”

There were no public comments or questions from commissioners about this proposal. Commissioner White’s motion to approve the final plat for recommendation to the BOT without conditions passed unanimously, 4-0.

If there is a PC meeting in October, it is expected to be held on Oct. 13 at 6 p.m. at the Monument Town Hall.

Kate Pangelinan can be reached at katepangelinan@ocn.me.

Palmer Lake Board of Trustees, Sept. 9 and 23

Wilma French commemorated



Above: At the Palmer Lake Board of Trustees meeting Sept. 23, Mayor Bill Bass presented Shana Ball and her cousin Tyson Reese with a street sign that will mark the corner of Prairie and Spring Streets as French’s Hill. Photo by Jackie Burhans.

By James Howald and Jackie Burhans

The Palmer Lake Board of Trustees (PLBOT) met twice in September. Regular board meetings were held on Sept. 9 and 23. A workshop meeting scheduled for Sept. 23 was cancelled. The Sept. 23 meeting ended with an executive session to discuss a possible annexation.

The board heard a remembrance of Wilma French from resident Shana Ball. David Green of Green & Associates presented the town’s 2020 audit. There were updates at both meetings on Elite Crane’s move to a new location in Monument. A vacant seat on the Parks Commission was filled by appointment. The board considered the need for a survey to determine the proper location for a fence to prevent people crossing the railroad tracks to reach the lake. The board voted on issues related to properties within the town and established an Intergovernmental Agreement (IGA) with Castle Rock concerning fire truck maintenance. Finally, the board granted two special event permits.

Wilma French honored with sign Ball shared with the board her memories of French, pausing with emotion at times and calling her an “extraordinary woman” who taught Ball how to be humble and the importance of service to community. French expressed her love for her neighbors by cooking for them, Ball recalled. French also cared for the town’s dogs, using her home as a



Above: Wilma Fern French died Dec. 6, 2020, at age 98. French was a resident of Palmer Lake since 1957 where she started and ran Sundance Kennels for 54 years. Mayor Bill Bass presented Shana Ball and her cousin Tyson Reese with a street sign that will mark the corner of Prairie and Spring Streets as French’s Hill. Photo courtesy of Shana Ball.

kennel for strays until they could be claimed by their owners, without charge, and in some cases finding new homes for them, continuing her caretaking into her 80s. French embodied faith, humility, and kindness, Ball said.

Wilma Fern French died on Dec. 6, 2020, at age 98. She was a resident of Palmer Lake since 1957 where she started and ran Sundance Kennels for 54 years.

Mayor Bill Bass presented Ball

PALMER LAKE (Cont. on 20)

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