

of property; for a personnel matter pursuant to C.R.S. 24-6-402(4)(f) regarding

the annual review of the town manager. Upon completion of the session, the

board came back to open meeting and promptly adjourned at 8:48 p.m.

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

Monument Planning Commission, Feb. 10

The Flynn Project, UPS Distribution Center, Sanctuary Pointe Filing No. 9 all approved for recommendation

By Kate Pangelinan

Three items were considered during the Public Hearings and Recommendations part of the Feb. 10 Monument Planning Commission (PC) meeting: the Flynn Project—Use by Special Review, the UPS Distribution Center Filing No. 1 Final Plat, and the Sanctuary Pointe Filing No. 9 Final Plat. The PC voted unanimously to approve these proposals for recommendation to the Board of Trustees.

PC Chairman Chris Wilhelmi led the meeting, which was attended by Vice Chair Sean White along with Commissioners Steve King, Martin Trujillo, Joshua Thomas, and Daniel Ours.

Further information about all projects discussed by the PC can be found in the meeting packets located at monumenttownco.documents-on-demand.com. This site is also a good resource for accessing approved meeting minutes as well as the agendas for upcoming meetings. This latest PC meeting, along with many older ones, can be found recorded on the Town of Monument's YouTube channel at youtube.com/channel/UCdFlo8UcqZfFdkio5jT6GDA. Citizens may find it easier to search for "Town of Monument" or "Monument Planning Commission" in YouTube's search bar.

According to the town's website, Planning staff can be contacted by calling 719-481-2954 or sending an email to planning@tomgov.org.

The Flynn Project—Use by Special Review

Some facts about this development, referencing Planner Debbie Flynn's presentation, the meeting packet, and PC discussion:

- The Flynn Project is located at 309 N. Woodworth St. This property is close to Third Street, with Woodworth Street itself to the east. JJ Tracks and Air Academy Federal Credit Union are close by.
- The property is .355 acre.
- The area is currently zoned B, for General Business District, though a single-family residence is located on this property. The goals for this proposal include adding a 425-square-foot addition on the north side of the home—this will be a master's suite. There is also intent to turn the detached garage into a snack bar or ice cream shop, meant for use by people hiking the nearby trail.
- This shop is expected to provide outside seating, and customers will be able to walk up from the trail.

- The property owner is Bob Flynn. Matt Seiler of Seiler Construction attended the meeting representing the applicant, making himself available to answer questions.

During the designated Public Comment period, a citizen offered three items she believed the PC should consider as conditions:

- First, since Vista Montana Lane doesn't allow parking, there should be "No Parking" signs put up to prevent snack or ice cream shop patrons from blocking residents' garages. (Later, a condition was included in the PC's motion to approve this project asking that said signs be considered.)
- Secondly, that no drive-throughs be built on this property. (It was later stated that no drive-throughs could legally be built around the Flynn Project, so this is not something the town anticipates happening.)
- Finally, that the snack or ice cream shop should close by 9 p.m. This is because there is a distillery and bar across the street south of this property, and the citizen who spoke wouldn't want the bar to close for the night only to have all its customers move over to the snack shop, which would be feet away from her driveway.

There was a bit of PC discussion concerning this project, and the topics included a suggestion from White to put up bike racks by the shop for customers coming from the trail after riding their bikes, and a question from Wilhelmi about how the establishment might serve patrons requiring accessibility accommodations. White also asked what the advertising plan for this snack or ice cream shop would look like, after

which it was stated that the hope is to put a sign on the corner of the street.

In the end, a movement to approve the Flynn Project for recommendation to the BOT passed unanimously, 6-0, with conditions. These conditions included a request that the revised site plan be submitted for staff approval, and that "No Parking in the Alley" signs be considered.

UPS Distribution Center Filing No. 1 Final Plat

Some facts about this development, referencing Flynn's presentation, the meeting packet, and PC discussion:

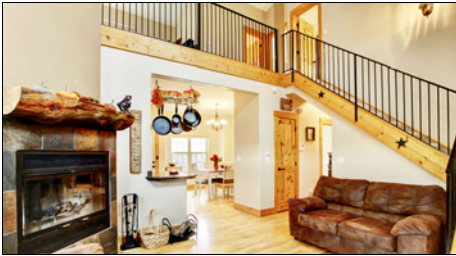
- The UPS Distribution Center is expected to be built on a 16.915-acre property as part of the Falcon Commerce Center. It will be located at 1671 Squadron Drive.
- The Filing No. 1 Plat pertains to a 736,800.7-square-foot "distribution and warehousing lot."
- The applicant is listed as "Ware Malcolm (Brian Weiss)" in the meeting packet, and the property owner is listed as "UPS (Sergio Enriquez)." Brian Weiss was present to answer questions.

Two citizens spoke during the designated Public Comment period, and concerns raised included the UPS Distribution Center's proposed landscaping. Weiss explained that the project's landscaping expectations are included as part of the site plan, which was already approved. A citizen also expressed concerns about how the popular trail along the property line might be impacted by this development.

A motion to approve recommendation of this proposal passed unanimously, 6-0, and the UPS Distribution Center Filing No. 1 Final Plat will now

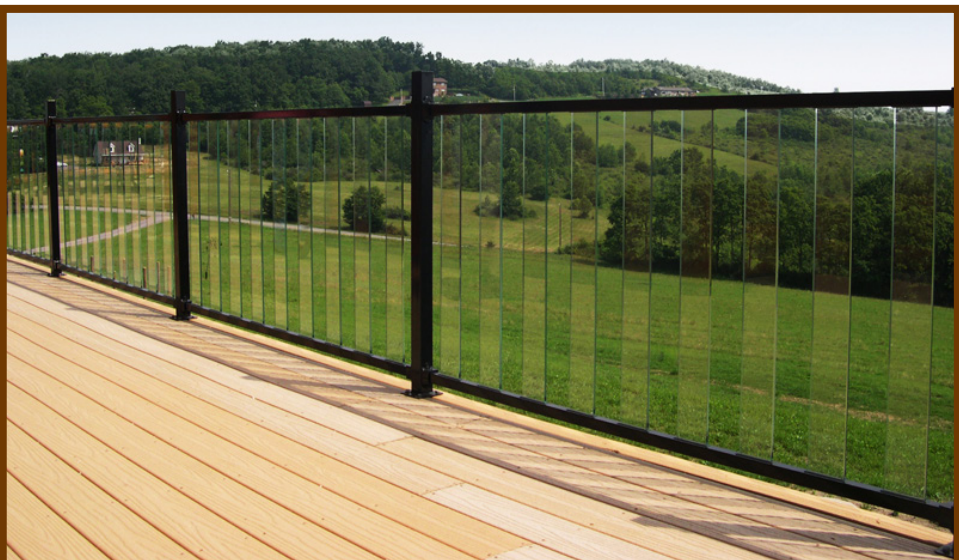
MONUMENT PC (Cont. on 16)

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