

83 and Hodgen Road. The requests were heard at the Planning Commission meeting on Dec. 16 as consent items and came to the BOCC with a recommendation for approval.

The land was zoned to PUD (planned unit development) in 1998, which allowed for seven residential lots and one commercial lot with an overall residential density of one dwelling unit per 4.59 acres. The allowed uses on the commercial lot were to remain in conformance with the now obsolete neighborhood business district (NBD) requirements which excluded bars, mineral extraction, heavy industrial, gas station, and a convenience store. The requests approved by the BOCC allow for the vacation of a right-of-way, which is deemed to be no longer needed, the creation of two more lots for a total of nine residential lots, and to allow for all uses within the CC (commercial community) zoning district with the exclusion of bars, mineral extraction, heavy industrial, gas station, and a convenience store. The two extra lots will be created by dividing two 5-acre lots into 2.5-acre lots.

Approval for two minor subdivisions

At its Dec. 7 Land Use meeting, the BOCC approved as a consent item a request by Dale and Stephanie McGehee for approval of a vacation and replat of lot

3 in the Mountain Shadow Ranch subdivision to create two single-family residential lots. The 10.5-acre property is zoned RR-5 (residential rural) and is located about a quarter of a mile north of the Hodgen Road and Thompson Road intersection, west of Black Forest Road. The application was heard at the Planning Commission meeting on Nov. 18 and came to the BOCC with a recommendation for approval.

At the Dec. 21 Land Use meeting, the commissioners approved a request from the Crowe family to create three single-family residential lots on their 20-acre property. The property is zoned RR-5 (residential rural) and is located along the west side of Roller Coaster Road about half a mile south of the Baptist Road and Roller Coaster Road intersection. The application came to the BOCC from the Dec. 2 Planning Commission with a recommendation for approval.

Forest Lakes school site conveyed to School District 38

At the Dec. 2 BOCC meeting, the commissioners voted to convey the 10-acre school site within the Forest Lakes development to Lewis-Palmer School District 38. The site was set aside for a future elementary school when Forest Lakes Filing No. 1 was approved

in the early 2000s. The school district has no immediate plans to begin construction.

At the same meeting, the commissioners approved the preliminary release of a subdivision bond for \$557,690 for subdivision improvements for Forest Lakes Filing No. 5.

Other decisions

- Dec. 7—the commissioners approved the preliminary release of a letter of credit for \$65,206 following the completion and inspection of all public improvements at the Jackson Ranch Filing 4 subdivision located east of Roller Coaster Road and north of Higby Road.
- Dec. 14—approved the issuance of an ambulance service license to the Tri-Lakes Monument Fire Protection District. The license is effective for a one-year period from Jan. 1, 2022.
- Dec. 21—approved the partial release of a letter of credit for \$1.39 million for subdivision improvements for the Grandwood Ranch development on the north side of Higby Road at the southernmost terminus of Furrow Road.

Helen Walklett can be reached at helenwalklett@ocn.me.

Woodmoor Improvement Association, Dec. 15

Middle school speed limit signs to be reinstated

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met on Dec. 15 to hear about the school zone speed signs at Lewis-Palmer Middle School (LPMS), discuss community wildfire protection, and approve a project at The Barn.

LPMS speed limit signs to return

Director of Public Safety Brad Gleason reported that he, Woodmoor Public Safety Chief Kevin Nielsen, and Vice President Peter Bille met with El Paso County Department of Public Works (DPW) about the flashing school zone beacons removed from LPMS in 2019.

Gleason said DPW plans to install new signs that show the speed limit and the speed of approaching vehicles and will flash during school hours. Gleason said this is a huge win for the community. Bille said the plan is to install them, if possible, during the winter break.

Community wildfire protection

Covenants and Forestry Administrator Matthew Nelson provided the forestry update in Director of Forestry Tom Smith's absence.

The third reimbursement packet was submitted for the wildfire mitigation grant, yielding around \$20,000 for nine properties. WIA will send letters to 94 original intended recipients along the Woodmoor Drive defensible corridor to see if they would like to take advantage of the funding. The next set of targeted recipients will be owners of 125 secondary surrounding lots to build continuity in the fuel break. WIA is still projecting funding availability for anyone who wants to participate next year with close to \$200,000 left in the grant which must be spent within five years of its November 2020 start date.



Above: Board member and Director of Public Safety Brad Gleason reported that El Paso County's Department of Public Works intends to install programmable, flashing school speed zone signs like this image on Woodmoor Drive near Lewis-Palmer Middle School before students return from winter break. *Image provided by Woodmoor Improvement Association.*

Nelson said he is updating the Community Wildfire Protection Plan to reflect newer map information and scientific advancements. The current plan can be found at: <https://woodmoor.org/wp-content/uploads/2018/01/2017-update-CWPP-final.pdf>. Information on forestry and Firewise can be found at: <https://woodmoor.org/forestry-firewise/>.

Bush said that anybody who doubts the danger should take note of the fire that occurred recently between I-25 and Ent and the Great Wolf Lodge. This illustrates why the board is so concerned with open fires and fireworks, and he asks residents to respect

the bans.

Barn project approved

Director of Common Areas Steve Cutler noted that the WIA office entry at The Barn is not up to code. WIA wants to put an overhang porch in front that fits the overall design. The board unanimously approved the request for \$13,000.

Board highlights

- Dues invoices went out in December with payment required by Jan. 1.
- Ballots for the 2022 WIA board election will go out in early January.
- Due to the COVID-19 situation, WIA has not decided if the annual meeting, scheduled for Jan. 31, will be in-person.
- Bush thanked Cutler for helping with some exterior painting on The Barn and congratulated those who worked with the county to restore the school signs.
- Bush once again asks residents to return trash cans to storage after trash has been picked up.

The WIA Board of Directors usually meets at 7 p.m. on the fourth Wednesday of each month in The Barn at 1691 Woodmoor Drive, Monument. The next meeting will be on Jan. 26. Check the website for information on the annual meeting.

The WIA calendar can be found at www.woodmoor.org/wia-calendar/. WIA board meeting minutes can be found at www.woodmoor.org/meeting-minutes/ once approved and posted.

Jackie Burhans can be reached at jackieburhans@ocn.me.

December Weather Wrap

By Bill Kappel

December was dry and warm, continuing the pattern that started in October. In fact, the amount (or lack thereof) of snowfall for the three-month period from October-December was the lowest on record in many locations along the Front Range. The official observational site at the Colorado Springs airport has recorded only a trace of snowfall so far this season. This has already shattered the latest first measurable snowfall (at least 0.1 inch), as the old record was Dec. 2.

For us on the Palmer Divide, we have had measurable snowfall each month, but the amounts have been way below normal, again including December. Not surprisingly, temperatures were well above normal as well, as a consistent ridge of high pressure continued to dominate our weather pattern producing strong west to southwest flow into the region. This results in down sloping, dry, and mild weather for everyone east of the Continental Divide.

This doesn't mean we didn't get some periods of "exciting" weather during the month, but they were few and far between. The month started warm and dry, with highs in the mid-60s on the 1st and 2nd, setting some daily record highs in the region. Clear and mild conditions continued through the 5th,



Above: Clouds rolled into the Pikes Peak region at a high speed on the morning of Dec. 15. A small amount of much needed precipitation accompanied the extreme winds that reached up to 100 mph along the Front Range. The wind arrived mid-morning, causing a dust storm and making travel conditions dangerous and impossible for many during the day. I-25 southbound from Monument Hill closed for several hours after multiple high-profile vehicles overturned from Garden of the Gods Road to Baptist Road. Many trees were downed during the unusual event and damage was widespread along the Front Range, with more than 100,000 customers experiencing power outages throughout the day and into the evening hours in towns and cities throughout the state. *Photo by Natalie Barszcz.*