

Our Community News

Volunteers reporting on community issues in Monument, Palmer Lake, and the surrounding Tri-Lakes area



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Issue #260 — Volume 22 Number 11 — Saturday, November 5, 2022

Free

**OCN needs
your help!
See page 29**

Local Events

Readers should assume that event information published in this issue is subject to change and information should be confirmed a day or two before the event by calling the information number or checking the organization's website.

See pages 28-31 for event locations and other details of these and many other local events.

- **Black Forest Arts and Crafts Guild 58th annual Fall arts and crafts show**, Wed.-Sun., **Nov. 2-6**
- **Holiday boutique & Bake sale**, St Peter Catholic Church Sat., **Nov. 12**, 9 am-3 pm. See ad on page 2.
- **Palmer Lake Historical Society**, Thu., **Nov. 17**; doors open 6:30, 7:00 pm meeting. Honoring veterans, Jim Sawatzki will present his film, *The Life and Times of General William Jackson Palmer*
- **Tri-Lakes Women's Club, Joys of the Season holiday home tour**, Fri.-Sat. **Nov. 18-19**, 10 a.m. to 4 p.m. See ad on page 2.
- **Bearbotics' MITEE Gobble Squabble**, Sat, **Nov. 19**, 10-2pm. See ad on page 6.
- **YMCA 5K race series, one great cause.Turkey Trot** Thu., **Nov. 24**. See ad on page 6.
- **Small business Saturday**, Sat., **Nov. 26**, historic downtown Monument. See ad on page 11.
- **Alpaca holiday extravaganza**, Sat.-Sun., **Nov. 26-27**. Sat 9 am - 5 pm, Sun. 10 am-4 pm. See ad on page 7
- **Monument Hill Kiwanis Club 16th Annual North Pole at Tri-Lakes Arts and Crafts Fair**. Sat, **Dec. 3**, 9-4pm. See ad on page 16.
- **Our Community News mailing day**, Thu., **Dec. 1**, approx. 9 am-2 pm. Information on page 29.

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Circulation

Print Run: 22,420
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Military appreciation at LP



Above: On Oct. 22, the Lewis-Palmer Rangers met Pueblo Central in a military appreciation football game to raise funds for a military charity. Lewis-Palmer fell in defeat to Pueblo Central 39-8. In conjunction with the game, the Air Force Wings of Blue skydivers descended on Don Breese Stadium in Monument. *Photo by Creighton Smith.*

Monument Board of Trustees, Oct. 17

Planning director hired; multifamily apartments approved following changes to the plans

By Chris Jeub

While the Monument Board of Trustees usually meets twice per month, it cancelled its Oct. 3 meeting to dedicate time to a workshop to cover communication expectations for town staff. The Oct. 17 meeting started with Town Manager Mike Foreman announcing that a new planning director had been hired: Sheila Booth. She comes with over 20 years of experience working in cities such as Frisco and Plano, Texas, and recently in the city of Fountain where she was the mentor to its planning director. She comes from the American Planning Association as its chapter administrator for Colorado. She began employment for Monument on Oct. 31.

Multifamily apartments along Jackson Creek Parkway

The BOT passed Ordinance No. 18-2022, approving a Preliminary/Final Planned

Unit Development for Monument Junction West, Lot 5. Though the Planning Commission declined the ordinance the week prior by a vote of 4-3, the trustees passed the ordinance 5-2 following presentations from the town staff and the applicant, responses from several community members, and rebuttals from the applicant and its CEO.

Presentations

Interim Planner Shawn Snow presented a summary of the current proposal. Lot 5 of Monument Junction West is south of the intersection of State Highway 105 and Jackson Creek Parkway. Four commercial lots will be to its north, single-family units to its south, and I-25 to its west. This multifamily sketch plan was approved unanimously by the trustees on June 15, 2020, with the final plat approved Feb. 7, 2022. The plan contains 264 multifamily units on 10.687 acres—half one-bedroom and half two-

bedroom—in 11 apartment buildings no more than 44 feet in height. A clubhouse, a pool, and tenant storage as well as a 3.4-acre park are included.

Andrea Barlow of N.E.S. presented on behalf of the applicant. She emphasized how the original sketch plan had 20 percent more residential units than the resulting final Planned Unit Development (PUD). She also emphasized how the current plan is below maximum density (24.7 vs. 25), is below maximum height (43 of 50 feet maximum) and provides more parking spaces than is required (399 spaces where 376 is required). Easements, too, exceeded requirements.

Barlow referenced a meeting the developer had the week prior with Save Monument where many of the concerns were about setbacks claimed to be as little as 15

MONUMENT (Cont. on 2)

Monument Academy School Board, Oct. 6, 13, and 25

Board approves joint resolution with D38 on MLO

By Jackie Burhans

The Monument Academy (MA) School Board held a town hall on Oct. 13 to hear from district leadership and propose a joint resolution supporting the district mill levy override (MLO) ballot issue 4A. At its regular meeting on Oct. 6, the board swore in a new member and heard public comments on the MLO. Finally, the board held a special meeting on Oct. 25 to select consultants for MA's modulars and for assistance with selecting a new chief operating officer.

Joint resolution follows town hall on D38 MLO

At the Oct. 6 regular meeting, the board heard public comments for and against the district MLO ballot issue before going into executive session in part to "discuss negotiations and advice to negotiators regarding district MLO and charter contract questions."

The board called a special meeting on Oct. 13 at 6 p.m. to go into executive session "to discuss negotiations and advice to ne-

gotiators regarding district MLO and charter contract questions."

The board reconvened at 6:30 p.m. and the D38 leadership team of Superintendent KC Somers, Chief Business Officer Brett Ridgway, and D38 board President Chris Taylor made a short presentation about the mill levy override that will be on the November ballot asking for 7.45 mills "expressly and solely" for "increasing compensation for teachers and non-administrative staff

MA (Cont. on 5)