

lacking in such housing, and there is a need, he said. Herington noted that she has witnessed many phone calls from residents stating that varied housing is not “appropriate” for Monument. She recommends meetings to clarify a “vision” for the community and mentioned that an update to the town’s Comprehensive Plan is expected sometime in 2023.

- Commissioner Sean Zernickow asked about traffic signals at the Harness Road and Jackson Creek intersection, stating that the area is an “accident waiting to happen.” The answer was that currently the “warrants” that would allow for such a signal to be built aren’t met, but that when they are a signal will be built.
- Several commissioners had questions about previously conducted traffic studies, just as several commissioners expressed concerns about density in the area. Vice Chairman Martin Trujillo mentioned wanting to preserve Monument’s “small-town feel.”
- When asked how much the market value for these homes would be, representatives of the applicant answered that they couldn’t answer yet, but that they sometimes provide discounts, such as for police officers. A unit might go for \$1,400 to \$2,300 a month, it was said, but that could fluctuate with the market.

In the end, the Thompson Thrift Residential Final PUD Plan was approved for recommendation to the Board of Trustees 4-2, with Trujillo and Commissioner Ray Egley voting against.

The Village at Jackson Creek Filing No. 1 Final Plat

Some facts about the Village at Jackson Creek Filing No. 1 Final Plat proposal, as detailed in the meeting packet available online, as well as presentations both by Flynn and Brett Behnke of CSI Development:

- The Village at Jackson Creek is “west of Jackson Creek Parkway, off Harness Road and Strata Drive,” to use the phrasing from the meeting packet. The May 11 MPC meeting dealt with a Final Plat for this project, officially dividing it into its lots and tracts.
- The development is composed of 46.973 acres, separated into four lots. The largest of those lots is 17.045 acres and the smallest is 4.364 acres. There are also three tracts, described as Tract A, Tract B, and Tract C. As for their uses, the packet states: “Tract A is dedicated for open space, utilities, and drainage ... Tracts B and C are designated as streetscape tracts.”
- The Village at Jackson Creek includes Harness Road, Cloverleaf Road, and Grand Village Drive. Road maintenance and water services will be the responsibility of Triview Metropolitan District.
- The development is expected to feature community amenities, residential spaces, employment opportunities, and retail.
- The applicant is listed as “CSI Development LLC” and the property owner is listed as “Jackson Creek Land Company LLC.”

Steve King returned to speak during this project’s Public Comment period. Along with expressing concerns about the Village at Jackson Creek itself, he spoke about the idea of condominiums serving as useful “stepping stones” for people trying to “move up” from where they are currently living. Condos seem to King a good solution, although they are not currently being built here.

Some of the MPC’s question/discussion points included potential conditions they may want to put on this development, which—if implemented—would have to be approved by the town’s attorney. This included questioning if the

MPC could limit the construction of more multifamily housing developments and/or forbid further subdivision of the current lots. None of those conditions has been set in motion.

In the end, a motion to approve this proposal for recommendation to the BOT passed 4-2, with Trujillo and Egley voting against. Trujillo stated he could not support this project, finding it inharmonious and out of sync with the rest of the community. He is opposed to the density. Egley voted “No” for similar reasons, also citing a lack of harmony with Monument.

Although he voted in favor of the project, Ours stated that he did so knowing that the MPC would have chances to assess any future subdivisions that would increase residential units on the property.

Eagle Rock Distribution Final Plat and Preliminary/Final PUD
Some facts about this proposal, as de-

tailed in the meeting packet available online, as well as presentations by Flynn and Steve Economos of Eagle Rock Distributing Co.:

- This project is composed of 23.39 acres within the Falcon Commerce Center. It is intended to feature a 262,500-square-foot building and a 10,000-square-foot truck maintenance facility.
- Eagle Rock Distribution deals with beverage distribution, selling non-alcoholic beverages as well as beer, wine, and spirits to retailers. It is a family company based in Atlanta, although that family has spent time in Colorado and is invested in the community.
- This facility is expected to “be open from 9 a.m. to 5 p.m., with its heaviest use from 7 to 11 a.m. (light fleet and pedestrian vehicles)” as stated in the meeting packet.

- The meeting packet also notes that a trail connection will link to the Santa Fe Trail from the north end of this property.
- A traffic study indicating that this project wouldn’t affect existing traffic patterns is leading to the construction of a roundabout at the intersection of Baptist Road and Terrazzo Drive. This is expected to “be constructed within 18 months.”
- The applicant is listed as “Ware Malcomb,” and the property owner is listed as “Eagle Rock Distributing Co.” Pictures and maps concerning this project are available online in the meeting packet.

King spoke again during Public Comment about this proposal, expressing his worries about the development and making note of compromises that have been made on both sides in the development of the Falcon Commerce Center.

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