

ficer of the Tri-Lakes Chamber of Commerce, Economic Development and Visitor Center. She spoke about the need for a community to have diversity in housing because of the staff-

ing issues businesses are facing in the area, and to enable employee housing near employers. Two Monument residents raised concerns about the number of apartments being built in the

town. One resident asked if there is a cap on the number of rental units, while another stated that there are 1,200 apartment units already approved in some form, accounting for 35% of the housing stock. He said they are not priced for entry-level employees at a \$2,000 monthly rent.

**Final Plat for Village at Jackson Creek approved**

By a vote of 6-1, the board approved Resolution No. 43-2022, a Final Plat for Village at Jackson Creek Filing No. 1. The Planning Commission, by a 4-2 vote, and the town staff previously recommended approval to the BOT. This 46.973-acre plat was rezoned on April 5, 2021 and is consistent with the approved Preliminary Planned Development Site Plan.

It has four lots in the 4.364 to 17.045-acre range, and the lots could be subdivided. There are three tracts. Tract A is dedicated for open space, utilities, and drainage while Tracts B and C are streetscape tracts. Triview will provide water and wastewater service. Multi-unit dwellings are subservient to commercial entities in the overall plan, so it's required that dwellings make up less than 50% of the use. There was no public comment on this resolution.

**Eagle Rock Distributing Co. resolutions approved**

By a vote of 7-0 for each resolution, the board approved Resolution No. 44-2022, a Preliminary/Final Planned Unit Development for Eagle Rock Distributing Co. and Resolution No. 45-2022, a Final Plat for Eagle Rock Subdivision Filing with an amendment.

Before voting on these two resolutions, town staff presented information on Land Dedication Procedures, Land Dedication Standards, Credit for Parks and Open Space, Fees-in-Lieu of Dedication as these pertained to Resolution No. 45-2022. This review was needed to determine if the proposed 1.2-acre grassy area in the Eagle Rock Final Plat meets the purpose and intent of land dedication or if a fee-in-lieu of dedication is appropriate. The plat is permitted for commercial, distribution, industrial, utilities, parking structures, and offices.

Town staff recommended approval with a condition requiring fee-in-lieu of dedication because the grassy area did not meet town land dedication requirements. The board eventually voted to amend the resolution to include the fee-in-lieu of dedication. The town staff calculated the fee as \$97,255.62

A Falcon Commerce Center (FCC) representative stated that the area has 224 gross acres with 33 of them being open space and 29 of which are designated for the protected Preble's meadow jumping mouse habitat. An additional 1.76 acres of proposed open space along the Santa Fe Trail in a Preliminary PUD will be presented at the July board meeting.

The discussion continued with Resolution No. 44-2022, a Preliminary/Final Planned Unit Development for Eagle Rock Distributing Co. The development is 23.39 acres with the facility to contain offices, beverage storage and distribution, a building height of 49 feet with 262,500 square feet and an adjacent 10,000-square-foot maintenance facility. The Forest Lakes Metro District will provide water and wastewater service for this

and all FCC development. The Planning Commission voted 6-0 and the town staff recommended approval. This is part of the FCC-approved Planned Development sketch plan.

Eagle Rock representative Mike Economos said the company intends to employ 100 workers at the site and has 6,700 customers across the Front Range including restaurants, bars and grocery stores. Eagle Rock wants to consolidate its warehouses from six to three with Monument as its southern distribution facility. Deliveries from the facility will be staggered between 3 a.m. and 9 a.m.

Terrazzo Drive will be extended 2,000 linear feet to accommodate traffic from the Eagle Rock facility to West Baptist Road. A roadway study showed it and the surrounding roads can support the anticipated and already approved development occurring in the FCC area.

The discussion on Resolution No. 45-2022, a Final Plat for Eagle Rock Subdivision Filing No. 1, focused on parkland dedication. The board had three options regarding the dedication: approve with a condition to pay fees, approve determining the park requirements have been satisfied, and continue to allow the applicant time to fund an independent study. The board approved the resolution with the amended condition that Eagle Rock pay the \$97,256 fee.

Public comments included a statement by Johan Moum of the Palmer Divide Soccer Club. He spoke about the lack of and inability to acquire land to build field space for youth sports as baseball, soccer, and other recreational uses. He said collecting the fee would assist his and other organizations and the town toward their goals of youth sports facilities and park improvements.

**Tri-Lakes Cruisers Car Show approved**

By a 7-0 vote, the board approved Resolution No. 47-2022, authorizing the issuance of a Special Event Permit for conducting the Tri-Lakes Cruisers Car Show. Town staff members have approved the event in the past administratively. However, this year's event needed board approval because the attendance was projected to exceed 1,000. The event is scheduled for Aug. 28 on Second Street.

**MOU approved**

By a 7-0 vote, the board approved Resolution No. 51-2022, allowing for a Memorandum of Understanding (MOU) between the state Energy Office and the Town of Monument for Energy Performance Contracting Consulting. The town will receive technical assistance from the Energy Office to seek energy audits. This would assist the town in determining if it would qualify for performance contracting for energy savings. There is no cost to the town. Grants are available for energy efficient HVAC and lighting projects.

**Lake use permits approved**

The board voted 5-2 to allow lake use permits. The topic was discussed during the workshop conducted before the regular meeting. After a lengthy discussion, including a possible increase of the permit fee, the board approved allowing the permits on first-come/first-



**LED Bulbs + MVEA Rebates = Energy Efficiency in the Palm of Your Hands!**

Everything you do—from flipping a switch to upgrading your appliances—can add up to big energy savings. Download MVEA's Rebate Product Guide and take advantage of wallet-friendly rebates.

Get started today!  
[www.mvea.coop/rebates](http://www.mvea.coop/rebates)

For Energy Efficiency Resources, including a Home Energy Calculator, visit [www.mvea.coop/save-energy-money](http://www.mvea.coop/save-energy-money).



[www.mvea.coop](http://www.mvea.coop) • (800) 388-9881 • Stay Connected: Like. Follow. Share.

**EST. 1995** ACCREDITED BUSINESS  
BBB Rating A+

**YOUR LOCAL MONUMENT ROOFER**

**Free Roof Inspections for Realtors and Home Owners**

**Military Discounts – Thank you for your service.**

**We Offer Hail Proof Roofing Systems – F-Wave.com**

**We Work Directly with All Insurance Companies**

**\$500 Off Your Next Roof Replacement (2,000 sq. ft. or more)**

**Prime Roofing**

**719-599-4020**

**Commercial & Residential**  
Work directly with the owners.  
President James Moran (Retired Military) • Owner Peter Moran (Master Roofer - 35 Years)

**[www.Go2Roof.com](http://www.Go2Roof.com)**

# “The Dump”

## A Dump Site Open to the Public

**PAY BY THE POUND!**

Prices starting at 14¢ per lb. and as low as 5.9¢.

Metal accepted in the recycling bin at no charge

**We accept:**

- Mattresses (\$20+weight)
- Yard Waste
- Refrigerators (\$39 each)
- Construction Debris
- Furniture
- Household Waste
- And Much More!

**We can't accept:**

- Tires
- Televisions

Hours: Mon. – Fri. 8 a.m. – 4 p.m.  
Sat. - 10 a.m. – 4 p.m. • Sun. - Closed

**856 Washington St.**  
Monument, CO 80132  
**(719) 481-2340**  
**peakdr.com**  
Cash \* Debit & Credit Cards