

randum of Agreement (MOA), and the Permanent Easements and Special Warranty Deed have been approved and compensation has been accepted.

At the March 17 meeting, the BOCC approved the 2026 MOA for the Black Forest Slash and Mulch Program. The program was started in 1995 by a group of volunteers on land leased from the State Board of Land Commissioners, adjacent to Herring Road, to accept slash. Slash is defined as tree debris, including branches, leaves, and pine needles. The slash is then ground into mulch, which is given away free of charge.

The volunteers created a nonprofit corporation known as SAMCOM (Slash and Mulch Committee) in 2011 and have entered into the MOA every year since then. SAMCOM has successfully managed the program, which was approved by the BOCC for another year. The program promotes food forest health, effective long-term strategies, and wildfire hazard mitigation, which includes educating residents on reducing hazardous fuels on private land.

The BOCC released the following statement on March 10 regarding Buc-ee's

"Buc-ee's has not submitted an application to El Paso County for development, nor has any development application been submitted for the referenced property. We cannot speak to any inten-

tions of Buc-ee's or the property owner.

"Property owners are not required to disclose their future plans for a property when requesting a boundary line adjustment or grading permit. Please direct any and all questions related to intentions to those parties.

"Property owners have the right to make decisions about their property, as long as they are following the law. The county follows processes to allow property owners to make changes to their property in compliance with the law. The county takes seriously its legal obligations and the rights of all interested parties, including respecting the constitutional private property rights of citizens. Under the law, property owners are entitled to a fair process where the Board of County Commissioners remains neutral (including no ex-parte communication) prior to conducting a formal hearing where they review evidence and make a decision based on criteria previously established in the Land Development Code." <https://planningdevelopment.elpaso.com/buc-ees/#>

Monument waiver approved

The Town of Monument (TOM) requested approval of a waiver for an annexation impact report for 18.522 acres, consisting of about 1.67 miles of public right-of-way known as Beacon Lite Road and Beacon Lite Road Water Tank Site, also known as Lot 1 of the TOM Beacon Lite Road Tank Subdivision Exemption Plat. Because of the

annexation of the right-of-way and the municipal utility tank site, there is no extension of services, no district impacts, and no effect on schools, so no impact report is required. The resolution was approved by the BOCC, and the TOM can move forward with the annexation.

Flying Horse North rezoning approved
Preliminary Plan/Planned Unit Development—A request by PRI #2, LLC c/o Elite Properties of America, for approval of a map rezoning of 1499.72 acres, Flying Horse North Filings nos. 6-8. The Preliminary Plan shows 299 single-family lots, includes 91.5 acres of open space, and 26.3 acres of dedicated public right-of-way. The property is located at the southwest corner of the intersection of Black Forest Road and Hodgen Road. The request was approved, 5-0.

The BOCC usually meets every Tuesday at 9 a.m. at 200 S. Cascade Ave. Suite 100, Colorado Springs. The BOCC Land Use Committee meets on the second and fourth Thursdays as needed. Call 719-520-7276 for more information. Go to bocc.elpasoco.com or <https://www.agendasuite.org/iip/elpaso> for meeting schedules and agendas.

Marlene Brown may be reached at marlenebrown@ocn.me.

El Paso County Planning Commission, March 5 and 19

Two requests recommended for approval

By Marlene Brown

At its regular bi-monthly meetings, the El Paso County Planning Commission (EPCPC) heard two requests regarding issues in Northern El Paso County.

On March 5, Red Rock Subdivision GTG Redrock LLC requested approval of a 14.958-acre Final Plat creating five single-family lots. The site is south of Highway 105 between Red Rock Ranch Drive and Rockbrook Road. The requested lots have a minimum lot size of 2.5 acres and will be on individual wells and on-site septic systems. There was a Request for Continuance to March 19

for time to complete all conditions and reports. The EPCPC approved the request at the March 26 meeting for a hearing to be set for April 9 for the El Paso Board of County Commissioners (BOCC).

On March 19, PRI#2 LLC c/o Elite Properties of America requested approval of rezoning 1,499.72 acres for Flying Horse North Filing No. 6-8 Planned Unit Development to include 299 single-family residential lots, and four tracts to include 91.5 acres of open space and 26.3 acres of land dedicated to public right-of way. The EPCPC recommended approval, with all conditions having been met by the BOCC.

The EPCPC normally meets on the first and third Monday of the month at 9 a.m. at 2880 International Circle, Suite 110, in Colorado Springs. At 9:00 am. You can also view hearings remotely at <https://planningdevelopment.elpasoco.com/planning-community-development/2025-hearings-schedule/>.

Marlene Brown can be contacted at marlenebrown@ocn.me.

Northern El Paso County Coalition of Community Associations Inc.

Monument, Triview officials share information

By Marlene Brown

The Northern El Paso County Coalition of Community Associations (NEPCO) held its bi-monthly meeting on March 14 at the Woodmoor Barn. NEPCO currently has 42 member Homeowner Associations (HOAs) with over 10,000 homes and over 20,000 voters within northern El Paso County. NEPCO strives to provide meetings to facilitate communication between HOAs and state, county, and local government representatives.

A few of Monument's Town Council and Planning Department members attended the meeting: Mayor Pro Tem Steve King and Councilmember Laura Kronick; Jenna Gorney, senior planner with the Monument Planning Department; and Assistant Manager of Triview Metropolitan District Steve Sheffield. The guest speakers were introduced: Dan Ungerleider, director of the Monument Planning Department, and Jason Gross, board president, Triview.

Beth Lonnquist, Red Rock Ranch HOA and board member of NEPCO, presented "Fire Preparedness." Colorado is moving into wildfire season, and the spread of wildfires can be slowed by home hardening and reducing fuels to a fire's spread with mitigation. Homes can be made fire-resistant by keeping the space between houses clear and limiting the presence of combustible materials. Keep grasses mowed under 4 inches, remove dead trees, and cut limbs up to 6 to 8 feet, she said.

As Ungerleider spoke of the Monument Planning Department, he focused on the town's 2040 Comprehensive Plan. The last Comprehensive Plan was in 2017. Since then, the town has experienced population growth, development of new neighborhoods, turnover of staff in the Planning Department and in leadership at the town level. Monument has committed to a long-range policy to guide future development decisions over the next 10 to 15 years.

The plan will focus on core community issues related to land use, including transportation,

economic development, housing, and growth in a meaningful way to reflect a small-town character. For more details regarding the Comprehensive Plan 2040, see www.monument2040.com.

Gross explained that Triview was formed in May 1985 to provide public services to Monument, including open spaces, roads, parks, and water. Currently, it has 2,595 water accounts. At full buildout, it is anticipated that there will be 3,226 single-family homes. Triview has 31 full-time employees, with Jim McGrady as the district manager.

Under an Intergovernmental Agreement (IGA) with Monument, wastewater treatment services are provided by the Upper Monument Creek Wastewater Treatment Facility, which is co-owned by Triview, Donala Water and Sanitation District, and Forest Lake Metropolitan District. Under an annual contract, services are provided to Forest Lakes Metropolitan District for water treatment, utility operations, and parks and open space maintenance. Go to triviewmetro.com for more information.

The Higby Road Improvement Project started in March and is expected to be complete in November. The project covers 5,500 feet of Higby Road from Jackson Creek Parkway to Harness Road, consists of two roundabouts, a center island, pedestrian crossings, and sidewalks on both the north and the south side of Higby Road. For more project information, detours, and closings, go to triviewhigbyroad.com.

Triview recently began moving to its new administration/utility building at 1641 Baja Dr. in the Terrazzo/Baja Planned Development.

Harold Larson, NEPCO board member, thanked the speakers for their informative presentations and adjourned the meeting at 11:45 a.m.

The next NEPCO meeting will be on May 9 at 10 a.m. at the Woodmoor Barn, 1691 Woodmoor Dr. For more information regarding future presenta-

tions and membership information for HOAs in the area, go to nepco.org.

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Gleneagle Civic Association, March 17

GCA reports board changes, seeks declaration of covenants approval

By David Futey

On March 17, the Gleneagle Civic Association (GCA) board held its bi-monthly meeting at Antelope Trails Elementary School. The meeting included updates on board position changes and the board proceeding with a court petition to have a declaration of covenants approved through a Colorado Common Interest Ownership Act (CCIOA) provision. The declaration did not achieve the required 67% approval for passage in the 2025 GCA

membership vote.

Board members Mark Connell, president and Roads, Signs and Ditches chair, Glen Leimbach, vice president and Open Space manager, Steve Kouri, treasurer, and Ray Micklewright, secretary, were present. Jeff McLemore, Architectural Review Committee (ARC) chair, was unable to attend.

Connell introduced himself as the new GCA board president and updated other board chang-

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