

if construction has not started.

The application sought approval for expanding the parking lot to the east to accommodate additional staff for the new facilities.

In his overview of the proposed amendment, Tom Kasawara, Monument's director of Development Services, noted that the second addition will be very similar in design to the existing plant and first addition, so it will be approved by the staff administratively and will not be reviewed or approved by either the Planning Commission or Board of Trustees.

Nine existing ponderosa pine trees will be moved to the east and other new trees added along the eastern boundary of the Electric Propulsion property to act as a visual buffer for the Trails End community. Kasawara stated that neighboring homeowners Brandy Schwindt and Keith Hyatt of Trails End spoke in favor of the Aston application's proposed visual buffering during the July 11 Planning Commission hearing. The existing stormwater drainage system is sufficient for the two planned additions. Aston's traffic study shows that the traffic impact for each planned addition will be "negligible" on Mitchell Avenue and Second Street.

Kasawara also noted that the two staff-recommended conditions of approval that the Planning Commission had included in its recommendation to the board regarding the town obtaining a water deed and technical corrections from the Astons had already been resolved and were no longer required. The applicant's attorney and town water attorney collaborated on executing the water ownership transfer deed, which has been recorded with the county.

There was no public comment during the board hearing.

The board unanimously approved the final PD site plan amendment for the two-stage

facility expansion.

**Upgrades to Foster's Storage site plan approved**


Scott Foster is the owner of Monument Storage LLC at 16210 Old Denver Highway. Foster is also the developer of the large commercial lot this storage business sits on. The title of the site plan is Foster's Storage. He proposed Major Amendment 4 to the final planned development site plan for this lot. The amendment adds paved outdoor storage of boats and recreational vehicles for a full build-out of the vacant land at the rear of the lot, behind the eight storage buildings and office building of the Monument Storage business. The previously approved original site plan called for construction of new additional buildings for indoor storage on this vacant rear portion of the property.

This new storage area will include pre-engineered security

lights and a fully fenced enclosure. Drainage from the new parking area will be handled by the detention pond at the west end of the site. Foster will provide drip pans for the stored vehicles to prevent pollutants from entering the detention pond and damaging the new asphalt. A traffic study provided by Foster shows that additional trip generation on Old Denver Highway, already a local truck route, will be minimal for each of the two building additions.

The outdoor storage area will not be visible from Monument's I-25 view corridor, Old Denver Highway, or adjacent residential areas as demonstrated by numerous photos provided in the application. The land at the rear of the lot slopes down to the west, limiting visibility to the north, east, and south. There is an extensive stand of trees that already visually buffers the west end of Foster's lot.


There was no public com-



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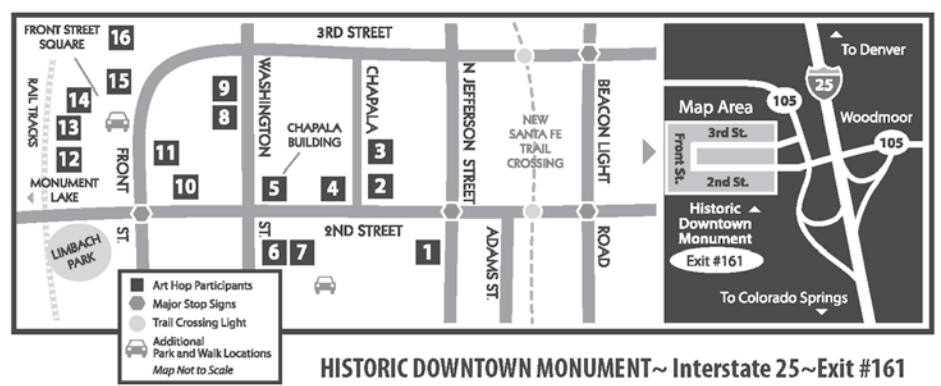






## Thursday, Sept. 20

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