

Kassawara also reported that the facility is in the "Downtown Monument area" and a 2007 board resolution allows the board to sell Hull 2.38 acre-feet of the town's water rights, also known as "paper water," at a discounted rate to cover the "shortfall." A corresponding ordinance for town code section 13.04.160 was also passed that allows the town to accept a fee for such transferred additional town water rights. He recommended in his staff report that the Board of Trustees discount the cost of this additional town water for Hull to encourage denser developments than currently allowed by existing downtown zoning. The board's previously approved discounted costs for Hull proposals, \$4,600 per acre-foot and \$2,000 per acre-foot, were not reported or discussed by Kassawara.

Kassawara explained how the Hull replat proposal met all 13 conformance requirements with the town's subdivision's regulations.

New site plan details

Some of the items Kassawara noted about the new site plan were:

- The facility would have four-sided architecture with a "residential feel" similar to that of the newly opened Encore facility in Casper, Wyo., as shown by photos in the site plan staff report.
- The maximum building height is 32 feet, 6 inches; the majority of the building is less than 22 feet high.
- Virtually all the residents no longer drive and would use facility transportation or are driven by family members.
- Visitors would use the Beacon Lite Road entrance.
- Employees and delivery trucks would use the entrance on Adams Street.
- The front entrance would include trees and plantings but a minimum amount of irrigated turf.
- Shrub beds would be cov-

- ered with decorative rock.
- Sidewalks would have access to the Santa Fe Trail and Adams Street.
- The site plan is in full compliance with the Monument Comprehensive Plan and town site plan review and approval criteria.
- There were no comments or concerns from any other government referral agencies.

Some of the items Vaughn and Gorsuch noted were:

- Encore's three partners have over 50 years of long-term ownership experience operating assisted living facilities.
- Assisted living and Alzheimer's care are Encore's specialties.
- Gorsuch has also worked for the Liberty Heights and Mackenzie Place retirement communities in Colorado Springs.
- Encore has retirement facilities in Fort Collins and Rock Springs and Casper, Wyo.
- Construction is planned

to start in summer 2013 or 2014 and would take about 10 months.

- The Monument facility would provide 28 jobs and a \$2 million budget for its \$10 million building with a focus on being a good neighbor.
- The facility would be pet friendly for residents and visitors.
- There would be about 12 deliveries a week, normally occurring from 10 to 11 a.m.—they wouldn't interfere with meals or D-38 school bus traffic.

There were no public comments.

After a lengthy question-and-answer period with the commissioners, both the replat and site plan proposals were unanimously approved. The next step for these two proposals is a Board of Trustees hearing. At press time, the hearing had not yet been scheduled.

Kassawara noted that the commission will hold a hearing on a replat to improve grading in the north filings of Promontory Pointe at its next meeting at 6:30

p.m. on March 13.

The meeting adjourned at 7:46 p.m.

Meetings are normally held on the second Wednesday of the

month at Town Hall, 645 Beacon Lite Rd. Information: 884-8017. Jim Kendrick can be reached at jimkendrick@ocn.me.

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10:00 AM: TEACHING & COMMUNITY TIME (AKA SUNDAY SCHOOL)
10:45 AM: SECOND WORSHIP SERVICE



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3/28	MAUNDY THURSDAY	*6:00 PM
3/29	GOOD FRIDAY	12:00 & *6:00 PM

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