

backs for the new detached single-family homes. A separate ordinance must be approved by the Board of Trustees.

Since the original developer of the land, WED LLC, still has some obligations for the construction of open space and park improvements pursuant to the original PD site plan approval in 2004, the staff has required that an escrow agreement be executed between WED and the town to ensure that these required public improvements are constructed within a reasonable period. The escrow agreement was approved by the board on Aug. 19, 2013, and the installation of the required landscaping in Filings 1, 2, and 3 is now nearing completion.

The current traffic studies for this amendment do not warrant a traffic signal for the Gold Canyon intersection on Highway 105 or a signal and turn lane upgrade at Knollwood Drive. The county may consider a traffic signal for Gold Canyon Road in 2015 when it widens Highway 105.

The proposed amendment to the preliminary/final PD site plan conforms to the PD site plan review and approval criteria in the town code.

Kyle Campbell of Classic Consulting Engineers and Surveyors LLC offered to answer questions from the board for WED, noting he had nothing to add to Kassawara's presentation.

There was an extensive technical discussion about whether or not the town, the metro district, or the adjacent property owner would be responsible for repairing/replacing cracked sidewalks located in town road right-of-way. This has been a problem in Jackson Creek subdivisions within Triview Metropolitan District.

The sidewalk issue may be addressed in Village Center by the separate amendment to the annexation and development agreement.

Replat for filing 3A approved

Kassawara reported that the original approval for the Village Center Preliminary PD Site Plan, composed of four filings, was approved by the Board of Trustees in November 2004. A boundary plat for this property, with no individual lots, was approved by the Board of Trustees in 2006. It showed the various large acreage lots and tracts as well as right-of-way for Gold Canyon Road and Mining Way. This previously recorded boundary plat is included in the replat drawings as the "As-Platted" property description.

Kassawara reported that the original plat reserved 2.08 acres for open space within the main buildable area of the platted property. The proposed replat would dedicate 2.02 acres of land that will now be developed as a park rather than being left as open space. The park will be built by the developer of the site and maintained by the Village Center Metropolitan District at no expense to the town.

The original Tract A, which is owned by the Town of Monument, was platted as a 4.07-acre tract. The original size of this donated property on the master plan for the entire Village Center development was 3.11 acres for a new town police building that was never built due to high cost estimates. At the time of the original filing 3 plat, the town was seeking a public-private partnership with a senior housing developer who needed roughly 4 acres to build a senior living facility. As a result, the property owners transferred a 0.96-acre portion of buildable land to the town. Since the developer did not build the facility, the property owners wish to reclaim the area for the construction of homes, as originally contemplated.

Village Center filing 1 consists of detached single-family homes on smaller lots (3,000 to 4,000 square feet). Filing 2

consists of detached single-family homes on quarter-acre to half-acre lots, or about 10,890 to 21,780 square feet. Filing 3A now consists of 75 single-home lots on a net acreage of 9.952 acres for an average lot size of 5,780 square feet, ranging from 4,376 to 10,016 square feet, for a net density of 7.54 dwelling units per acre.

The proposed replat is in conformance with the final plat criteria of the town's municipal zoning code and the town's subdivision regulations.

Kassawara recommended one condition for board approval of the replat request:

1. Any necessary technical corrections shall be made prior to recording of the annexation ordinance.

Final PD Site Plan for filing 3A (Vista Ridge) approved

The staff report for this final filing 3A PD site plan contained very similar information to that contained in the two staff reports noted above. There was no public comment for or against the final PD site plan during the open portion of the public hearing. The final PD site plan conforms to the PD site plan review and approval criteria in the town code.

The Planning Commission voted 6-0 to recommend approval of the major amendment, replat, and Filing 3A final PD site plan to the board at its Dec. 17, 2013 hearing.

There was no public comment for or against any of these three ordinances during the open portion of the public hearing.

The board voted 6-0 to approve all three ordinances with the recommended conditions of approval.

Annexation and development agreement amendment tabled

At the recommendation of Town Attorney Gary Shupp, Mayor Easton requested a motion to continue this annexation amendment ordinance due to late posting of this agenda item to the next meeting, Feb. 3, so that it would not have to be re-posted. The amendment consisted of three revisions:

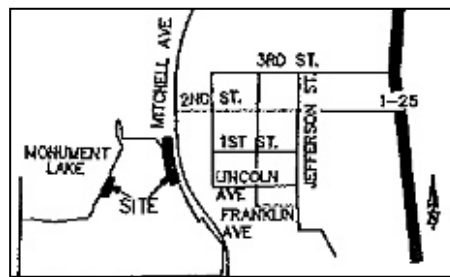
- Allow detached single-family homes where patio homes were initially contemplated.
- Revise setbacks for the new detached single-family product.
- Transfer ownership of the development's roadways from the Village Center Metropolitan District to the town.

Dale Beggs, owner of WED, said, "This has been a long journey. We've been through a lot of staff, planning, and people and it's to Mr. Kassawara's credit that we're here. He and his staff have been very diligent through some very troubling problems. I just wanted to thank him publicly."

Lake of the Rockies Annexation No. 2 and Zoning Map approved

Landowner Jerry Biggs of BK-LOR LLC applied for board approval for annexation and zoning of two BK-LOR parcels of land immediately adjacent to the already annexed BK-LOR Lake of the Rockies parcel on Mitchell Avenue just south of the Second Street intersection. The total amount of land annexed was 3.57 acres. The two parcels will have PD zoning to match the existing PD zoning of the larger Lake of the Rockies parcel.

Parcel A is a thin 0.47-acre sliver that lies along the western boundary of the large already annexed parcel. The middle of this narrow strip is adjacent to the east side of the Monument Lake Dam. See vicinity map shown at the top of the next column.



Parcel B is a 3.10-acre strip adjacent to the west side of the railroad tracks that extends south of the intersection of Mitchell Avenue and the access road to Monument Lake. It was previously owned by the railroad and will be deeded by BK-LOR to the town as right-of-way for Mitchell Avenue.

The staff annexation package included a Dec. 3 letter from Palmer Lake Sanitation District Manager Becky Orcutt to BK-LOR consultant Kyle Campbell of Classic Consulting Engineers and Surveyors LLC stating that the district expects to be able to serve homes built on the Lake of the Rockies parcel, while noting that there had been no district review of any formal plans or any engineered sewer plans from BK-LOR.

Kassawara recommended a condition of approval that prior to recording the Annexation Map, BK-LOR will submit, in writing, to the Development Services Department, confirmation from Palmer Lake Sanitation District that it intends to serve the properties and have the capacity to do so.

Consultant Land Planner Tim Seibert of NES Inc. stated that Lake of the Rockies would formally seek inclusion by Palmer Lake Sanitation District at the regular Feb. 11 district board meeting. NES has submitted the

required construction plans to the district for its review at the Feb. 11 public hearing.

Kassawara stated that the two parcels meet state annexation statute requirements that at least one-sixth (16.67 percent) of the property boundary must be contiguous with existing town limits, which in this case are the boundaries of the already annexed BK-LOR parcel. He reported that the annexation also meets all other state annexation requirements and all relevant Monument Comprehensive Plan land use and annexation principles, policies, and guidelines.

The annexation was unanimously recommended for approval by the Monument Planning Commission during its Dec. 17 public hearing. (ocn.me/v14n1.htm#monpc1217)

Kassawara recommended three conditions for board approval of the annexation request:

1. Any necessary technical corrections

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