

use impact fee we recognized that the BRRTA boundaries were a special problem but we didn't have a solution. I think this perhaps could be our solution."

Denslow said "This action of entering the proposed IGA does not actually have anything to do with your fee. They are two separate issues." She recommended that the BRRTA board suspend the BRRTA road use fee for the time being to give the board the opportunity to reinstate the fee if needed, with 30 days of public notice, rather than terminating the BRRTA road use fees. The board consensus was to not cash road use fee checks for now until a final decision is made on the future of these fees to not discourage development in the short term.

The board unanimously approved the IGA with the county for administrative services. Seago said the matter could be brought to the Board of County Commissioners on either Jan. 6 or Jan. 15. The board scheduled a special BRRTA meeting at Monument Town Hall for Jan. 16 at 2:30 p.m. to make a decision on the suspension of the BRRTA road use issue based on the final form of the IGA approved by the county.

Site access to proposed Natural Food Grocers new building discussed

County Engineer Andre Brackin advised the board that the county would conditionally approve the Natural Food Grocers request to convert the existing stub access to the vacant lot south of Home Depot between I-25 and Jackson Creek Parkway from a right-in-right-out-only to a full motion access but only temporarily and only for this single store. Natural Food Grocers' request for an expansion of the adjacent existing but currently blocked opening in the Baptist Road median was also conditionally

approved by the county. There will be no traffic signal at this intersection.

This county approval will allow a vehicle to exit the stub access to the south across all three westbound lanes of Baptist Road and turn left toward the Jackson Creek Parkway intersection using a new acceleration lane to be cut out of the existing concrete median. This acceleration lane will allow vehicles to merge into the far left lane of eastbound Baptist or stop and wait in the center acceleration lane until Baptist traffic in the far left eastbound lane clears up enough to allow a merge from a complete stop. The median is 30 feet wide with room for a vehicle to find refuge after waiting for a gap in westbound traffic to safely enter the acceleration lane, then wait in the median for a second gap in eastbound traffic to finish the two-stage left turn.

Brackin said the Natural Food Grocers traffic count should be low enough to prevent stacking in the far left acceleration lane that will be built after enough of the existing concrete is removed from the median.

The existing eastbound left-turn lane is already designed to be long enough to hold cars stacked up to make a left turn to the north to enter the now-vacant lot using this existing stub access road when this vacant property is developed.

The county's condition of approval is that there will be no increase in traffic at this intersection with further development. The owners of Natural Food Grocers will have to provide a construction deposit to the county to pay for all the concrete and asphalt work that this county conditional approval requires for both opening the median for the new left-turn acceleration lane, then closing it later

as the parcel is further developed. Natural Food Grocers will have to pay for the temporary removal of the existing concrete in the stub access and median and the new paving required for creation the new eastbound center acceleration lane in Baptist Road as well as the subsequent replacement of all this removed concrete when these concrete traffic control structures are restored.

This restoration is a safety condition of approval by the county and will be enforced when other stores are built on this vacant lot. Construction of a second store will require the Town of Monument to mandate construction of an interior road within the vacant lot to connect this parcel to Blevins Buckle Trail at the southeast corner of Monument Marketplace on the south side of the O'Reilly Auto Parts store.

Dennis Menchow of Forest Lakes LLC expressed concern regarding the developer of the property. He said once the intersection is converted to full motion, it will lead to a lawsuit by the adjacent property owner of the vacant former hardware store to keep this access open for use from his parcel as well. Dominguez said the county will close the access to the new left-turn acceleration lane when it is no longer safe, regardless of a lawsuit.

For more information, see: www.ocn.me/v14n12.htm#brrta1114.

The meeting adjourned at 3:25 p.m.

The next meeting will be held at 2:30 p.m. on Jan. 16 in Monument Town Hall. Meetings are normally held on the second Friday of the second month of the quarter. Information: 884-8017.

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December Weather Wrap

By Bill Kappel

December was a tale of two seasons, with the first half of the month dry and mild and the second half cold and wet. Overall, the month was warmer and drier than average, but not by much.

The first day of the month started off with some light snow, fog, and low clouds. Temperatures were a little cooler than normal as well. But mild and dry conditions quickly moved as this storm system moved out of the region. Temperatures jumped into the 50s on the 2nd, then held in the 40s from the 3rd through the 6th. No precipitation fell during this time, with mostly clear skies prevailing. High and mid-level clouds, often enhanced by our common mountain wave clouds, were seen most days.

Mild and dry weather continued during the second week of December as high pressure out of the Southwest continued to dominate our weather pattern. This kept the storm track well to our north and any cold air at bay. Temperatures warmed a good 15-20 degrees above normal, reaching the mid 50s to 60s for highs each day from the 8th through the 13th. Temperatures remained above freezing from midnight on the 11th through 6:45 p.m. on the 13th, an unusual occurrence for December. There was plenty of sunshine during this mild, quiet period, with high and mid-level clouds showing up at times.

Finally a storm moved through during the early morning of the 14th, bringing a much needed change to our weather pattern. This storm was of Pacific origins, so it didn't have a lot of cold air with it. Also, because the storm moved over several mountain ranges before arriving in the Tri-Lakes, it was somewhat lacking of moisture until it began to tap into some Gulf of Mexico moisture as it wrapped up over the southeastern corner of Colorado. As the area of low pressure intensified during the morning of the 14th, winds kicked up and snow started to fly. Light snow and blowing snow were seen from the morning of the 14th through the early evening hours. Most of us picked up 2-4 inches of snowfall, just in time to make things feel like Christmas again. The clouds and snow also kept temperatures down to just below normal levels,

with daytime temperatures in the upper 20s.

The week of the 15th had a cool start, with high temperatures in the low to mid-30s on the 15th and 16th. Another cool push of air moved in late on the 17th and brought some light snow that evening, about a half inch for most of us. Low clouds and fog were around the next morning as well. A general northwesterly wind pattern continued to dominate the next few days, allowing cool temperatures to hang around, with highs in the upper 30s to low 40s from the 18th through the 20th. On the 20th, a major Pacific storm began to impact the high country with heavy snow and strong winds. The westerly low associated with this storm kept most of the moisture in the mountains. However, by the end of the weekend, the jet stream driving this storm began to move over eastern Colorado. Several bands of snowfall developed in the region under this extra lift, producing about an inch of snow during the evening of the 21st.

Christmas week was lots of cold weather with a couple of good shots of snow. This really helped give everything a nice holiday feel. Monday the 22nd saw a continuation of snowfall that started the night before, resulting in about 3 inches of new snow by that afternoon. Temperatures were below normal as well, with highs in the 20s on that afternoon and again on the 23rd. A brief break between storms moved in from later on the 23rd through the afternoon of Christmas Day. Temperatures reached into the low 40s on the 24th and 25th, providing some quiet weather for any last-minute shoppers.

The next in a series of cold fronts moved in during Christmas evening. This storm dropped around an inch of snow before midnight, making for a nice white Christmas. Light snow continued into the early evening of the 26th, with another 2-3 inches accumulating. A break between the cold and snow followed this storm on the 28th, but the break was short as the next round of arctic air was about to move in.

A very cold air mass, directly from the arctic regions, invaded the area, with the initial cold front pushing through around 6:30 a.m. on the 29th. Temperatures

stayed in the low teens throughout the day with light snow and blowing snow. Colder air continued to filter in, and we were below zero by midnight. Most of the moisture with the storm was gone by the next afternoon, but cold air continued to filter in. High temperatures did not reach above zero on the 30th and quickly fell to minus 15 to minus 20°F that evening and the next morning. We did manage to "warm" into the low 20s on the 31st, but it was still about 15 degrees cooler than normal.

A look ahead

January can see the coldest temperatures of the year, but there is often a proverbial "January thaw" when mild temperature make a brief appearance. Precipitation is on the low side, with amounts generally less than an inch. The month experiences numerous sunny and windy days, with quick shots of snow in between.

December 2014 Weather Statistics

Average High	39.8° (+1.6°)
100-year return frequency value	max 50.5° min 32.6°
Average Low	15.1° (+3.0°)
100-year return frequency value	max 22.4° min 5.4°
Monthly Precipitation	0.88" (-0.12", 12% below normal)
100-year return frequency value	max 2.82" min 0.00"
Monthly Snowfall	14.4" (-3.3", 19% below normal)
Highest Temperature	61° on the 12th
Lowest Temperature	-17° on the 30th
Season to Date Snow	23.3" (-16.8", 42% below normal)
	(the snow season is from July 1 to June 30)
Season to Date Precip.	11.72" (+0.43", 4% above normal)
	(the precip season is from July 1 to June 30)
Heating Degree Days	1164 (-68)
Cooling Degree Days	0 (0)

Bill Kappel is a meteorologist and Tri-Lakes resident. He can be reached at billkappel@ocn.me.

Letters to Our Community

Guidelines for letters to the editor are on page 31.

Disclaimer: *The opinions expressed in Letters to Our Community should not be interpreted as the views of OCN even if the letter written is an OCN volunteer*

Article Contains Misleading Title

I wanted to mention that the article titled "Woodmoor Improvement Associate (sic) Board of Directors, Nov. 10

-- 2015 budget has small dues increase and emergency fund" on page 23 in the December 6, 2014 OCN is misleading. One could infer that the Board intentionally approved a small dues increase, when in fact they approved the maximum dues increase (3%) that they are allowed to in accordance with the By Laws. A more accurate title would be "WIA Board unanimously approves maximum allowed dues increase on its homeowners." In addition to

being completely accurate, this title might actually get people's attention.

Jay Joiner

Refusing state assessments will not lower district rating

We wish to clarify statements made in the December 6 article "Citizens air concerns about Common Core and