

She also argued the law does not clearly specify the process for enforcement, and that some portions of Ordinance 8.08.010 are superseded by another ordinance that requires a 24-hour notice of inspection. Another resident, Jim Adams, argued that the ordinance is not applied fairly and is used to harass residents. He argued the town should inspect all properties

and fine all violators. Economic Development Trustee Trisha Flake said she would take a look the ordinance. Police Trustee Paul Banta suggested that the current ordinance not be repealed until a replacement ordinance was written, so that enforcement efforts currently underway can proceed. He also pointed out that other

ordinances do in fact enumerate what can be considered junk. Roads Trustee Russell moved to table the request to repeal the ordinance for 60 days, during which time a committee would be formed to examine the ordinance and to rewrite it if needed. Town lawyer Gaddis suggested that all ordinances dealing with trash, junk, nuisances and brush

be included in the review and rewritten as necessary. Banta asked that the right to inspect properties be clarified in the new ordinance as well. The council voted unanimously to approve the motion as amended.

The meeting adjourned at 10:40 p.m.

\*\*\*\*\*

The next meeting will be

at 6 p.m. Feb. 12 at Town Hall, 42 Valley Crescent. Meetings are normally held on the second Thursday of the month. Information: 481-2953.

James Howald can be reached at [jameshowald@ocn.me](mailto:jameshowald@ocn.me).

Monument Board of Trustees, Jan. 5

# Grocer and auto repair land-use items approved

By Lisa Hatfield and Jim Kendrick

At the Jan. 5 Monument Board of Trustees meeting, the trustees approved land use ordinances involving proposed sites for Service Street Automotive and Natural Grocers. Newly appointed Trustee Jeff Smith was sworn in by Town Clerk Cynthia Sirochman, and new police officer Amanda Molnar was sworn in by Police Chief Jake Shirk.

Town Manager and Interim Treasurer Pamela Smith was absent.

**Swearing-in ceremonies** Smith was appointed by the trustees on Dec. 15 to complete the term of Trustee Stan Gingrich, who resigned Dec. 1. Town Clerk Cynthia Sirochman read the oath of office to Smith on Jan. 5.

Police Chief Shirk introduced Amanda Molnar, who recently completed the Pikes Peak Community College police academy and went through a "very rigorous hiring process." Molnar was sworn in by Shirk as the third

of three newly hired officers for the police force.

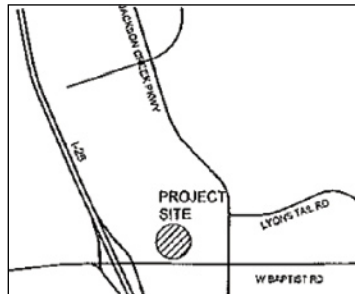
Mayor Rafael Dominguez offered his congratulations to both newcomers to the town.

## Natural Grocers' new location approved

Planning Director Mike Pesicka presented three land use ordinances related to the Natural Grocers retail store proposed by Equity Ventures to be located 700 feet east of I-25 on the north side of West Baptist Road. After his presentation, questions from trustees, and one public comment, the rezone, preliminary/final plat, and preliminary/final PD site plan ordinances were approved unanimously by the trustees. The retail store is now scheduled for completion in July.

The property was zoned planned industrial development (PID), which did not allow for retail use. Changing the zoning to planned development (PD) would establish setbacks, sign regulations, and uses, Pesicka said, adding that PD is similar to the town's C1 zoning except that it would not allow any medical or recreational marijuana sales or dispensaries.

Pesicka described the plat as a 1.69-acre lot for a retail store including less than an acre for current and future road development. It is part of a 42-acre parcel south of Blevins Buckle Trail and

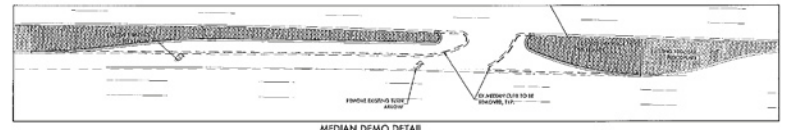


**Above:** Site plan of the newly approved Natural Grocers store between I-25 and Jackson Creek Parkway on the north side of West Baptist Road. Diagram courtesy of Town of Monument Board of Trustees Packet for the Jan. 5 meeting.

part of the Regency Park Master Plan adopted in 1987 as part of annexation to the town. There is no development north and east of the Natural Grocers site, and to the west is a 50-foot cell phone tower. West Baptist Road borders the south side.

Before recordation of the plat, the applicant will be required to provide a water "will-serve" letter from Triview Metropolitan District.

The preliminary/final PD site plan showed a 15,030-square-foot retail store facing Baptist Road. The access to and from the site onto West Baptist Road was "the most difficult thing to work through," Pesicka explained. Baptist Road is owned and con-



**Above:** Proposed concrete removal from the existing Baptist Road median to convert this intersection to full-motion (four-way) access, from Vertex Engineering PD site plan page C1.02. Concrete from the existing center median in the stub access that currently forces a right turn to the west would also have to be removed to create a southbound left-turn lane for vehicles crossing all three westbound lanes to "find refuge" in the median before merging into the left eastbound through lane of Baptist Road. <http://www.ocn.me/v14n12.htm#brrta1114>.

**Below:** Proposed new Natural Grocers store.



trolled by El Paso County, which has the authority to allow or deny access to particular parcels. The current access is a three-quarter right-in, right-out-only stub intersection.

**Background:** At the Nov. 14 Baptist Road Rural Transportation Authority (BRRTA) meeting, during an hourlong discussion of the Natural Grocers proposal, El Paso County Clerk and Recorder Wayne Williams, a longstanding

BRRTA advocate, explained to the developers, Mark McPherson and Dave Meyer of Equity Ventures of Denver, that BRRTA had paid the previous property owner a fee of \$800,000 as a financial settlement for permanent acceptance of this diminished three-quarter access to Baptist Road from the existing stub road on the south end of the 42-acre property.

Williams stated that this



**Above:** Jeff Smith was appointed by the trustees on Dec. 15 to fill the spot of Trustee Stan Gingrich, who resigned Dec.1. Smith was sworn in at the Jan. 5 Board of Trustees meeting by Town Clerk Cynthia Sirochman. Photo by Lisa Hatfield.



**Above:** Police officer Amanda Molnar was sworn in by Police Chief Jake Shirk at the Jan. 5 Monument Board of Trustees meeting. Photo by Lisa Hatfield

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