

tended to be a "full care" facility, he said. Betzler also noted that the Tri-Lakes Senior Center currently operates in a 4,000-square-foot modular building on the Lewis-Palmer High School campus via an informal agreement between District 38 and the Tri-Lakes Health Advocacy Partnership through about 2020, but it may be time for the Tri-Lakes community to consider a separate senior center. It is Betzler's observation that with more houses being built in the Monument area, the school district might be planning for an influx of students. Lewis-Palmer may therefore require the use of its full campus. Betzler said that the Tri-Lakes community should be aware that the use of Lewis-Palmer's campus may not be permanent.

Rezoning and annexation of the Dominguez property

Manning presented Elizabeth and Mayor Dominguez's March 7 petition to the town of Monument for their property, 16440 Old Denver Rd., to be annexed. The board set a hearing for the annexation request, to be held at the Board of Trustees meeting on April 18, the required 30 days after the petition was filed. The Planning Commission was requested to provide a recommendation only on the zoning of the property, Manning said. Town Attorney Gary Shupp said the commission did not have a direct say in whether the property would be annexed.

The applicant does not propose any new development, and would like the new town zoning to be R-1, Single Family Low Density Residential District. This zoning is in keeping with current use of the property.

This property is 9.65 acres and currently unplatted. There is a single home on the land, along with several outbuildings. The railroad runs along the eastern border of the Dominguez property, and the existing Monument town limits run along the property's north border. A drive from Old Denver Road leads to the property from the east, going underneath the railroad tracks.

The area directly to the west and south of this property has also previously been a candidate for annexation, in the form of a single-family development known as Willow Springs. Manning said he had a conversation with Willow Springs about that development as recently as March 9. Those homes are intended to be on 6,000-10,000-square-foot single-family lots under PD zoning, Manning said, but that would have to be approved by the Planning Commission and the Board of Trustees in the future.

Manning said that annexing the Dominguez land would promote southerly expansion of the town as well as provide property tax immediately and water payments once water service is extended to the property. The annexation agreement would

address infrastructure improvements such as water and sewer, Manning said. Once annexed, police services would be provided.

During public comments, a woman who lives on Wagon Gap Trail, near the Dominguez property, asked if it would be possible for someone to subdivide this land later, and whether more houses could be built there. The Planning Commission answered that once the property was zoned R-1, it would need to go through a separate application process if it were to be re-zoned to accommodate multiple properties, after which the land would need to be re-platted so individual lots could be sold. All people living within a 500-foot radius would be notified if the process should ever be initiated.

The motion to recommend R-1 zoning for the Dominguez property, should it be annexed at the April 18 Board of Trustees meeting, was approved unanimously. See related March 7 Monument Board of Trustees article on page 10.

Commissioners' comments

Commissioner Michelle Glover wished to amend the minutes from the Nov. 12 meeting. Specifically, Nov. 12's minutes stated that when Glover suggested a one-day planning conference with all jurisdictions, she also volunteered to lead said conference. In actuality, Glover had said she was willing to be the sponsoring commissioner for such a conference.

Also, Glover restated her concerns about the people living out of recreational vehicles in Monument's Walmart parking lot. She has been asking to see the Walmart building plans since June, hoping to understand the conditions on the development, particularly what the town of Monument might do to prevent people from living outside Walmart long-term. She noted that she wanted the records to reflect her request and concerns.

Town Attorney Shupp said there should be a note on the PD site plan concerning how long people are allowed to stay in the parking lot. Manning said she would be able to see these plans in the week following this meeting, so that the town would know if it had a legal basis to compel people to not park there so long.

The motion to approve the minutes with specified changes was approved unanimously.

After the main topics of the meeting had been discussed, Commissioner Kathy Spence asked for an update on the dangerous left turns around Natural Grocers and U-turns on Leather Chaps Drive where it intersects Baptist Road.

It was suggested that a concrete barrier be placed at the "no left turn" area from the Kum & Go station northbound onto Knollwood Boulevard, where Commissioner David Gwisdalla said he saw a

sheriff's deputy make an illegal left turn. This intersection has been controversial since it opened in late 2012. See www.ocn.me/v13n3.htm#bot0219.

Spence asked about street lights that were not working in Jackson Creek, and she asked that Manning talk to the Triview Metropolitan District about it. He said there were ongoing discussions at Triview board meetings on how they should plan for roads and other maintenance. Note: Triview is a Title 32 special district within the town of Monument that provides roads maintenance, open space maintenance, water, and sanitation services to the

residents of Jackson Creek, Promontory

TRI-LAKES REFORMED CHURCH (RPCNA)
 Woodmoor Community Center
 1691 Woodmoor Drive
 Monument, CO 80132
Sunday Worship 9:45 A.M.
www.trilakesreformed.org

Let us sell for YOU on the WORLD'S LARGEST auction site!

Professional photographs, descriptions & shipping!

We do ALL the work so you don't have to!

ebay PowerSeller

The Blue Sage Merchant
www.stores.ebay.com/thebluesagemerchant
 Call 488-1822 or visit us at 251 Front St., Monument

*Tuesday - Friday 10-5 & Saturday 10-3
 Closed on Snow Days
 Proudly serving the Front Range for 13 years!*

**2 DAYS ONLY
 April 7th and 8th**

What is Your Jewelry Really Worth?

We Are Paying Top Dollar For Your Jewelry, Watches & Sterling Silver

International Estate Jewelry, Watch & Silver Expert Douglas Liebman, will be in our store to purchase your antique, contemporary and signed jewelry, watches, silverflatware & hollowware. All transactions will be conducted in a discreet and confidential manner. This event is by appointment only. Free Evaluation and Immediate Payment.

13710 Struthers Road, Colorado Springs, CO 80921
 Main Level, Inside Suite 120
 (719) 488-0448 www.susanhelmich.com
info@thefamilyjewels-redefined.com

SUSAN HELMICH

One Man & a Little Lady Cleaning Services

FREE ESTIMATES *Because we're not new, We know what to do!*

Family Owned & Operated Since 1996

Homes • Move-Outs • Move-Ins • Weekly • Bi-Monthly
 Monthly • Quarterly Deep Cleaning

ROCKY FORRY Pgr: 719-386-1814 **719 495-1798** **SHARON FORRY** Pgr: 719-386-9117