

to Sept. 16 to give time to county Finance Manager Nikki Simmons to conduct a financial analysis of final sales tax revenues and to Senior Assistant County Attorney Lori Seago for more research into the precedents set by the shutdown of the Struthers Road Improvement District.

The next regular board meeting is now scheduled for 2:30 p.m. Sept. 16 in the Academy Conference Room of Citizen Service Center, 1675 W. Garden of the Gods Road. Meetings are normally held on the second Friday of the

second month of the quarter. For more information call 520-5547 or 520-6386.

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El Paso County Planning Commission, June 21

Variance of use sought for outdoor RV and boat storage

By Lisa Hatfield

On June 21, the El Paso County Planning Commission unanimously approved a recommendation to the Board of County Commissioners (BOCC) to approve David Hellbusch's proposed new 1-acre RV and boat storage yard variance of use within his RR-5 (Residential Rural) 3.75-acre property located north of the intersection Mitchell Avenue and North Monument Lake Road. Hellbusch was represented by county Planning Commissioner Jerry Hannigan, a Monument resident and owner of Jerome W. Hannigan & Associates Inc., a land planning, surveying, and development company. Hannigan recused himself from this commission agenda item.

The RR-5 zoning district does not allow small engine repair or automobile and boat storage yard uses. As outlined in the county Development Services staff packet, the property was used as a nursery with small engine repair as an accessory use beginning in the 1970s. The nursery use has been discontinued, and the small engine repair use was legalized through approval of a variance of use in 2013. See www.ocn.me/v13n11.htm#boccc.

Hannigan told the commissioners that a variance of use would give the county more control over what happens on the property than a special use permit would, and

that it was also better than a rezoning request because that would be permanent.

According to Nina Ruiz of Development Services, this additional variance of use would allow boats, RVs, and campers, but it would not allow cars, scrap metal, RV dumping, or repair work, despite the fact that the official variance wording said "automobile and boat storage." It would allow this use in addition to continuing small engine repair on the site.

The parcel is surrounded on three sides by the Mount Herman RV Storage facility that is within the Town of Monument, and access to the property is through a shared driveway. See www.ocn.me/v14n12.htm#mbot1103. The Town of Monument required Mount Herman Storage to widen, realign, and pave the access point as part of its site approval plan, and the county does not see the need for future access improvements by the applicant.

Gene and Sue Huismann, owners of the adjacent property to the north, spoke against the request. They said the property in question has been graded recently and is higher than it was before, and it was therefore more visible from Highway 105 and the surrounding area than Mount Herman RV Storage, and the edges of the graded areas had steep slopes that should be reinforced. They said there is

no house on the property, and Hellbusch ought to apply for a commercial rezoning due to the uses he is requesting. They wanted it to go through a more rigorous application process such as Mount Herman RV Storage did when going through the Town of Monument. They also said that Hellbusch had already been storing RVs on the site this year without any variance permission, and they wondered if the requirements of the 2013 variance for the small engine repair use had been met. The Huismanns were also concerned about runoff issues because both properties drain directly into Crystal Creek.

The commission's approval included five conditions and five notations. The site development plan, which will include any requirements about landscaping and detention of drainage to Crystal Creek, will undergo administrative approval process before the BOCC hearing. See <http://adm.elpasoco.com/Development%20Services/Pages/PlanningCommission2016.aspx> for this June 21 commission staff packet as well as the meeting recording and minutes.

See <http://bcc.elpasoco.com/Pages/default.aspx> to determine when the BOCC will hold its hearing on this proposed variance.

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Woodmoor Improvement Association Board of Directors, June 22

Board approves project to replace water line

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met June 22 and approved a proposal to move the association's water line to save money and reduce risk. The board also heard updates on the document digitization project and reports from each of the board directors. President Erik Stensland and Secretary/Community Outreach Director Jennifer Cunningham were absent. The meeting was chaired by Vice President Peter Bille.

Water main replacement

Commons area administrator Bob Pearsall presented a proposal to replace the water main, increase the 3/4-inch pipe off a 2-inch tap, and relocate the meter. The water line primarily sits on a piece of La Plata land just north of the WIA property. Three options were considered: 1) do nothing; 2) leave the existing line but relocate the meter to The Barn; and 3) move the line to an easement with the La Plata property and then onto WIA property, decrease the tap size, and increase the pipe to the building to 1 inch, and move the meter to The Barn.

Leaving things as is means the water line would run under any properties that might be built on the land that does not belong to WIA, and the association could be liable for any damages. The second option would not meet the minimum standards for water pressure per the Woodmoor Water and Sanitation. WIA currently has pressure tanks in the toilets in The Barn due to inadequate pressure. Director Rich Wretschko noted that the WIA pipes are the same age as the Woodmoor Townhomes' pipes, which

have had a number of issues.

The board asked for a motion to go with the third option. This option would improve water pressure and lower the monthly RWIF water fee from \$312 per month to around \$80 per month. The cost of the project would be between \$22,000 and \$28,000 and the HOA would see a return on investment in six to eight years. This plan calls for downgrading from a 2-inch tap to a 1-inch tap, which would save money. The pipe would be increased to 1 1/2 inches to reduce friction and then stepped down to 1 inch again at the building. The meter would be moved to The Barn, which is customarily where it should be. The project will also install a split meter so that the water used for irrigation is not billed as wastewater, which will also save money. The board unanimously approved the motion to proceed with this project.

Document digitization

HOA Manager Denise Cagliari reported that the digitization project is making progress with one of seven cabinets almost complete. As files are digitized, any documents that the HOA is not required to retain are shredded. Currently the digitized files are protected by RAID drives and onsite backup. Staff member Bob Pearsall noted that the WIA IT contractor is going to a class to get an update on compliance requirements on encryption.

Board report highlights

- Bille noted that the country club did a survey and sent letters to residents regarding the property lines. The club wanted to raise awareness but did not indicate

any intent to take any action.

- WIA Treasurer Brian Bush reported that the auditor's report was favorable and the appropriate IRS forms will be submitted this week.
- Public Safety Director Per Suhr reported on recent cases of criminal trespass where items were taken from unlocked cars, and five cases of criminal mischief including damage to mailboxes and a stolen padlock, as well as lawn chairs thrown into the pool at the country club. The reports are lower than the average of 10 cases for this time of year.
- The next chipping day will be July 9 at Lewis-Palmer Middle School.
- The sprinkler system upgrade approved at the May meeting was completed June 23 at the cost of \$6,900, which included an extra \$400 over the estimate due to work on the turf.
- No fireworks are allowed in Woodmoor due to the risk of fire.

The WIA Board of Directors usually meets at 7 p.m. on the fourth Wednesday of each month in the Barn at 1691 Woodmoor Drive, Monument. The next meeting will be July 27. The WIA calendar can be found at: <https://www.woodmoor.org/wia-calendar/>. WIA board meeting minutes can be found at: <https://www.woodmoor.org/meeting-minutes/> once approved and posted.

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June Weather Wrap

By Bill Kappel

June was wetter than normal for the month. Temperatures were also a little above average and unlike last year, we did manage to break across the 90-degree mark during the month (94°F on the 19th).

June started off quiet and mild, with highs reaching into the 70s each afternoon from the 1st through the 7th. Moisture began to return to the area starting on the 6th, with afternoon thunderstorms, brief heavy rain, and areas of hail occurring each afternoon and early evening through the 8th. Temperatures also began to warm during the period, with our first sustained period of highs reaching the 80s from the 8th through the 12th. More thunderstorms and rain developed each afternoon from the 10th through the 13th. Then, drier air finally worked back in on the 14th.

Skies remained nearly cloud free (very rare for June) from the 14th through the early afternoon of the 19th. Temperatures also warmed up each day as the area of high pressure strengthened over the region. This allowed highs to reach near record territory, with mid 80s from the 15th through the 18th, then peaking in the low to mid 90s on the 19th. Overall, a sunny, warm Father's Day weekend.

The first week of summer saw a very typical beginning, with quiet mornings followed by building clouds and scattered thunderstorms. The heaviest rain, with some hail, occurred on the evening of the 20th and again on the afternoon of the 23rd. Highs each afternoon reached the mid to upper 70s on the 20th, 22nd, and 25th, with mid to upper 80s on the 21st, 23rd, and 24th. These latest rounds of showers have put us a little ahead of the monthly nor-

mal for precipitation, with another week to go.

The month ended with more of the same. Highs reached in the low to mid 80s from the 27th through the 29th, before a push of cooler air worked in on the last day of the month, dropping the high back to around 70. Quiet morning gave way to partly cloudy skies by afternoon on the 27th and 28th. Thunderstorms developed a little later than normal on those days, with storms rolling through during the early to mid-evening hours. Moisture levels and instability continued to increase on the 29th and 30th, with lots of storms and areas of heavy rain developing each day.

A Look Ahead

July can be an active weather month around the region, as the southwest monsoon season gets going. Afternoon and evening thunderstorms are a common occurrence, and