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Every year MVEA sponsors an essay contest for high school juniors. The first place winner receives an all-expense paid trip to Washington, D.C., for Electric Cooperative Youth Tour, in June with over 1,800 students from across the U.S. The second and third place winners are invited to the Colorado Electric Education Institute's Youth Leadership Camp in Clark, Colorado, just outside Steamboat Springs, in July. To enter, write a 500-word essay on the following topic:

"What is the difference between energy conservation and energy efficiency? Do you feel that members should use one method over the other if they want to use less energy?"

Visit www.mvea.coop for entry qualifications and to complete an online entry form. Essays must be received by Monday, November 20, 2017.

MVEA Scholarships

Each year, MVEA awards 14 \$1,000 scholarships to graduating high school seniors. It's one way we invest in our community and help ensure a bright future for the next generation of electric co-op members. The next scholarship application period will start September 1, 2017, and all applications are due by January 16, 2018.

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ed, according to Gillette.

- The ozone treatment experiment underway at the south filter plant is showing the system can reduce the turbidity and improve the taste and odor of the water.

The next meeting is scheduled for 1

p.m. Oct. 12. Meetings are usually held at the district office at 1845 Woodmoor Drive on the second Thursday of each month at 1 p.m. See www.woodmoor-water.com or call 488-2525 to verify meeting times.

James Howald can be reached at jameshowald@ocn.me.

Monument Board of Trustees, Sept. 5

“Our small town has an interstate running through it”

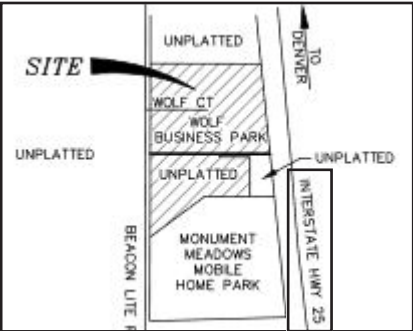
By Lisa Hatfield

On Sept. 5, the Monument Board of Trustees approved land use ordinances approving the Pilot Travel Center, Wolf Business Park, and Tri-Lakes Collision. They also heard from the Tri-Lakes Silver Alliance and banned the sale of fireworks in town.

Mayor Jeff Kaiser was absent.

Wolf Business Park approved

The trustees unanimously approved an ordinance for the rezoning, sketch plan, and final plat for the Wolf Business Park after Monument Town Planner Jennifer Jones' presentation. (See www.ocn.me/v17n9.htm#mpc for the report on the Monument Planning Commission's unanimous Aug. 9 approval of this item and for maps of the area.)



Wolf Business Park will be located north of Highway 105, on Wolf Court east of Beacon Lite Road, north of the Monument Meadows mobile home park. The 2017 Comprehensive Plan identifies this area as light industrial. The outdated Planned Commercial District (PCD) zoning needed to be rezoned to Planned Development (PD), Jones said.

Tri-Lakes Collision Final PD Site Plan approved

An auto body repair shop called Tri-Lakes Collision applied for Final PD Site Plan approval on Lot 7 of the Wolf Business Park, Jones explained. The applicant chose this location for its size and topography. She said all the official requirements for public notification had been met, including notifying neighbors within 500 feet and holding a public hearing both at the planning

commission and at this board of trustees meeting.

No draft planning commission minutes were included in the board packet, and Trustee Greg Coopman asked what the vote on this had been at the Planning Commission on Aug. 9. Jones said that they had approved the application but was unsure of the vote, and then Principal Planner Larry Manning guessed it was six in favor with one abstention. Coopman asked for verification of that vote because he had heard otherwise. In fact, it narrowly passed with a 4-3 vote. For details, see www.ocn.me/v17n9.htm#mpc.

Jones said that portion of Beacon Lite Road is controlled by El Paso County and they did not have any concerns about traffic levels. She said the Tri-Lakes Monument Fire Protection District would inspect and approve the site and that many other local, state, and federal regulations are in play. "There is a regulatory process outside of our land development code," she said.

Steve Hammers of Hammers Construction also explained the rigorous process the project has to go through to meet building codes, including special floor filtering of any substances before entering the Monument Sanitation District wastewater system, noise mitigation, and stormwater management and erosion control. "All these items are thought through. They are in the code book," Hammers said. John Bender, representing the Tri-Lakes Land Use Committee, also spoke in favor of the project during public comments.

Two people spoke against the ordinance. Patrick Shannon, owner of the trailer park, said this proposal was better than the cement factory that was proposed for this site years ago, but he could not find any other examples of body shops right next to residential areas in the rest of El Paso County, and he thought a chain-link fence would look cheap. Peggy Morris was concerned about the environmental impacts.

Trustee Coopman said that the intent of Title 17 of the Monument Municipal Code, "Zoning," is to promote the health, safety, convenience, aesthetics, environmental quality, and general welfare of present and future inhabitants of the town. He said the intent of PD zoning is to lessen the burden of traffic on streets, conserve the value of land, and consider Monument's comprehensive plan, and compatibility with surrounding neighborhoods. (See https://library.municipalcode.com/co/monument/codes/code_of_ordinances, and for the 2017 Comprehensive Plan see www.townofmonument.org/DocumentCenter/Home/View/681)

Trustee Dennis Murphy said he realized the legal process had been



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