

Commenting ahead of the vote, Commissioner Curry explained that he would be voting to deny because of the site's proximity to two major transportation corridors, which he felt was inconsistent with the county's master plan. Commissioner Friedman also voiced safety concerns.

Duncan Bremer, attorney for the applicants, said, "It's a pretty simple, basic decision here. Is this a good location for a school? ... I think Monument Academy's done its homework. I think they've put a lot of time and effort into deciding this is the best place for their particular next school."

During the hearing, there was some discussion of plans for a possible site share with the YMCA and of potential future uses for the remainder

of the land. David Jones, Land Resources Associates, on behalf of the applicant, said he expected a successful outcome to the YMCA negotiations, which would see about 12,000 square feet of the facility utilized as shared athletic and community space. Ruiz told the hearing that this would require a special use application to the county, which could be handled administratively but which would likely be elevated to the public hearing process due to the amount of concern. The Black Forest Land Use Committee supported the location application for the school because the Black Forest Preservation Plan permits commercial activities at this location and it felt that a school would also be an acceptable

use under these circumstances. However, its submission states that the addition of a YMCA and future commercial would triple the impact at this location and not conform to the Preservation Plan.

Ruiz also said that any further development of the land, such as for residential or commercial use, would require subdivision or rezoning action that would go through the full public hearing process.

The next step in the process for the applicants' site development plan for the school, which was filed in February, is to be approved by county. It is currently being reviewed.

Monument Academy's intention is to open the new school in the fall of 2020 with

about 600 students and it anticipates growing its enrolment to 1,000 students at full build-out.

**Special use permit to allow a contractor's equipment yard**

Also at the May 7 meeting, the commissioners recommended for approval a request by Randy and Elizabeth Reimers for a special use permit to allow a contractor's equipment yard as a rural home occupation at their

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