



Above: On July 20, the Donala Water and Sanitation District held a workshop and tour at the Upper Monument Creek Regional Waste Water Treatment Facility before its board meeting. General Manager Jeff Hodge provided a brief overview of the

said. Hodge stressed that the implementation of DPR would be a long journey.

Progress on radium removal

Hodge told the board that rehabilitating three filters in the Holbein water treatment plant had reduced radium to below the state’s limit. DWSD is now in a position to ask El Paso County for American Recovery Plan Act funds to reimburse it for the costs of radium removal. DWSD is working to implement hydrous manganese oxide (HMO) treatment to further mitigate radium, and some of the required hardware should arrive in the August to September timeframe. Hodge said he expected to have the HMO treatment process in place by November.

treatment facility operations, and Plant Operator Aaron Tolman led a tour of the facilities, including the three sequencing batch reactor basins. From left, the first basin is aerated by blowers to provide oxygen for the microorganisms that process the

Workshop tours treatment facility

The regular board meeting was preceded by a workshop at the UMCRRWTF that included an overview of the treatment facility operations by Hodge and a tour of the facility led by Waste Plant Operator Aaron Tolman.

Executive session

The meeting ended with an executive session to receive legal advice concerning negotiations regarding the UMCRRWTF Intergovernmental Agreement.

The next meeting is scheduled for Aug. 17 at 1:30 p.m. Generally, board meetings are held the third Thursday of the month at 1:30 p.m. and include online access; call (719) 488-3603 or access www.donalawater.org

incoming wastewater; the second basin is in settle/decant mode, and the third basin is undergoing repairs. *Photos by Jackie Burhans.*

org to receive up-to-date meeting information. The district office is located at 15850 Holbein Drive, Colorado Springs.

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El Paso County Planning Commission, July 6

Request to split Woodmoor property into four lots recommended for approval

By Marlene Brown and Helen Walklett

At the July 6 meeting, the El Paso County Planning Commission heard a replat application to return a single lot property in Woodmoor to four lots. They also heard final plat applications for The Winsome and Terra Ridge North developments and a minor subdivision application for a Black Forest property. All four applications were scheduled to be heard at the El Paso Board of County Commissioners’ (BOCC) land use meeting on Aug. 1.

Woodmoor property replat recommended for approval

At the July 6 meeting, the commissioners voted unanimously to recommend for approval a subdivision request which would see a Woodmoor property divided into four lots. The 3.81-acre property at 1384 Buckwood Lane near its intersection with Fawnwood Road is zoned RR-0.5 (residential rural) and was originally platted as four lots in 1963. The current single lot was created in 2010.

The replat would create four lots that conform to the RR-0.5 zoning. The residence on the east and central portion of the property would remain.

Property owner Tim Murphy of Murphy’s Custom Homes Inc. showed the hearing that he has written approval from the Woodmoor Improvement Association’s (WIA) Architectural Control Committee and commitment letters from the utility companies.

The application was pulled from the consent calendar for a full hearing due to neighbor objection. Chair Thomas Bailey stressed to the audience that the replat criteria outlined by staff are the only points that the commission can consider when making its recommendation and asked that public comment be specifically addressed to those criteria.

Four neighbors, representing a larger group, spoke in opposition and raised concerns about increased wildfire risk, the impact on wildlife, geological hazards, traffic and congestion, and soil and drainage issues.

Neighbor Erin Duran said they had presented on several occasions to the WIA and commented, “They (the WIA) were very forthright in saying they were going to approve it because the Board of County Commissioners makes the ultimate decision and that they did not feel that their decision would weigh in at all.”

Sarah Cole stated that the justifications put forward in 2010 for the combining of the lots are still very relevant issues in Woodmoor today. Arguments put forward at that time included that the development caused erosion in steep sloped areas, disturbed natural drainage patterns, and caused congestion on roads that were not suitable for increased traffic. It was also noted that some lots were only marginally buildable due to the slope and floodplains.

Hilary and Bill Brendemuhl also spoke, voicing concerns about the WIA’s procedures and decision-making process. Hilary Brendemuhl said, “Our board has a history, unfortunately, and it’s documented, of making arbitrary and capricious decisions.”

Bailey commented, “A lot of the concerns are something that we don’t have any authority over. A lot of your problems seem to be with your association.”

Commissioner Christopher Whitney said, “Obviously you have a beef with your HOA (Homeowners Association), and whether the HOA behaved correctly is between you and them.”

Vessey Road minor subdivision

The commissioners heard a minor subdivision request to create three single-family lots on a 14-acre Black Forest property west of the intersection of Vessey Road and Black Forest Road and south of the intersection of Vessey Road and Pine Crest Drive. The application was unanimously recommended for approval as a consent item, meaning there was no dis-

cussion.

The property was rezoned from RR-5 to RR-2.5 by the BOCC in June. See www.ocn.me/v23n7.htm#epbocc

Terra Ridge North final plat

The commissioners voted unanimously to recommend for approval a final plat application by Phillip Miles for 11 single-family residential lots. The Terra Ridge North application includes a replat of two existing single-family residential lots to provide access to the new lots. The 51.65-acre property is south of the intersection of Black Forest Road and Hodgen Road.

The land was rezoned from RR-5 to RR-2.5 in 2022. Neighbors spoke to voice objections at both the Planning Commission and BOCC hearings at that time. See www.ocn.me/v22n9.htm#epccandwww.ocn.me/v22n10.htm#epbocc.

The final plat application was heard as a consent item, meaning there was no discussion. It could have been pulled for a full hearing if any member of the public had wished to address the commission about it.

Winsome final plat

The commissioners heard a final plat application for Winsome Filing No. 3 to create 38 single-family residential lots and five tracts on the 349.47-acre property zoned RR-5 at the northwest corner of Hodgen Road and Meridian Road.

The BOCC approved the Winsome preliminary plan in July 2019. The development encompasses 766.66 acres and consists of 143 residential lots, one commercial lot, open space, drainage tracts, and public rights-of-way. The plan was amended in 2021 to increase the lots to 146. These three additional lots are located within Filing No. 3.

Ahead of the vote, Commissioner Christopher Whitney voiced his concern about findings of water sufficiency in general when no one really knows how long water may be available in the Denver Basin, saying “I guess I just want to express for the record that it troubles me that we’re basically saying to people, “Yep, there’s adequate water today but be careful because we can’t tell you what will happen tomorrow” and I don’t know what the solution to that is but it’s worrisome.”

The vote to recommend the application for approval was unanimous.

The El Paso County Planning Commission’s next meeting is scheduled for Aug. 17. Normally EPCPC meets on the first and third Thursdays at the Regional Development Center, 2880 International Circle, Colorado Springs. Meetings are live-streamed on the El Paso County News & Information Channel at <https://www.elpasoco.com/news-information-channel>. For more information, see <https://planningdevelopment.elpasoco.com>.

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