



roadway in the future, if the need arises.

The entire Adams Street right-of-way adjacent to the west boundary of Hull's property is not currently being used for street purposes. The D-38 athletic field lies in a portion of this right-of-way.

The proposed replat also adds 30 feet to this Adams Street right-of-way's width. Adams Street roadway currently has a dead-end with no turnaround. This project will dedicate additional right-of-way to create a full 50-foot right-of-way with a cul-de-sac bulb at the south end. The existing 30-foot alley right-of-way south of the proposed new cul-de-sac was proposed to be vacated and dedicated to D-38 to facilitate access from the cul-de-sac into the D-38 maintenance and storage area south of Grace Best Elementary building.

Kassawara reported that the project's water demand is calculated at 7.83 acre-feet per year, based upon a study of assisted living facilities in the United States, and on the irrigation demand calculated by the project's landscape architect. The town's water engineer had determined that the water available for the Hull property is 5.45 acre-feet per year, resulting in a 2.38 acre-foot shortfall. However, this project is within the designated downtown Monument area as identified in Resolution 21-2007, which allows the Board of Trustees to consider discounted fees in lieu of water rights for properties within the downtown area. This resolution states that to be eligible, a project should bring some unique or desirable use to the downtown area for the board to consider discounted water rates.

Water rights assistance

The town code, in Section

13.04.160, allows the town to accept a fee in lieu of water rights in the event the total water rights that the applicant can dedicate to the town for a proposed development are insufficient. Kassawara noted that the town should encourage the development of this essential facility and recommended that the board allocate the 2.38 acre-foot shortfall to the property. Kassawara proposed that the town offer the project the needed 2.38 acre-feet for \$1 "to give the assisted living facility all the necessary means it can get to build this."

In the past, town water engineering consultant Bruce Lytle had suggested offering required supplementary water rights to Hull for this lot for \$4,800 per acre-foot for a previous Hull project (www.ocn.me/v7n9.htm#bot0820) and town water broker Gary Barber had suggested charging Hull \$1,250 per acre-foot for supplementary

water rights for a subsequent Hull project (www.ocn.me/v8n5.htm#bot0407).

Kassawara noted that the entrance to the building itself does not directly face Beacon Lite Road. There are no traffic impacts. There have been some additional architectural features added to the plans to make the facility aesthetically pleasing from Beacon Lite Road.

Additional information on the history and details of this project is available in the article on the Feb. 13 Planning Commission hearing approval at www.ocn.me/v13n3.htm#monpc.

The trustees asked Kassawara and Vaughn several questions. Some of their responses were:

- The facility will have no effect on the Santa Fe Trail.
- There will be no resident parking; only employee and visitor parking will be provided.

- A staff nurse will dispense medication but no medical care can be given as licensed.
- The facility will be 100 percent private pay.
- Occupancy is expected to rise to 100 percent within 14 to 16 months.
- No road improvements will be required.

Vaughn and Mayor Travis Easton noted the contributions Chuck Roberts have made toward creation of a senior living facility in this region over the past several years. Roberts corrected Easton, saying it had been "30, 40 years" to much laughter.

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