
The Woodmoor Water and Sanitation Board of Directors meet the second Thurs-

day of each month at 1 p.m. at the district office, 1845 Woodmoor Dr. On Dec 19 at 10 a.m. the board will hold a public rate

increase hearing at the district office, and then is expected to vote on the rate increases. Call 488-2525 for more informa-

tion, or visit www.woodmoorwater.com. Nancy Wilkins can be reached at nancywilkins@ocn.me.

Monument Board of Trustees, Nov. 3

Commercial parcel changed to residential; RV storage facility approved

By Lisa Hatfield

On Nov. 3, a 4 1/2-hour Monument Board of Trustees meeting included the approval of a zoning change from commercial to residential development in part of the Village Center at Woodmoor and approval of the Mt. Herman RV Storage facility. New police officer Jonathan Wilson was sworn in by Lt. Steve Burk. About 40 members of the public attended the meeting.

Mayor Rafael Dominguez was excused, and Mayor Pro-Tem Jeffrey Kaiser presided.

New officer joins Monument PD

Lt. Burk swore in Wilson as the town's new police officer. Wilson received a standing ovation from the gathered crowd, and his wife Ashley pinned on his badge.

Land use ordinance decision-making

Town Attorney Gary Shupp reminded the board and the audience of the quasi-judicial process trustees must use in making decisions on development projects at Planning Commission and Board of Trustees meetings. Rulings on whether a project meets current town code must be made based on evidence presented at the hearing (such as polls of whole neighborhoods), not on personal opinions or emotions. If the quasi-judicial process is circumvented in decision making, the results could later be challenged in court.

Village Center at Woodmoor single-family homes approved

Planning Director Mike Pesicka presented four ordinances that would allow single-family homes and associated open space and park areas to be developed in Village Center Filing 4A, where 330,000 square feet of commercial space were originally planned east of Knollwood Blvd., south of Highway 105 and north of Woodmoor Acres Drive. All four ordinances were approved by a vote of 5-1, with Trustee Jeffrey Bornstein voting no on each of them.

The newly zoned Filing 4A is almost 40 acres and will include 24 acres of residential lots and 7 acres of gross open space. The original Filing 4 also contained two lots southeast of Gold Canyon Road that will remain zoned commercial and will not be a part of this amendment to residential use.

At the Oct. 8 Planning Commission meeting, the commissioners approved the

Filing 4A Second Major Amendment to the Zoning and Land Use Final PD Site Plan (4-1, Commissioner David Gwisdalla voted no), Filing 4A Replat (5-0), and Filing 4A Final PD Site Plan (5-0). (The annexation agreement was not required to be heard by the Planning Commission.)

First, Pesicka presented the trustees with an ordinance approving a Second Major Amendment to the Zoning and Land Use Final PD Site Plan for Village Center Filing 4A. It would change the zoning for this parcel from commercial to residential single-family detached lots.

Second, Pesicka presented an ordinance approving a replat for the Village Center at Woodmoor Filing 4A from 20 commercial properties to 128 single-family residential lots and tracts for parks, open space, and trails. His comments included:

- Water and sanitation service will be provided by Woodmoor Water and Sanitation District.
- The right-of-way would be owned by the town but maintained by the Village Center Metropolitan District.
- A 1.63-acre park in the center of the development will be owned by the town and maintained by the homeowners association.
- The replat included 5.37 acres of open space. A trail and landscaping would be installed between the 6-foot masonry wall to buffer future residents from Highway 105 and Knollwood Drive traffic noise. The wall will have openings so that residents can access the trail.
- Front yard setbacks are deep enough that cars can park in driveways in front of the garages without blocking the sidewalk.

Third, Pesicka presented Filing 4A Preliminary/Final PD Site Plan defining the legal boundaries, detailed lot layouts, roadways, landscaping, drainage, access, maintenance, utilities, and right-of-way vacations for removing the roundabout. His comments included:

- The proposed net density of 5.28 dwelling units/acre is compatible with surrounding neighborhoods.
- The traffic circle on Gold Canyon Road south of Highway 105, which had been built in anticipation of commercial traffic, will be replaced with

a controlled T-intersection.

- Jeff Hodsdon of LSC Transportation said one traffic signal may be installed on Highway 105 between Knollwood Boulevard and Lake Woodmoor Drive, either at Gold Canyon Road or farther east.
- Traffic will be reduced by about 90 percent compared to 2004 projections since single-family homes will generate significantly less traffic than would have been generated by a commercial use. The traffic can be handled by the Knollwood/Highway 105 intersection, Pesicka said.
- El Paso County is in the planning phase to start widening Highway 105 from Jackson Creek Parkway to Lake Woodmoor Drive. Construction might start as early as 2016. He said this should help with traffic generated by Monument Academy.
- The buffer along Highway 105 allows room for future widening designed by El Paso County.
- The traffic light at Knollwood and Highway 105 was retimed by the Colorado Department of Transportation in May 2014.

Finally, Pesicka introduced an ordinance on the Annexation and Development Agreement for the Wahlborg Annexation and Village Center at Wood-

moor. This was to remove many of the existing development standards for the previous commercial development and add new design and landscaping standards to the proposed residential development, for the purpose of matching the zoning change language.

Comments from the applicant, Kyle Campbell of Classic Consulting Engineers and Surveyors, and Pesicka, included:

- Filing 4A structures will be separated by 15 feet, which is more than in Village Center at Woodmoor Filing 3A, which has 10-foot separations.
- The Fire Department did not mention concerns with evacuating this area during an emergency.

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