

Synopsis of NEPCO Meeting 11 July 2020

This synopsis is intended to provide the highlights of the NEPCO General Membership meeting to all residents of NEPCO member Homeowner Associations. Full minutes & presentations at www.nepco.org. The meeting was a Zoom video conference.

Transportation and Land Use Committee (TLUC) Report: Paul Pirog (High Pines Owners Association), Vice Chairman of the NEPCO TLUC, provided a status report on recent activities of the committee. The charts are the activities for the past 6 months. Developments are increasing in our area: NEPCO reviewed 23 new developments in 2018, 43 in 2019, and 22 new developments to date half-way through 2020.

Willow Springs Ranch, 396 lots on 219 acres with lots of open space west of Old Denver Hwy and north of Baptist Rd, has been approved by the Town of Monument Board of Trustees (BOT). The North-South connector is not funded.

The Village rezone and sketch plan was approved by the BOT. It is 84 acres for townhomes, single family homes and commercial just south of Hwy 105, east of I-25, on both sides of Jackson Creek Parkway. NEPCO's comments addressed density, location noise and traffic.

Monument Ridge filing #2 was approved by the BOT. It is 3.4 acres of commercial area south of Walgreens off Baptist Rd. NEPCO comments addressed traffic impacts.

Monument Academy received State Board of Education and CDOT approval. It is located on the SE corner of Hwy 83 and Walker Road. NEPCO's comments addressed traffic, lighting, landscaping, and insufficient oversight.

Santa Fe Park rezone and preliminary site plan is scheduled to be reviewed by the BOT on July 20, 2020. It is 64 acres at the NE corner of Baptist Rd. and Old Denver Hwy. NEPCO's comments addressed traffic, dark sky compliance, and safety concerns for the crossing of the Santa Fe Trail.

Paul also provided summary updates for the following projects not yet reviewed by the BOCC or BOT.

Winsome, NW of Hodgen and Meridian; NEPCO comments on water use/quality, traffic, infrastructure.

Hotchkiss site development plan, <1 mi E of Voyager on Old Ranch Rd; no issues. **Steel Structures** amendment, Deer Creek Monument; NEPCO comments on visual overlay. **North Bay at Lake**

Woodmoor, 28 lots on 7.3 acres at Woodmoor Dr. and Deer Creek; NEPCO comments on old traffic

count. **Cherry Springs Ranch**, N side of Hwy 105, W of Hwy 83; NEPCO comments on visual overlay, lighting. **Rollin Ridge Estates**, 16 lots on 57 acres at SW corner of Hodgen and Hwy 83; NEPCO

comments on traffic, density, water. **Dancing Wolf Estates**, NE corner Hodgen and Hwy 83; NEPCO

comments on density, water, visual overlay. **Grandview Reserve**, NEPCO comments on density, water, traffic, lighting. **Fox Run Veterinary Hospital**, Jackson Creek & Leather Chaps; NEPCO comments on

old traffic report and land use codes. **Redline Pipeline Office** (scheduled review 3 August), Wolf BPark, NEPCO comments on visual overlay. **Freedom Express Car Wash** (scheduled review 3 August), near

WalMart; NEPCO comments on lighting, traffic. **Falcon Commerce Center** (scheduled review 17 August), 214 acres between Old Denver Hwy & I-25 south of Baptist Rd; NEPCO comments on lighting,

residential density, traffic + who pays, sidewalks, trail xing. **Woodman Valley Chapel** (scheduled review

7 September), in CONEXUS Business Park; NEPCO comments on huge parking lot, visual overlay, traffic, trail xing. **CONEXUS** Phases 2 and 3 (scheduled review 7 September); NEPCO comments on

setbacks, density, traffic, trail xing. **ABC Landscaping** (scheduled review 17 August), between I-25 and Beacon Lite Rd; NEPCO comments on visual look, lights.

I-25 and Powers Interchange Visual Simulation: The three-minute educational visual simulation of how traffic will flow between Powers, I-25, Northgate Blvd, the USAF Academy and Spectrum was played for the attendees. It can be accessed at <https://i25powers.com> then click on the Gallery tab, then click on video sim. It is an excellent portrayal of traffic flow in all directions.

NEPCO members interested in volunteering to be a member of the NEPCO Transportation and Land Use Committee should contact Greg Lynd at president@nepco.org or 1-303-808-5002.

See the charts on the NEPCO website at www.nepco.org Meeting Presentations.