

309 Woodward St. in Monument. We are looking to add a 425 sq ft addition on the north side of the existing house.... We would also like in the very near future to turn the detached garage at the back of the lot into a seasonal snack bar/ice cream shop."

The single-family dwelling had previously been used as a business but will become a permanent home with three bedrooms and two bathrooms. A detached garage will house a walk-up establishment with limited parking.

The Planning Commission approved the request at its Feb. 10 meeting. See www.ocn.me/v21n3.htm#mpc.

Neighbors along the nearby Vista Montana Street are worried about patrons of the ice cream shop perhaps parking along the narrow roadway. Mayor Don Wilson said, "I would consider it an alley." Resident Nancy Swearigen, who lives on Vista Montana, asked if putting "no parking" signs on the road might mean homeowners wouldn't be allowed to park as needed.

Flynn said the no parking signs will be for patrons of the shop and not for the residents, although she did not clarify how code enforcement would know the difference.

The board unanimously approved the zoning change.

Water system interconnect

Town Attorney Andrew Richie presented an intergovernmental agreement with Forest Lakes Metropolitan District to "construct and operate a controlled emergency water system interconnect-

tion" for potable water exchange during an emergency. Water will be supplied on an as-available basis.

The total cost for the project is \$181,170. The town and Forest Lakes will split \$131,000 of the cost, with an additional \$50,000 coming from other sources.

This request was unanimously approved.

Well 10 continues on track

Well 10, the town's newest well, now needs the required electrical set-up to power the motorizations and also needs determination of the pipeline route to the treatment facility. Assistant Public Works Director Steven Sheffield said, "We are left with a straw in the ground" of the next steps to getting the well online.

The request for \$188,639 was unanimously approved.

Public comments

During public comments, Kimple brought a litany of complaints to the board, including:

- An outdoor motion-detection stadium-type light causes light to trespass into numerous Promontory Pointe homes. Kimple said bringing the issue to the local police didn't solve the problem.
- Kimple walked a section of his development that requires fire mitigation. Triview Metropolitan District Manager Jim McGrady walked the space with Kimple, confirming the town is responsible for cutting back overgrown

brush as a precautionary measure.

- A metal wire fence in an area also owned by the town is deteriorating and doesn't meet town ordinance codes.
- Kimple asked that a portion of Baptist Road that doesn't receive much sunshine be plowed or sanded more often. It is "like an ice rink" in the winter months.

Board discussion for affordable housing doesn't go far

Trustee Laurie Clark asked for a discussion on affordable housing, saying issues are still prevalent. "I suggest the board appoint someone to do a feasibility study" to include two trustees, she said. Clark thought the town might be considered as an opportunity zone and perhaps apply for grants. "\$1,400 is not a good price" for affordable housing, said Clark. Town Manager Mike Foreman said the town doesn't qualify for the zones or associated grants.

Stephens was concerned about high-density housing. "The devil's in the details," he said. He said high density, affordable housing will equate to high-rise apartment buildings that would bring too much traffic and turn

the town into a parking lot. Stephens said he was also concerned about the stress high-density housing would have on the school system, noting of renters, "These are people [who] will not be paying property taxes," thus not contributing to infrastructure maintenance costs.

The meeting adjourned at 7:49 p.m. Allison Robenstein can be reached at allisonrobenstein@ocn.me.

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Monument Planning Commission, March 10

Three projects recommended

By Kate Pangelinan

The Village at Jackson Creek Preliminary PD Site Plan and Rezone was considered by the Monument Planning Commission (PC) for a second time during the March 10 meeting, joined by two other public hearings and recommendations agenda items: the Monument Industrial Park Final Plat and the Elite Cranes Shop/Office/Storage—Rezone & Preliminary/Final PD Site Plan. All agenda items were recommended for approval and will now be considered—along with summaries of the PC's comments and discussion—by the Monument Board of Trustees (BOT).

Chairman Chris Wilhelmi, Vice Chair Sean White, and Commissioners Bill Lewis, Martin Trujillo, Daniel Ours, Eric Light, and Steve King were all present at the meeting. Wilhelmi recused himself from voting on the Elite Cranes proposal.

Further information about all projects discussed by the PC can be found in the meeting packets located at monumenttownco.documents-on-demand.com. This site is also a good resource for accessing approved meeting minutes, as well as the agendas for upcoming meetings. This latest PC meeting, along with many older ones, can be found recorded on the Town of Monument's YouTube channel at [youtube.com/channel/UCdFL08UcqZfDkio5jT6GDA](https://www.youtube.com/channel/UCdFL08UcqZfDkio5jT6GDA). Citizens may find it easier to search for "Town of Monument" or "Monument Planning Commission" in YouTube's search bar. There was also a Planning Commission training during March this year, available to watch on the town's YouTube page if any citizens are interested.

According to the town's website, planning staff can be contacted by calling 719-481-2954 or sending an email

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