

town codes, and those codes are intended by the planning department to be the determining factor for a project's advancement.

- **Vision Development, Inc.** owns all the surrounding property, and there are no planned or existent parks or play facilities. Glover noted her concern about this, in large part because the Town of Monument's Comprehensive Plan expresses the community's desire for parks and open spaces. A representative of the developer stated that he would not commit to building a park near Jackson Creek North Filing 1, but would be happy to discuss the needs of the area with Monument's planning staff.

During the public hearing period, concern was noted about the validity of traffic studies and a request to install traffic circles along Harness Road and Bowstring Road. The citizen said that such traffic circles may make roads safer by inhibiting drivers from speeding. Citizens also expressed approval of Glover's concerns about the sidewalks getting buried in snow. One citizen noted that when she purchased her home on Remington Hill, it was understood that there would be a park and patio homes nearby. Now, she

knows that won't happen. The applicant did not seek to reply to the public hearing.

The motion for Jackson Creek North plan passed 4-3, with Commissioners Glover, Wilhelmi, and Melanie Strop voting against. Strop had expressed interest in making an amendment to the motion but was told by Commissioner John Dick that she could make a new motion if the existent one failed. As this first motion succeeded, the matter has gone to the Board of Trustees with the Planning Commission's recommendation.

**Zone change OK'd for Cipriani addition**

The applicant for the Cipriani addition project, Construction Management Group LLC, and the property owner, Cipriani LLC, requested a zone change and presented a Final PD Site Plan for a property west of Knollwood Road and south of Colorado Highway 105. This property is approximately .6 acres, and is currently zoned for planned commercial development. Code requires that it be rezoned for planned development for the applicant to proceed with intended development. As the area is currently platted to be Tract A of Monument Villas Town Homes, planning staff members have discussed the need to replat this area into a lot with the applicant, too.

This property is intended

to become host to a restaurant, although there is currently no specific tenant. This restaurant would not have a drive-through component. As there is no specific tenant yet, the project area could still house some manner of office or retail space instead, or become home to up to three separate businesses. Renderings of the proposed building design were provided. The building would be 3,700 square feet, and have 37 parking stalls, a shared trash enclosure, and landscaping on a 25,770-square-foot site, according to the planning packet. It would be designed to fit in well with surrounding establishments.

The motion to approve these requests with recommended conditions passed unanimously.

**ABRA Auto Body plan approved**

The proposed ABRA Auto Body shop would be located on the north side of Baptist Road, east of the existing 7-Eleven and dental office. The applicant is Oppidan Investment Company, and the property owner is WDG Monument LLC. The property is 1.46 acres, and the auto body shop itself would be an 18,000-square-foot building with 54 parking stalls. The Site Plan discussed describes a new prototype for the business, intended to be modern looking and featuring neutral colors. There would be a

rock face, brick, and orange trim. The applicant provided color and material boards for the Planning Commission to consider. There would be an unfenced customer area on one side of the building, and an 8-foot black vinyl privacy fence surrounding the rest of structure. There would also be a retaining wall tapering around the building, with the highest point coming up at just under 15 feet. The proposed traffic volume for an auto body shop was noted to be significantly lower than that of other property types. Construction of the property is estimated at six months.

The Planning Commission expressed concerns, including questions of noise issues and whether this would cause surrounding, raised properties to look down into an auto body parking lot. From neighboring higher properties, the view currently includes King Soopers and its parking lot. Signage was also discussed, although no signs were included in this approval. Signage will be decided in a future discussion. As for noise issues, the ABRA Auto Body shop would be held to the same noise regulations as King Soopers and other surrounding businesses. Abra Auto Body do not currently operate on Sundays, but would like to reserve the right to do so in the future. Whether the shop is operational on Saturday depends on the volume of work. There

would be 12-20 people employed at this location, and 98 percent of materials and work would be kept inside the building.

This motion passed 5-2, with Glover and Wilhelmi voting against.

**Better plans suggested for roads, sidewalks**

During the public comment session, a suggestion was made to put better plans in place for roads and sidewalks before any other projects are approved.

Also, while discussing Reports and Communications, new Commissioner Wilhelmi noted a desire to take extra time to make sure all of the Planning Commission is on the same page in regards to the Comprehensive Plan. He suggested volunteering more time to benefit the community. Glover also discussed a need to rewrite town codes and ordinances in order to truly implement the Comprehensive Plan.

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The next Monument Planning Commission meeting will be at 6:30 p.m. on Wednesday, Dec. 12 at 645 Beacon Lite Road. Meetings are normally held on the second Wednesday of the month. Information: 884-8017 or [www.townofmonument.org/meetings/](http://www.townofmonument.org/meetings/)

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*Monument Board of Trustees, Nov 19*

**Still no attorney for the town**

*By Allison Robenstein*

The Monument Board of Trustees (BOT) held a regular meeting on Monday, Nov. 19, prior to their planned 2A water fund budget workshop. They put off a resolution to hire special counsel, but approved a grant to receive money for zoning and subdivision ordinances, and said farewell to Water Superintendent Nick Harris.

**Special counsel appointment postponed**

The consent agenda included a resolution appointing Joseph Rivera as special counsel to the town. Rivera, of Murray, Dahl, Beery and Renaud, LLP, has done legal work for the town in the past. However, Mayor Don Wilson requested the resolution be pulled because the town has not yet received a contract from the law firm. At the Nov. 5 meeting, the board was supposed to approve hiring Rivera, but the vote had to be delayed because there wasn't a quorum of the board to vote. See related BOT article on page 14.

**Grant request for ordinance work approved**

Planning Director Larry Manning brought a resolu-

tion to the board requesting authorization to submit a grant from Colorado Department of Local Affairs (DOLA) to match budget funds to pay for revisions to the zoning and subdivision ordinances, which are "out of date and have been modified piecemeal." Manning has requested \$100,000 in the 2019 budget for the project, but it will cost double that, and he's hoping to get the difference through the grant.

The board has been interested in updating most of the town's ordinances, which are out of date and need to match updated laws. Trustee Greg Coopman asked if there would eventually be a plan to update all the ordinances, but Manning said it's out of scope for this project.

The deadline to submit the grant is Dec. 1, but if it's not approved there is another grant funding opportunity in April for the same DOLA grant. Trustee Ron Stephens and Coopman asked what happens to the money allocated in budget if the town isn't approved for the grant. Acting Town Manager Pamela Smith said the planning department could start

the project, but probably wouldn't have enough money to finish it.

Coopman suggested the board could pass the resolution contingent on getting the grant funded. The resolution was unanimously approved.

**Water Superintendent Harris recognized**

Public Works Director Tom Tharnish recognized Nick Harris, who was the town's water superintendent for more than 10 years. He recently left the town employment to further his civil engineering education and certification. Tharnish said Harris worked his way from an entry-level position to being the superintendent, taking the lead and sharing his technical knowledge when solving complicated issues.

**Building codes passed unanimously**

Attorney Virginia Koulchitzka and Jay Eenhuis, Deputy Building Official for the Pikes Peak Regional Building Department (PPRBD), presented updates to flood plain maps and associated building codes that are based upon a new flood insurance study for 2018. Monument

is required, as a condition of continued eligibility in the National Flood Insurance Program, to adopt flood plain management regulations. The updates address changes mandated by the Federal Emergency Man-

agement Agency (FEMA) to adopt a new Flood Insurance Rate Map (FIRM).

The PPRBD administers and enforces building codes for the Town of Monument through an intergovernmental agreement. The trustees

**Christmas Light Round Up**

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Program Dates: November 1, 2018 - January 31, 2019  
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