

Monument Planning Commission, June 12

Three major items advance to the Board of Trustees

By Kate Pangelinan

Three major items were approved for recommendation to the Board of Trustees at the June 12 Monument Planning Commission meeting—a Final Plat for Flying Horse MOB Filing No. 1., a Final PD Site Plan/Final Plat for Monument Ridge Apartments, and a Zone Change, Preliminary PD Site Plan, Final PD Site Plan, and Final Plat for the Monument Marketplace North development.

Commissioners Chris Wilhelmi, Melanie Strop, and John Dick were present, as well as Chairperson Michelle Glover, who led the meeting. Monument Town Manager Mike Foreman spoke near the beginning of the meeting, stating that he appreciates the Planning Commission.

Paperwork for the meeting can be found at <https://monumenttownco.documents-on-demand.com/>. Recorded MPC meetings can be found on YouTube at <https://www.youtube.com/channel/UCdFL08UcqZfFdkio5jT6G->

DA/videos.

Flying Horse MOB Filing No. 1-Final Plat

The area being discussed for this movement is a 1.08-acre property at the northeast corner of Washington and Third Streets. Its official address is 77 Third St. This property is currently composed of six lots—Lots 11-16, Block 26—which were platted in the late 1800s. The applicant would like to consolidate these lots into one lot known as “Lot 1, Flying Horse MOB Filing No. 1.”

This property was rezoned from residential to B-General Business in April 2018. Having a single lot on the property would allow the area to be more effectively utilized for commercial uses. Under the current rules, no building would be able to cross any existing lot lines.

This proposal was approved unanimously.

Monument Ridge Apartments—Final PD Site Plan/Final Plat

The Monument Ridge Apartments development is located

on the southeast corner of Struthers and Baptist Roads, across from the King Soopers. The proposed apartment community would be composed of four buildings with 194 units, including studio, one-, two-, and three-bedroom apartments. Surface parking and garage spaces would be provided along with other residential amenities like a car wash, dog wash, clubhouse, playground, and dog park.

The development is roughly 9.88 acres and allows for 19.6 dwelling units per acre. The currently proposed building structure for this project includes straight lines, earth-tone paint and relatively modern architecture. Improvements to Struthers Road were recommended by the planning staff as a condition of approval. The maximum allowable height in the Monument Ridge Planned Development is 50 feet. The apartment buildings are a bit over 40 feet in height, putting them within the allowable range. The applicant is N.E.S. Inc., and the property owner is Ellsworth LLC.

Terri Hayes, president and CEO of the Tri-Lakes Chamber of Commerce, spoke during the public hearing section, advocating for the inclusion of housing diversity in Monument’s community. Hayes noted that many people who work in Monument cannot afford to live in the town, and that providing for more variety in housing opportunities will help encourage potential employees for Monument’s businesses. Such housing options could also allow starting families to move to Monument, and those downsizing from larger

homes to stay living in the community.

The Planning Commission’s concerns with this proposal included doubts that the modern architecture will mesh well with surrounding buildings and questions about how School District 20 school buses will access the facility.

In the end, this Final PD Site Plan/Final Plat movement was approved for recommendation unanimously, but with conditions. These conditions included the planning staff’s suggestion about improvements to Struthers Road, a submission of designs featuring somewhat less modern architecture, and that School District 20 be asked for an opinion about school buses interacting with the facility.

Zone Change, Preliminary PD Site Plan, Final PD Site Plan and Final Plat, Monument Marketplace North

Monument Marketplace North is an 11.8-acre area north of Walmart. It is currently zoned for Mixed Use, but June 12’s proposed changes would alter its designation to PD, or Planned Development. The list of allowed uses for the development comes from a similar list designed for Regency Park, with a few alterations. Brew pubs will be allowed, for instance, but mortuaries will not. Monument Marketplace North is proposed to be platted into seven lots.

Lot 1 of the development is a 2.03-acre site that will be occupied by Ferrari Films, a film company founded in Monument that has been contracted by the Department of Defense for over 20 years. Ferrari Films would operate out of

a 15,732-square-foot building, and extensive landscaping has been proposed for the surrounding area. Ferrari Films currently has 16 full-time employees, but their operations are growing too large for their office. Transferring to Monument Marketplace North is expected to allow for a potential new total of 35 employees. Denise Ferrari, president and CEO, was unable to attend this meeting. Vice Presidents Peggy Moberly and Matt Moberly were in attendance and spoke to the Planning Commission about these proposals.

In the end, the proposals were approved for recommendation but with the following conditions: that “recording studios” be officially defined to prevent unexpected use by future developments and that two options from the list of allowed uses (7 and 8, pertaining to automotive businesses) be made conditional. This means each individual project would have to be approved separately, without being a guaranteed use. This motion passed 3-1, with Commissioner Dick voting against.

Grant approved

Monument was approved for a \$100,000 state Department of Local Affairs grant to facilitate for a rewrite and overhaul of the town code. This is expected to clear up confusion regarding consistency and terms.

MPC meetings are generally held at 6:30 p.m. on the second Wednesday of the month at 645 Beacon Lite Rd. Information: 884-8017 or <http://www.townofmonument.org/meetings/>.

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Monument Board of Trustees, June 17

Town water rate increases approved

By Allison Robenstein

At its June 17 meeting, the Monument Board of Trustees (BOT) approved water rate increases for Monument

Water customers. The board also approved an extension on the 2018 audit, heard a presentation on the future of broadband and 5G networks in Monument, and narrowly passed a resolution approving processes for disposal of unneeded town property.

Trustee Ron Stephens was absent.

Water rates increase approved but not unanimously

During the May 20 meeting, Public Works Director Tom Tharnish brought his suggestions for water rate changes for discussion. He explained that the Water Enterprise Fund needs an increase in revenues to fund operations, build a reserve fund, and provide financing for capital projects over the next five years. Tharnish asked for a new base rate with a 6.5% increase every year for the next five years. See <https://ocn.me/v19n6>.

[htm#mbot0520](https://ocn.me/v19n6).

Tharnish said water rates had not been increased since March 2016. See www.ocn.me/v16n4.htm#mbot0307. Monument Water’s over 900 water customers, all on the west side of I-25, will see changes to their bill in which the first gallon used is charged rather than using a base rate that automatically includes the first 1,000 gallons as they previously saw. The base rate for the majority of residential customers with a three-fourths-inch pipe will decrease for 2019, going from the current \$31 for the first 1,000 gallons to \$23.25 per the first 1,000 gallons, or 8 cents per gallon for the rest of this year.

To encourage conservation, the cost per gallon gets more expensive as the total number of gallons rises. Tharnish said typical residential users average 5,000 gallons per month in the winter and 14,000 in the summer months.



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