

Although there were a few questions from the board, Hudson was able to quell any concerns. The request was approved unanimously.

Public comments

During public comments, Kimple asked town staff to update online Planning Commission meeting minutes. Mayor Don Wilson asked if draft meeting minutes could be uploaded until such as time as they could be approved by the board. Meeting agendas, minutes and board packets can be found at <https://monumenttownco.documents-on-demand.com/>.

Resident Janet Ledowski referenced a letter written by Trustee Darcy Shoening saying educators are very disappointed and thought it was

“completely inappropriate.” The meeting adjourned at 9:18 pm.

The Monument Board of Trustees usually meets at 6:30 p.m. on the first and third Mondays of each month at Monument Town Hall, 645 Beacon Lite Road. The next regular meeting is scheduled for Nov. 15. Call 719-884-8014 or see www.townofmonument.org for information. To see upcoming agendas and complete board packets for BOT or to download audio recordings of past meetings, see <http://monumenttownco.minuteson-demand.com> and click on Board of Trustees.

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Above: On Oct. 16, candidates on the Town of Monument’s 2021 ballot (2G) for a home rule charter commission held an event at the Tri-Lakes Chamber of Commerce facility to answer questions about home rule and how the commission would draft a charter. The vote on Nov. 2 only allows the formation of the charter commission and selects its nine members. If the vote passes, the commission will draft a charter with community input and residents will vote the following year on whether to enact that charter and become a home rule town. The meeting also provided information on issue 2F, increasing Monument’s sales tax by 0.5% to fund the Police Department. From left are Steve King, Janet Ladowski, Matt Brunk, Shannon Clark, Ashley Watt, and Brandy Turner. Not shown: Sana Abbott, Jennifer Coopman, and Joel Lusby. *Photo by Jackie Burhans.* **Based on early election results available as OCN was going to press, it appears 2G will pass.**

Monument Planning Commission, Oct. 13

Higby Road annexation, town code, and industrial zoning standards discussed

By Kate Pangelinan

The Oct. 13 Monument Planning Commission (PC) meeting was a work session during which no specific planning proposals were brought to a vote or considered during a public hearing. Instead, the PC discussed questions, including one recently brought up by the Board of Trustees (BOT), and were informed of plans. Representing the PC were Bill Lewis, Sean White, Daniel Ours, Cathy Green, and Sean Zernickow. Planning Director Meggan Herington and Planner II Debbie Flynn represented the town’s planning staff.

For more information about this and other PC meetings, please see monumenttownco.documents-on-demand.com. This site is useful for accessing both PC and BOT meeting minutes, agendas, and informational packets when available. Many PC meetings, including this one, are also available to watch in their entirety on the town’s YouTube page, at youtube.com/channel/UCdFLo8Uc-qZfFdkio5jT6GDA. Citizens may find it easier to search for “Town of Monument” or “Monument Planning Commission” in YouTube’s search bar. Planning staff can be contacted by calling 719-481-2954 or sending an email to planning@tomgov.org.

Higby Road annexation

- El Paso County recently submitted a proposal for Monument to annex about 21.442 acres of Higby Road, beginning west of Bowstring Road and ending at the eastern edge of Home Place Ranch. This proposal will now go to the BOT on Nov. 15. This is not the sort of annexation that has to be considered by the PC, but town staff thought it should be informed.
- There is substantial development in the works around Higby Road: Repairs are needed along with the extension of

Furrow Road. Residential developments being built in this area will provide funding, and Triview Metropolitan District “has agreed to do those improvements.” When Herington asked if the PC would like a presentation explaining plans for the new road designs at its December meeting, the answer was a resounding “Yes.” So, Flynn will ask for such a presentation to be arranged. It was noted that a presentation on this subject will also take place at the Nov. 15 BOT meeting.

- On the subject of traffic and roadways, Flynn was asked about what will happen to help with traffic flow along Jackson Creek Parkway near King Soopers. Flynn answered that the issue is being worked on. The town is seeking approval from the county to alter the traffic signals. Specifically, if all goes according to plan, motorists may be required to wait for a turn arrow to turn right from Baptist Road onto Jackson Creek Parkway so that people leaving King Soopers have more time to turn.

Maximum building height

- When voting to approve Monument’s newly rewritten code, the PC added language distinguishing the east and west sides of Highway I-25. The maximum building height on the west side is to be 75 feet, and the maximum building height on the east will be 50 feet. The BOT has asked that the PC take another look at the situation to determine if this building height is ideal.
- There was a presentation during this portion of the meeting listing various buildings’ heights. It was explained that all current

projects should be viewable on the town’s project development page at <http://www.townofmonument.org/235/Development-Projects>.

- The PC will receive a map in December detailing all the areas that would be impacted by this change in maximum building height. This new code will apply only to buildings not yet approved as of its adoption.
 - The question was brought up as to whether the PC has ever decided on an ideal maximum building height to preserve the small-town feel of Monument.
 - Conversations about this issue are expected to continue.
- Industrial zoning standards**
- The goal here was to talk about how the PC can work to shape industrial land uses in Monument. Herington presented a

draft of three potential tools to design industrial zoning standards, putting specifications in the code to help guarantee industrial land uses suit agreed-upon visions for the town while working within the perimeters of what can actually be done.

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