

Monument Planning Commission, June 9

Annexation and zoning requests recommended for approval

Kate Pangelinan

The June 9 Monument Planning Commission (PC) meeting was a remarkably short one, clocking in at around 17 minutes. Chairman Chris Wilhelmi was in attendance, along with Vice Chair Sean White and Commissioners Martin Trujillo, Daniel Ours, and Joshua Thomas. Zoning and annexation proposals for three parcels of land were approved for recommendation to the Board of Trustees (BOT), and two important announcements were made:

- New town Planning Director Meggan Herington is likely to attend the next PC meeting instead of Town Manager Mike Foreman, who has been attending in the absence of a town planning direc-

tor.

- The BOT approved the code and zoning map updates that were presented to them, and these changes will be effective July 16. Further information about projects discussed by the PC can usually be found at monumenttownco.documents-on-demand.com, although as of the writing of this article there is no meeting packet for June 9. 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 www.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.

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

Further information about the Land Development Code rewrite can be found at www.plan-tools.com/Community/Home.asp

Request for approval of annexation and zoning of three enclave parcels: Investing in Front Street LLC, the Dominowski property, and Elite Properties of America Inc.

Some facts about this proposal, according to a presentation

from Planner Debbie Flynn:

- Investing in Front Street is located at 3 Second St. and is 1.01 acres in size. It is intended to be zoned as General Business District (B).
- The Dominowski property is located at 251 N. Front St. and is 0.93 acre. It is also expected to be zoned B.
- Elite Properties of America Inc. is adjacent to I-25, west of Jackson Creek Parkway. It's part of The Village development and is 0.89 acre. Its intended zoning is Planned Development (PD.)
- The Town of Monument was the applicant for this project.

A vote to approve recommendation of these zoning and

annexation requests passed unanimously, 5-0.

For the time being, the public will be able to attend PC meetings through Webex software. Citizens are also afforded the option of calling in to listen to meetings, and if alternate accommodations are needed, the town website states, "Individuals without the ability to participate by phone or computer may contact Drew Anderson at danderson@tomgov.org or 719-396-0842." Further information: <http://www.townofmonument.org/meetings/>.

If there is a PC meeting next month, it is expected to be held on July 14 at 6 p.m.

Kate Pangelinan can be reached at katepangelinan@ocn.me.

Monument Board of Trustees, June 21

Voters will be asked to forgo a refund, allowing town to keep excess revenue

By Allison Robenstein

On June 21, the Monument Board of Trustees (BOT) approved ballot language that would allow the town to keep excess revenues. The board

also approved a fee schedule update and a remote participation policy. Meggan Herington was introduced as the new planning director. And they heard the results of a Home

Rule survey that is a precursor to a possible town government change.

Trustees Laurie Clark and Jamie Unruh were absent.

Town will ask to keep all revenues for eight years

The board voted 3-1 to put a ballot question asking voters to allow the town to keep excess revenues for the next eight years. During the May 17 meeting, the board couldn't agree on ballot language. See www.ocn.me/v21n6.htm#mbot. The Taxpayer's Bill of Rights, or TABOR, requires residents to vote before a municipality is allowed to keep property and sales tax revenues in excess of budget, but the board has been working to increase the town's reserves.

Trustee Ron Stephens has been an advocate of specific language for ballot questions to ensure voters know exactly how the money will be spent. In the case of these revenues, the board agreed they will be used exclusively for road construction and maintenance.

Town Attorney Andrew Richie originally wrote the ballot question allowing the town to keep revenues for 12 years, but Mayor Don Wilson said four years is much more palatable to him. Eventually, Trustee Jim Romanello made a motion to limit the term to eight years before the board

will have to go back to voters asking to retain revenues. This was approved with Wilson voting against.

Fee schedule approved

During the April 5 meeting, the board reviewed the fee schedule but ultimately agreed it needed more work from staff. See www.ocn.me/v21n5.htm#mbot0406. Planner Debbie Flynn brought the resolution to the board again. The intention is to provide better customer service by consolidating fees. The flat fee format should improve developmental review process too, Flynn said.

For example, in the current fee schedule, developers pay \$2,500 for a preliminary plat plus \$10 per acre up to 60 acres. In the new schedule, developers will pay a flat fee of \$3,000 irrespective of acreage.

New land development codes and the associated rezoned map, which includes some zoning changes and fees, were approved at the June 7 meeting. See the Monument Board of Trustees article on page 14. To see project information, go to <https://www.plan-tools.com/Community/Home.asp>. Most fees for citi-

the COMMUNITY TREE SERVICE

A DIFFERENT KIND OF TREE COMPANY

Whatever your tree service needs, we can help.

(719) 299-7717

Licensed and Insured Arborist
www.thecommunitytreeservice.com

BBB
WE ARE MEMBERS

Thank you for voting Bethesda among the best!

BEST Retirement Community
BEST Philanthropic Business

2020 WINNER
WE WON!
Thank you for your support!
BEST OF THE SPRINGS
the Gazette

BETHESDA GARDENS MONUMENT
a Bethesda Senior Living Community

55 Beacon Lite Road, Monument, CO 80132
719.247.4400 • BethesdaGardensMonument.com