

of initiating a lawsuit and condemning the new council for enforcing an ordinance that forbids signs on the town’s rights of way. LaKind emphasized that the town ordinance prohibits signs in rights of way, underlining the need for a politically neutral approach. LaKind also emphasized that the problem is particularly with political

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signs. Community members voiced opinions, with diverse perspectives on private property sign regulations and concerns about freedom of speech. Mayor LaKind proposed a community workshop and a more extensive discussion in 2024 to address the temporary signs issue comprehensively, recognizing the urgency and complexity of finding a balanced solution that respects both individual expression and town aesthetics.

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Monument Planning Commission, Nov. 8

## Maverick station approved

By Leslie Hanks

The first agenda item at the Nov. 8 meeting of the Monument Planning Commission was 3A and 3B, Maverick Junction, Lot 1, Monument Junction West, Filing 1—Preliminary/Final PUD Plan. The property at 1530 Laughing Lab Way is at the intersection of Highway 105 and Jackson Creek Parkway. The proposed final PUD ordinance approving 1.5 acres is for a Maverick, a convenience/fuel store.

Planning staffer Jeff Liljegren found that the proposal is generally consistent with the Monument Comprehensive Plan. Planning staff explained that the proposal was “more likely consistent than less likely consistent” with the Future Land Use Map (FLUM).

Community concerns continue to focus on views, strong small-town community identity, adequate open space, and noise deterrence.

Staff found the proposal is consistent with most of the goals of the Comprehensive Plan.

Additionally, staff found two items consistent with Monument land use policies: transportation and economic opportunities.

The associated traffic study found 4,149 weekday trips anticipated. The proposed Maverick convenience store is expected to generate an average of 4,000 trips per weekday. This will be a Level of Service (LOS) of F or better (F is a low score) for peak drive time in afternoons. A traffic signal will be warranted at Jackson Creek and Fat Tire Drive due to the LOS—F rating.

Staff explained that Lot 1 (Maverick convenience store) and Lot 4 (Whataburger) were already approved. According to records, the Final Plat for Monument Junction West, Filing 1—the two lots—was recorded on May 19, 2022.

This hearing was originally scheduled for the September and October meetings, which were cancelled. Proper notice was given for all three Planning Commission hearings.

Applicant Kevin Dice has met all 13 criteria for preliminary PUD review and all nine for final review.

Dice, senior planning manager for Maverick, gave a presentation about Maverick’s history, including a merger with Flying J. In September, Maverick completed a purchase of Kum & Go, making the Maverick holdings a total of 800 stores; 400 Maverick stores and 400 Kum & Go. Dice explained that the store is a 24/7 operation which will carry beer, wine, and tobacco but no spirits. The store will have fresh food prepared daily, and restrooms will be open to the public. Although there is a high flow component to the business, which will accommodate trucks, it is not a truck stop.

Consultant Mark Horton, a civil engineer, gave a brief presentation on Jackson Creek/Highway 105 improvement plans. “We’re on phase 2 with the Colorado Department of Transportation, El Paso County and Monument [three jurisdictions] reviewing transportation needs and we’re hopeful we can get started [in the] next year to 18 months, which should greatly improve the intersection of Highway 105 and Jackson Creek Parkway.”

Commissioner Martin Trujillo called for public comments in attendance and online, and there were none.

Trujillo then asked for commissioners’ comments and questions.

The commissioners discussed the proximity of the new Maverick station to the Kum & Go on Highway105 only 700 feet away. Dice explained that they have many locations where they have stores across the street from each other. Concerns were raised again about truck traffic. The applicant explained that the only 18-wheeler traffic onsite should be for fuel deliveries.

The measure passed on a 6-0 vote. It will now be considered by the Monument Town Council.

The Monument Council 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 meeting is scheduled for Monday, Dec. 4, and Monday, Dec. 18. Call 719-884-8014 or see [www.townofmonument.org](http://www.townofmonument.org) for information. To see upcoming agendas and complete board packets or to download audio recordings of past meetings, see <http://monumenttownco.minutesondemand.com> and click on Town Council. Chris Jeub can be reached at [chrisjeub@ocn.me](mailto:chrisjeub@ocn.me).

### ZEAL at Jackson Creek

The next proposal on the agenda was measure 3B “ZEAL at Jackson Creek” Preliminary/Final Plat application. The property is at Higby and Bowstring Roads, off Jackson Creek Parkway. The property is 20.1 acres, zoned PRD10 Residential attached.

Staff reported that the proposal was substantially in compliance with the FLUM. They clarified that it is “more likely than less likely” consistent.

“Triview Metro District’s proposed improvements to Higby Road and adequate turn lanes make this proposal more than 50% in compliance with the Comprehensive Plan,” staff noted. Zoning for this proposal was approved in March 2015. This property is part of Regency Park 6th Amended and rezoned Plan—PRD10 Planned Residential District, Multi-Family land use.

The traffic study indicates this proposal would generate 1,238 trips daily. A roundabout is planned for traffic control through 2048. The project was rated LOS-C or better.

Still in question is the matter of whether the Higby Road right of way (ROW) of 95 feet is enough. Further discussion ensued about whether Higby Road should be a major collector (90 feet) or be a minor arterial (120 feet).

Jim Doby of Doby Development Group presented the ZEAL for Living “From Living to Thriving” proposal. Jim McGrady, district manager for Triview Metro District, also gave input about transportation matters.

Commissioner Trujillo closed the hearing after no public responses were received. He asked for commissioners’ input.

There was quite a bit of discussion about the nature of the proposal being more rental space while the Monument community has made it quite clear that it prefers single-family residential to multi-family attached.

Also, there was much discussion about the transportation concerns over Higby Road and whether there will be enough ROW with this proposal. After much input from Vice Chair Danny Ours and Commissioner Kathy Green, there was consensus for a continuance to further explore the transportation issues and whether the proposal, as presented, would actually be what will be developed in the event the property would be sold after the Preliminary/Final Plat was granted.

Commissioner Ours asked, “Could this 20-acre parcel be combined with other acreage and do a totally different proposal?”

Commissioner Green raised the concern, “Is this whole thing about circumventing code for a narrower ROW?”

After much debate, there was a request for a continuance for more time to study maps, roadways, and ROWs to better understand long-term Higby Road needs.

Commissioner Ours asked staff whether the owner was advised about Monument not wanting more rental properties. A staff member replied, “That isn’t the role of staff to ask those questions or make those comments.”

At this point the applicant stated that he hoped the Planning Commission will be following the Fair Housing Act.

The Commissioners voted 6-1 (Commissioner Ray Egley dissenting) for a continuance and suggested that at future hearings they would appreciate having legal representation available to answer questions for which they might need legal advice.

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The Monument Planning usually meets on the second Wednesday of each month at 6 pm at Monument Town Hall, 645 Beacon Lite Road.. The next meeting is scheduled for Dec. 13. To see the options for remote public participation in each meeting, visit [www.townofmonument.org/263/Planning-Commission-Board-of-Adjustment](http://www.townofmonument.org/263/Planning-Commission-Board-of-Adjustment). To see upcoming agendas and complete board packets or to download audio recordings of past meetings, see <http://monumenttownco.minutesondemand.com> and click on Planning Commission. Info: 719-884-8028. [www.townofmonument.org](http://www.townofmonument.org).

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