

given that the site plan approval was granted so recently, why the variance wasn't also requested at that time? Nina Ruiz of Vertex Consulting Services and representing the client, said the property owner was not aware it was an option at the time of the initial application. They had subsequently realized they needed a second home for their growing family and that the second home variance was an option.

Fuller commented, "It just feels a little sneaky to me." Ruiz replied, "I'm sure that's not the intent of the property owner to be sneaky."

The vote to recommend for approval was 8-1. Fuller was the no vote. She said she had voted that way because she wanted the BOCC to take a closer look at it and commented that she had some regrets in not having it pulled as a regular item.

The BOCC is due to hear the application at its April 18 land use meeting.

Monument Academy minor subdivision

At the March 2 meeting, the commissioners approved a request by Land Resource Associates for approval of a

minor subdivision to create one lot and four tracts on the almost 63-acre property site of the new Monument Academy. It is located at the southeast corner of the intersection of Walker Road and Highway 83.

The 19.38-acre lot will contain the high school, recreational fields, and parking. Two of the tracts are set aside for future development, and two will be transferred to adjoining property owners as part of a property line survey adjustment.

The platting request follows the completion of a number of improve-

ments on which the site development plan was contingent. These included adding sidewalks, curbs, and gutters to Jane Lundeen Drive and Pinehurst Circle, constructing a roundabout at the intersection of Walker Road and Jane Lundeen Drive, improvements to the Highway 83 and Walker Road intersection, and the right-in-only intersection of Highway 83 and Pinehurst Circle.

The application is due to be heard at the BOCC land use meeting on April 4.

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Monument Town Council, March 6 and 20

New clerk, new police officers, and \$100,000 change order approved

By Chris Jeub

The Monument Town Council (MTC) met March 6 and 20. They welcomed a new town clerk, swore in three new police officers, voted to table an ordinance while passing another, approved a \$100,000 change order to complete construction on a water tank, and heard a presentation from Silver Key Senior Services.

New clerk and police officers

The MTC welcomed new Town Clerk Kyle Anderson, who joined the office on March 13. Anderson is a veteran of the U.S. Air Force and a graduate of Ohio State University and Capitol University Law School. He is a father of five.

During the same meeting, the council also witnessed the oath of office for three new police officers. Interim Chief Timothy Johnson presided

over the ceremony, where officers Kelly Goodwin, Joseph Markarian, and Dustin Williams took their oaths. Williams comes from Pope County, Iowa; Goodwin joins the Monument Police Department after serving with the Denver Police Department; and Markarian comes from the Pueblo Police Department.

PPRBD building code

A vote on Ordinance No. 05-2023: An Ordinance Adopting and Applying the Pikes Peak Regional Building Code, 2023 Edition, and Repealing the Previous Edition of Such Code was tabled till later.

The MTC convened to discuss the adoption and application of the 2023 edition of the Pikes Peak Regional Building Code. Roger Lovel, the Pikes Peak Regional Building Department

(PPRBD) representative, presented the history of the PPRBD, which was created in 1966 to serve a collection of building codes across the area. Lovel explained that the PPRBD issues permits, but land use and zoning is kept with local jurisdictions. The PPRBD adopts international building codes, and its regulations apply to building, mechanical, plumbing, electrical, energy conservation, conveyance, flood plain, and enumeration. The code also regulates contractor licensing and regulations. The PPRBD approved a new code, the 2023 edition, in December 2022. Lovel stated that the biggest change to the code was modifications to the energy conservation code and the Americans with Disabilities (ADA) code.

Councilmember Steve King expressed his concerns about the energy conservation code keeping houses so air tight that circulation is restricted. Lovel responded that they lost local control of the electrical code, and they are losing control of the energy conservation code. Another concern raised by King was whether multi-family units were required to adopt ADA compliance. Lovel explained that there is a state requirement for ADA compliance, and there are accessibility standards for apartments.

Town staff suggested tabling the discussion until April 17 to allow for a public hearing, explaining that there is no urgency to pass this ordinance immediately, and it would be better to have public input on this matter. Lovel assured the council that they need to hit the deadline of June 30 and he will be available for the public hearing. The council agreed to table the item by a vote of 7-0.

Publishing ordinances

Ordinance No. 06-2023: An Ordinance Amending Section 2.04.030(G) of the Monument Municipal Code Regarding Publications of Ordinances passed

unanimously. This ordinance concerned the publication of ordinances in the Monument Municipal Code.

Director of Administration Laura Hogan presented, explaining that the vote would help speed up publication timelines for future developments. She elaborated that the proposed amendment would modify Section 2.04.030(G) of the Monument Municipal Code, which outlines the publication requirements for ordinances. The amendment would allow for the publication of ordinances in a more timely and efficient manner. Publication requirements have always been assumed to be in the newspaper (The Tribune), but staff would like to make the website the standard. She explained that this change would allow for more timely and efficient publication of ordinances.

Councilmember Marco Fiorito expressed his support for standardizing all publications on the website, which would help to streamline the process. Mayor Mitch LaKind asked about ADA compliance, to which Hogan responded that the amendment does have ADA compliance, but the council is working to ensure that all publications are fully accessible. King shared his thoughts on the importance of making information as efficient and accessible as possible, stating that as a former member of the Charter Commission, he believed this was a key consideration. Overall, the council members expressed their support for the proposed amendment, with some providing suggestions for further improvement. The council unanimously passed the ordinance with a 7-0 vote.

Tank project

Resolution No. 20-2023 was introduced and approved unanimously with a vote of 6-0 (Councilmember Jim Romanello was absent on March 20). This resolution pertains to the approval of Change Order No. 2 for the 2-million-gallon tank project with Preload Inc., a com-



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