

it. Residents were advised to go to the county level if they wish to further discuss the crossing of the trail. Other residents noted that the PD zoning would be beneficial to the area, and that it would be worse if the property were developed with one of the current PID uses. It was also suggested that this business park would cultivate a variety of jobs in the community.

This zone change and preliminary PD site plan were approved unanimously by the Planning Commission.

Eagleview Patio Homes

The Eagleview Patio Homes development is located along Beacon Lite Road, south of Monument Town Hall. The requested changes would transition this property from R-1 zoning to R-3 zoning and change the current single lot into four smaller lots. Both changes would allow for two one-story, ranch-style duplexes to be built on the property. As the land was originally platted in 1978, only one house can be built on the property. Anything other than this single-family detached home use would require rezoning.

The applicant, Darwin Anderson, said the design would include two-car garages, stucco on the outside of the buildings, and a 25-foot setback from the road.

Commissioner Glover asked if there were any other uses for an R-3 rezoning, and Jones responded that while there are, the code doesn't address single-family attached homes. To allow for the duplexes, R-3 zoning is the most relevant choice.

During the public hearing, citizens praised the ranch-style duplex plans but expressed agreement with Commissioner Glover's hope to clarify that only duplexes may be built on this property.

Revised Monument Ridge plan not recommended

The Monument Ridge development was discussed during the September Planning Commission meeting, where a proposal to set the density for a multi-family housing development passed. However, this proposal did not pass at the subsequent Oct. 2 Board of Trustees meeting, tying with a 3-3 vote. See www.ocn.me/v17n10.htm#mpc, www.ocn.me/v17n10.htm#mbot1002.

Due to this, the applicant, John Romero, returned to the Planning Commission with a different PD sketch plan amendment, lowering the proposed multifamily density from 20-24 dwelling units per acre to 16-20 dwelling units per acre. This decreased number of units is in keeping with the Vistas project on Jackson Creek Parkway. The Monument Ridge development would be located at the southeast corner of Baptist Road and Struthers Road, covering a 9.88-acre lot next to the Fairfield Inn. It would be served by four existing access points, and a traffic study indicated that the proposed housing density would

generate 1,251 external trips on an average weekday. As discussed during the September 2017 meeting, the Monument Ridge housing development is projected to generate less traffic than if businesses were built on the site instead.

During the public hearing, citizens expressed concerns regarding issues like the increase in traffic, as well as whether this development is in keeping with the town's comprehensive plan.

Commissioner Glover registered agreement when it came to the comprehensive plan, noting that apartment complexes were one thing a majority of Monument citizens polled for this plan opposed. She also commented on how few commercial centers currently exist for Monument.

The motion to approve this new Monument Ridge PD Sketch Plan Amendment failed, with Commissioners Glover, David Gwisdalla and Kenneth Kimple voting against. The item will still be considered by the Monument Board of Trustees.

Clearer definitions requested; vacancies exist

After the main discussions, Commissioner Glover suggested a resolution recommending the Board of

Trustees rework the zoning code to be clearer and include more cohesive definitions. Jones agreed to bring this to the commission at its next meeting. A reworked code is intended to provide a fair, smooth process to applicants.

The Planning Commission also elected officers for the coming year. Commissioner Ed Delaney was voted in as the chair, and Commissioner Gwisdalla was voted in as the vice chair. Both votes were unanimous.

The commission is seeking applications to fill a vacancy. Jones also noted that there are three similar vacancies to be filled on the Board of Adjustment.

The meeting adjourned at about 10:20 p.m.

The next meeting will be at 6:30 p.m. on Wednesday, Feb. 14 at 645 Beacon Lite Rd. Meetings are normally held on the second Wednesday of the month. Information: 884-8017 or <http://www.townofmonument.org/meetings/>

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Monument Planning 101 Class, Jan. 8

An Overview of the Planning Process



On Jan. 8, the Town of Monument hosted a workshop titled "Planning 101, An Overview of the Planning Process from Start to Finish" for the Monument

Board of Trustees, Planning Commission, Board of Adjustments, and the public at Monument Town Hall. From left at the front of the room are Jennifer Jones, senior planner; Alicia Corley, town lawyer, and Larry Manning, director of planning. Manning started the meeting with the purpose, scope and agenda, noting that this was not intended as a public discussion forum nor would it cover specific development projects. About 26 people attended the workshop. Jones talked about the Monument municipal code and the applicable regulations in Chapter 16 on subdivisions and Chapter 17 on zoning that the town must follow in regulating development. Jones followed with a discussion of the planning process from annexation, if required, to possible zoning changes, site plans, allowed uses, subdivisions, platting, variances, and permits. She showed a typical timeline of a project from initial contact through pre-application meetings, first submittal, referrals, review, negotiation, public notice and meetings, agreements and recordings, construction documents, land use permits and impact fees, and inspections to management of bonds. She noted that the process is very iterative and that the planning staff works intensively with applicants to address issues and synthesize information before the project is brought to the Planning Commission. Town lawyer Corley emphasized that Planning Commission and Board of Trustees meetings are quasi-judicial hearings and impose legal obligations on decision makers. Decision makers must avoid prejudgment, avoid ex parte communication once a formal application is received, and ensure that all evidence that may be considered is at the hearing. Manning, Jones and Corley wrapped up the meeting by touching on long-range planning, noting that the town recently updated its comprehensive plan, which is used when reviewing development projects. Long-range projects being considered include transportation planning and funding, El Paso County development project reviews, and downtown planning. A video of this workshop is available at <https://gaming.youtube.com/watch?v=qoUJcOUgP7c>. Photo by Jackie Burhans



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