

Monument Planning Commission, Jan. 11 and 25

Draft of Comprehensive Plan update discussed and revised

By Kate Pangelinan

In late 2016, a Comprehensive Plan Advisory Board was formed to solidify a strategy for Monument's growth. Planning Commissioners Michelle Glover and Jim Fitzpatrick served on this board, alongside people representing many differing viewpoints crucial to Monument's success, including representatives from the local school board, businesses, and area residents. Together, they developed what Glover describes as a "vision" for the town's future, highlighting what citizens particularly value in their community and working to direct coming growth and changes to preserve those valued elements.

Two Monument Planning Commission meetings were held in January—one on Jan. 11 and a "special meeting" on Jan. 25. Commissioner David Gwisdalla was absent from the first meeting, and Chairman Ed Delaney was absent from the second. Both meetings were dedicated to the discussion of a document compiled through the Comprehensive Plan Advisory Board's efforts: the updated Comprehensive Plan for the town of Monument. This plan will replace a similar document compiled in 2003.

A great deal of both meetings was spent combing through the document example by example as commissioners registered questions about the plan and suggested changes to the document's grammar, accuracy, and presentation. Further questions and comments will be registered until the document is updated and made available to the Monument Planning Commission for the Feb. 8 meeting.

Jan. 11 meeting

At the Jan. 11 meeting, Barb Cole, a consultant on the Comprehensive Plan update project and founder and representative of Community Matters Inc., presented information on the proposed draft. The Comprehensive Plan defines Monument as a town, first, and then proceeds to include a future land use map, along with annexation plans and proposed policy framework for developments to come. The document also discusses what Monument residents value and want to preserve in their town, as well as methods used to gather data during the course of the plan's construction, including surveys, focus group meetings, and polls on social media. Opportunity was provided for people who work in Monument, but do not live there, to offer feedback if desired. Commissioner John Dick also remarked that the documented results only represent the ideas of those who "volunteered to respond," which may not be a fair assessment of all Monument.

Advisory Board discussions and community outreach efforts indicate that what Monument citizens really value in their town involves nature, including parks and open spaces for recreation purposes. Providing citizens with natural spaces and safety are both high priorities

in the current Comprehensive Plan draft. The advisory board put a lot of effort into whittling down what a "small town" feel amounts to, as well—a lot of Monument residents really value the community's "small town" atmosphere, so it is important to first define what makes such an impression possible. Once what a "small town" atmosphere means can be defined, steps can be taken to preserve it in Monument over the coming years.

Jan. 25 meeting

The Jan. 25 meeting featured two public comments. Karen Griffith brought a letter listing her proposed changes to the Comprehensive Plan draft. For example, Griffith advised removing the "Existing Zoning" map on page 21, as it will become outdated and misleading quickly, potentially creating a legal liability. The map also doesn't depict "specific zoning designations of the land in the town," which could also cause confusion. She also spoke about concerns regarding POS-5 on page 38, which states, "Allow for the development of recreational facilities in any zone district if impacts are mitigated," because she fears this may result in lighted ballfields being built near people's homes. She therefore believes the policy should read, "Locate recreational facilities in areas compatible with surrounding land use."

Commissioner Kathy Spence recommended implementing Griffith's changes immediately, but Glover believed that doing so would undermine previous community involvement in the Comprehensive Plan update. She advised using the suggestions in a next-stage update to the draft instead of merely implementing them. In the end, it was decided to pass Griffith's suggestions along to the project's consultant and wait for their response. No decision has been made concerning the implementation of Griffith's suggestions at this time.

Cassandra Olgren also spoke to the Planning Commission, noting first that she agrees with the idea that "cookie-cutter" housing has overtaken many formerly "small-town" communities, and expressing hope that such a thing doesn't happen in Monument. She then commented on the importance of maintaining small sections of "wild land" for children to play in, saying this would be more important to the youths of the day than being able to walk to designated parks. She then spoke about how there is a "narrow margin for the family size and income that Monument can welcome in," given that there isn't a lot of housing variety available at the moment. Most homes are large and unrealistically priced for many needs and situations. Among other things, this may prevent younger adults from being able to make their lives in Monument, bringing their talents to the community.

The Comprehensive Plan draft is available for public view online at the Town of Monument's website by going to the "Documents-on-Demand" page and selecting

"Planning Commission Packets." Recordings of Monument Planning Commission meetings can now be found there, too, by selecting "Planning Commission Recordings." <https://monumenttownco.documents-on-demand.com/>

The next Monument Planning Commission meeting will be at 6:30 p.m. on Wednesday, Feb. 8 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/>

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

Seeking donations for tuition assistance

to enable local child of a disabled senior community member finish the school year at St. Peters Catholic School in Monument. For more information or to donate directly to the family, please email: pleiadesx@hush.com, text or call 719-822-7101 or mail to Sage Lippur P.O. Box 805 Palmer Lake, CO 80133. *This local Monument child truly needs your help. Thank you.*

FIREWOOD SALE!

Call for details!

We deliver it to you-dependable and courteous service www.sharpestcut.com/firewood.html

Sharpest Cut 719-491-4811

Woodmoor Handyman

Remodels • Electrical • Plumbing
No job too small

Call for an estimate today!

(719) 640-5751 (office)

(719) 650-7252 (cell)

1-719-568-2957 (cell)



**Cathedral
Rock
CHURCH**

Worship | Connect | Impact

Sundays at 10:00 AM | Tri-Lakes YMCA

www.cathedralrockchurch.org

Monument Board of Trustees, Jan. 17

Triview briefs Monument board; snowstorm parking regulations approved

By Lisa Hatfield

On Jan. 17, the Monument Board of Trustees recognized town staff, approved revisions to the snowstorm parking regulation, and listened to a presentation about Triview Metropolitan District, which is a Title 32 special district within the town boundaries. A presentation about the town's xeriscaping and landscaping ordinance was scheduled for Feb. 6.

Recognition of Water and Street Department staff

Monument Public Works Director Tom Tharnish presented certificates of appreciation to the staff members of the Water and Street departments who worked straight through on Jan. 4 and 5 in dangerously cold weather to repair a leak in a water valve that caused a huge hole to form in middle of the westbound lane of Second Street west of the Rocky Mountain Oil Change Center. "I never heard one complaint," Tharnish said.

Parking regulations during snowstorms approved

At two meetings last spring, Tharnish presented a revised snow removal traffic regulation ordinance to the trustees intending to make it easier for town snowplows

to clear streets during snowstorms by ensuring that no parked cars blocked their progress, but after considerable discussion, it failed by a 3-3 tie vote. See www.ocn.me/v16n6.htm#mbot0502.

Tharnish presented another version of the ordinance on Jan. 17. The trustees discussed it at length. During public comments, town Parks Foreman and snow plow operator James Shubauer spoke strongly in favor of the ordinance, describing the difficult logistics of maneuvering a 45-foot motor grader at the end of a cul-de-sac or down a narrow street when there are cars parked in the way. Police Chief Jake Shirk also supported the ordinance from a public safety perspective.

Finally, the trustees approved the new ordinance unanimously. Its components include:

- When there are 2 or more inches of non-drifted snow, or enough sleet, snow or ice to cause a solid coat of ice, no parking will be allowed on designated town emergency snow routes.
- Emergency snow routes can include residential streets and will be marked with posted traffic signs.
- The ordinance applies to the entire town of Monument, including all the metro districts within the town, even though they, and not the town, plow

Magic Skate

Skates, apparel, and accessories for figure skaters, from beginners to adults.

13792 Gleneagle Drive,
Colorado Springs, CO 80921



(719) 337 1513

<http://magicskateus.com>



<https://www.facebook.com/MagicskateUSA/>

<https://instagram.com/magicskateus/>



How to Get a Literary Agent and Get Published

Workshop and Critique with literary agent *Rachelle Gardner*

Sat., Feb. 11, 9 am-noon

Serrano's Coffee, 625 Hwy 105, Monument
Limited to 12 writers

Critique of one page included

Info: (719) 440-0069

www.rachellegardner.com/workshops/