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thered in and pay the lower amount to which they agreed in their annexation documents. Manning said the signed annexation agreements already note developers agree to pay any increased fees.

Public Works Director Tom Tharnish said the town was able to use El Paso County's studies rather than having to pay for studies itself. Foreman said the last time these rates increased was 2002, and commended Manning for setting the fees comparable to towns around Monument.

ProTerra Properties Director of Development Charlie Williams asked for a "delay on voting on these increases for stakeholder input." ProTerra is the developer of Wagons West. He added that normally fees are based on the impervious area of a development including the home and streets, and not based upon the cost to build each house as Manning had suggested this ordinance will do.

The ordinance was approved 5-1 with Clark voting no.

**Jackson Creek North approval**  
 Senior Planner Jennifer Jones requested approval of a Site Plan and Final Plat for Jackson Creek North Filing No. 2. The 85-lot subdivision will include detached single-family homes on 26 acres.

The Monument Planning Commission heard the request at its Oct. 9 meeting where several members of the public and Commissioner Chris Wilhelmi ex-

pressed concern over the additional traffic on Bowstring Road when it is connected to Higby Road. Jones told the board the extension of Bowstring Road will be in a future filing and shouldn't be considered tonight. See the Planning Commission article on page 9.

Jones told the board the filing had been presented to the Development Review Team, a newly formed group intended to streamline projects by bringing all the stakeholders into one room.

The ordinance passed unanimously.  
 The meeting went into executive session at 8:11 p.m. and resumed at 8:35. The meeting adjourned at 8:40 p.m.

\*\*\*\*\*

The Monument Board of Trustees 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 regular meeting is scheduled for Nov. 18. There is no meeting scheduled for Nov. 4 because of election processing at the Town Hall.

Call 719-884-8014 or see www.townofmonument.org for information. To see upcoming agendas and complete board packets for BOT or to download audio recordings of past meetings, see http://monumenttownco.minutesondemand.com and click on Board of Trustees.

Allison Robenstein can be reached at [allisonrobenstein@ocn.me](mailto:allisonrobenstein@ocn.me).

**Monument Board of Trustees, Oct. 7**

**Town attorney advocates for developer to get rehearing**

By Allison Robenstein

At the Oct. 7 Monument Board of Trustees meeting, the board agreed to continue the hearing on the same proposal regarding Home Place Ranch that failed due to a lack of a motion last month. Also, Town Manager Mike Foreman announced the town is searching for a police chief, and the board approved a land annexa-

tion petition for Tri-Lakes Monument Fire Protection District (TLMFPD) and made final preparations to hire a staff attorney.

**Home Place Ranch second hearing, same topic**

Town Attorney Joseph Rivera asked the board to continue the hearing presentation by Home Place Ranch developers Goodwin-Knight for possible approval of a Preliminary/Final PD Site plan for phase 1.

**Background:** At the Sept. 16 BOT meeting, the board heard a lengthy request by developers to approve the Preliminary/Final PD Site Plan for Home Place Ranch Phase 1, which would be a 130-acre, 300-home development. The trustees asked many questions of the developer that indicated several areas of concern with the project as proposed. No trustees made a motion on the proposal, so Mayor Don Wilson said it failed due to lack of a vote. See <https://ocn.me/v19n10.htm#mbot>.

However, Rivera told the board that in its quasi-judicial role, it must make clear the reasons it is rendering decisions and the basis upon which it was decided, and based on town code 2.04.030 the board is required to either vote to approve, approve with conditions, or fail (vote against).

Rivera gave the board two options: explain why there was no motion at the Sept. 16 meeting or reopen the hearing at the request of the developers.

Trustee Greg Coopman asked, "The questions this board asked during the public hearing didn't give a clear enough picture of the concerns these trustees had?" Rivera replied, "Reasonable people could disagree as to the disposition at the last meeting" and suggested making the record clearer with a vote. Trustee Jeffrey Bornstein said the topic was tabled because of issues with drainage and emergency exits that the board felt were impeding the safety of the future residents and those in neighboring communities.

Mayor Pro Tem Kelly Elliott asked if they would be hearing anything new from the developer, or would it be the same presentation, but Rivera said he couldn't say for sure. She expressed hope that the developers would consider public and board comments from Sept. 16's meeting.

Trustees Laurie Clark and Ron Stephens voted against allowing the rehearing, with no reason given,

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