

change this to conditional use to mitigate the negatives rather than creating parameters outright that might eliminate development options. See www.ocn.me/v19n7.htm#mpc.

Trustee Ron Stephens said citizens have been pushing back on the number of auto stores in the area and agreed they should just vote to eliminate auto uses completely. Mayor Don Wilson suggested they address this in the ordinances for all new developments generally, rather than including it in just this one. Jones confirmed stores like AutoZone are retail stores, so they wouldn't be included in any of these definitions and could come into the town.

Harness Road will be extended across Jackson Creek Parkway and will be maintained by Triview Metropolitan District. The lots within the parcel will access Harness Road via a private road with no other access points onto Jackson Creek Parkway.

Resident Ann Howe spoke against the development, saying the Harness Road intersection is already a hazard. Marco Fiorito, vice president of Triview Metropolitan District, spoke in favor of the project, telling the board the expansion of Jackson Creek Parkway will include a traffic light at Harness Road.

The ordinance was unanimously approved without redefining film studios or exclusion of automotive stores.

Monument Ridge Apartments approved

The final land-use ordinance approved was for the Monument Ridge Apartments at the southeast corner of Baptist and Struthers Roads. This request was originally brought forward as a commercial development, but then changed to multi-family housing. The density of the housing has slowly crept downward with multiple denials by BOT and the Planning Commission.

At the Sept. 15, 2017 Planning Commission meeting, the developer asked for a multi-family housing density of 20-24 dwellings per acre, which passed but then failed at the BOT meeting. See <https://www.ocn.me/v17n10.htm#mbot1002>. In early 2018, the housing density of 16-20 dwellings per acre was passed by both boards. Tonight, the BOT agreed to abide by the Planning Commission's conditions. See www.ocn.me/v19n7.htm#mpc.

During public comments, Monument Chamber of Commerce President Terri Hayes said it would help local workers who make \$15 to \$20 per hour and cannot afford to live where they work. Although there was no discussion of apartment rent costs at this meeting, John Romero of NES Inc. had previously said they would rent for \$900 to \$1,700 per month.

Coopman was against the buildings before and continued to be tonight because commercial businesses rather than residential housing would create taxes, he doesn't agree the expected rent is affordable, and he is concerned about high-density housing in general.

Public Works Director Tom Tharnish brought forward a resolution to use Water Enterprise Fund contingency money for emergency repairs to Well 9 in the Trails End subdivision. Tharnish told the board the well was drilled in 2004 and suddenly experienced a catastrophic failure of the motor and pump, rendering it useless. This is the town's largest well, producing 20% of the water for the town's water system west of I-25.

The cost to repair the well is \$100,000, all of which would come from budgeted contingency money, and will take 4-5 weeks to complete. The request was approved unanimously.

Members added to Planning Commission and Board of Adjustments

Steve King, a semi-retired real estate developer who recently moved here from Englewood, was approved by the BOT as an alternate to the Planning Commission. King is familiar with this type of commission as he served on the Englewood commission. Bornstein asked if it would be a conflict of interest if he was still developing land, but King said now he only remodels small projects. The Planning Commission needed to fill one of its two alternate seats.

Mitchell LaKind was approved as a regular member of Board of Adjustments. After moving here a year

and a half ago, LaKind said he wants to contribute to the community. He had a previous property variance issue that he brought to the board, and he thought it appropriate to be a part of the decision-making process.

During the previous development discussions, Bornstein noted only four of the seven PC members attended the June 12 meeting, although the only open position was that of the alternate that King filled. The board was concerned about the PC board showing up, so they asked Wilson to attend the PC meeting on July 10 to let them know the BOT appreciates and depends upon its referrals.

Financial report

Bill Wengert, Monument financial director, gave the board a financial review that impressed Clark, who said, "I highly commend you on this exceptional report." The report goes through May of this year and includes:

- The General Fund receives revenues from property taxes, retail sales tax, use tax, motor vehicle tax, specific ownership tax, cigarette tax, franchise fees, licenses and permits, charges for services, and fines and forfeitures.
- General Fund revenues have exceeded the amount from the same time for 2018 by \$203,000, while GF expenditures have increased from last year by 14%.
- The Water Fund is the town's enterprise fund, the account used for all water-related development and extraction, water treatment, water transportation systems, and repair and maintenance of such facilities.
- Revenues for the WF are exceeding the same time last year by 3% or \$34,000 and tap fees have increased 11% or \$64,000.
- All other funds include the 2A Water ASK Fund, Community Development Fund, Traffic Impact Fee Fund, Storm Drainage Impact Fee Fund and the Conservation Trust Fund.
- There have been no notable significant fluctuations in revenues or expenditures in any of these funds.

Employee of the month

Jones was named employee of the month. She was integral to getting the \$100,000 matching grant from the state Department of Local Affairs to help with ordinance and zoning updates. Coopman asked the planning staff to put some urgency to the zoning update project, but Jones said they had already started bringing zoning changes to the board, at meetings in



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